

SIGHT VISIBILITY ZONE

NOTE:
NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

NOTE:
ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.19 OF UNIFORM DESIGN AND CONSTRUCTION STANDARD FOR WATER DISTRIBUTION SYSTEMS (U.D.C.S.) FOR WATER AND STORM DRAIN CROSSING AND CLEARANCES.

GRADING NOTES:

- SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED FROM EROSION BY EROSION CONTROL FABRIC/MATERIAL UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
- 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.
- 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.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE. NO PONDING ALLOWATIONS TO BE DONE IN ACCORDANCE WITH CLARK COUNTY AREA UNIFORM DRAINAGE (C.A.U.D.) LATEST EDITION AND/OR REGULATORY DUTY HAVING JURISDICTION OVER THIS SHEET.

CONSTRUCTION NOTES:

- CONSTRUCT 'A' TYPE CURB PER 4/CB.01
- CONSTRUCT 'L' TYPE CURB PER C.C.A.U.S.D. No. 218
- CONSTRUCT CONCRETE SIDEWALK PER C.C.A.U.S.D. No. 234
- CONSTRUCT 2" CONCRETE VALLEY GUTTER PER DETAIL 7/CB.01
- CONSTRUCT 3" CONCRETE VALLEY GUTTER PER DETAIL 7/CB.01
- CONSTRUCT SIDEWALK RAMP PER DETAIL 17A/CB.01
- CONSTRUCT 8" WIDE CROSS GUTTER PER C.C.A.U.S.D. No. 228
- CONSTRUCT COMMERCIAL DRIVEWAY PER C.C.A.U.S.D. No. 222A & 225
- SAWCUT AND MATCH EXISTING.
- INSTALL SIDEWALK UNDERDRAIN PER C.C.A.U.S.D. No. 233
- INSTALL 5" TYPE CM INLET PER DETAIL 1/CB.03
- INSTALL GATE CURB OPENING PER GATE MANUFACTURERS SPECIFICATIONS.
- INSTALL WROUGHT IRON FENCING PER DETAIL 16/CB.01
- INSTALL CONCRETE CHANNEL PER DETAIL 6/CB.01
- FENCE/GATE/WALL BY GENERAL CONTRACTOR.
- CONSTRUCT 2" WIDE CURB OPENING.
- CONSTRUCT 10" WIDE CURB OPENING.
- INSTALL 2" CONCRETE CHANNEL PER DETAIL 9/CB.01
- INSTALL 4" WALL OPENING PER DETAIL 20/CB.01
- REMOVE EX. CONCRETE CHANNEL AND CONNECT NEW CONCRETE CHANNEL WITH 8" x 8" x 8" G.C. IMBEDDED DOWEL 4" INTO EX. INLET WALL WITH EPOXY HILT-H.T. RE 500SD
- CONSTRUCT SIDEWALK RAMP PER DETAIL 17/CB.01
- CONSTRUCT TACK ON ISLAND PER C.C.A.U.S.D. No. 221
- LANDSCAPE FEATURES PER ARCHITECTURAL PLANS
- CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- CONSTRUCT (2) 30" AND (1) 35" AT CENTER, FLAG POLES PER ARCHITECTURAL PLANS
- CONSTRUCT 0" TO 6" CURB FACE TRANSITION
- INSTALL STEEL FLOOR PLATE FOR SIDEWALK DRAIN PER C.C.A.U.S.D. No. 236
- REPLACE CROSS GUTTER PER C.C.A.U.S.D. No. 228

GEOTECHNICAL NOTE:
A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE RETAINED DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE-DESIGN EXPLORATION AND TESTING.

PUBLIC DRAINAGE EASEMENT IMPROVEMENT QUANTITIES:

| | |
|---|-----------|
| 3" VALLEY GUTTER | 236 LF |
| CONCRETE DRAINAGE CHANNEL | 89 LF |
| WROUGHT IRON FENCE | 2 EACH |
| TYPE CM INLET | 2 EACH |
| 18" STORM DRAIN | 336.85 LF |
| TYPE III MANHOLE (C.C.A.U.S.D. No. 406) | 2 EACH |
| TYPE I MANHOLE (C.C.A.U.S.D. No. 403) | 1 EACH |

FLOOD ZONE NOTE:
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION WAS FOUND ON THE FLOOD INSURANCE RATE MAP PANEL NO. 32003C2187 E, EFFECTIVE DATE SEPTEMBER 27, 2002.

EARTHWORK QUANTITIES:

| | |
|------------------------------|------|
| CUBIC YARDS OF CUT: | 2080 |
| CUBIC YARDS OF FILL: | 1405 |
| TOTAL CUBIC YARDS OF EXPORT: | 675 |

NOTE: Quantities are approximate only. Contractor shall verify quantities prior to start of construction.

GRADING PLAN CERTIFICATION

NAME: GUY M. MORRIS PE # 14528 DATE: 02-07-09

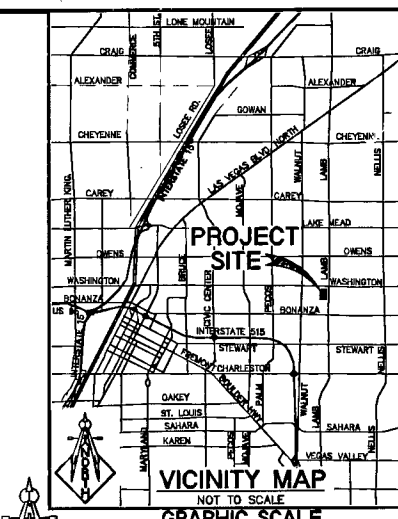
CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT. DS#4308B

CITY OF LAS VEGAS

ACCEPTANCE OF PLANS FOR FILING:

BY: _____ DATE: _____

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.



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DATE: 02/07/09
SCALE: 1"=30'

LOCHSA ENGINEERING
6345 SOUTH JONES BOULEVARD SUITE 100
LAS VEGAS, NV 89118
PHONE: (702) 365-9312 FAX: (702) 365-9317

GRADING PLAN

I.B.E.W. LOCAL No. 357
OFFICE AND MEETING HALL

APN: 140-30-701-015

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF HARRIS AVENUE BETWEEN LAMB BOULEVARD AND SANDHILL ROAD, AS SHOWN BY THAT MAP ON FILE IN FILE 93 OF PARCEL MAPS, PAGE 38 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEARS NORTH 89°43'58" WEST.

BENCHMARK:
CITY OF LAS VEGAS VERTICAL CONTROL STATION 2LV02 295W06 BEING A RIVET & PLATE IN TOP OF CURB @ NE CORNER OF LAMB & HARRIS
ELEVATION: 542.8207 METERS / 1780.90 FEET
NAVD '88 NOTE: ADD 0.49' FOR PROJECT ELEVATION

SAFETY ALERT
Call Before You Overhead

1-702-455-5300
1-702-455-7544
1-800-227-2828

| LEGEND | DESCRIPTION | CONTOUR LINES | EDGE OF PAVEMENT | "A" TYPE CURBS | "L" TYPE CURBS | WALLS | FENCES | AC PAVEMENT | CONCRETE | SPOT ELEVATIONS | SIGNS | MANHOLE W/ DESCRIPTION | MANHOLE DESCRIPTIONS | FIRE HYDRANTS | GATE VALVES | REDUCERS | CLEAN OUTS | UTILITY BOX OR VAULT | BACKWATER VALVES | 100W HPS STREETLIGHTS | 150W HPS STREETLIGHTS | 200W HPS STREETLIGHTS | 250W HPS STREETLIGHTS | |
|-------------------|-------------|---------------|------------------|----------------|----------------|--------|--------|-------------|----------|-----------------|--------|------------------------|----------------------|---------------|-------------|----------|------------|----------------------|------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------|
| CL OR SURVEY LINE | EXISTING: | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) |
| PROPERTY LINE | PROPOSED: | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) | (2210) |
| ROW LINE | | | | | | | | | | | | | | | | | | | | | | | | |