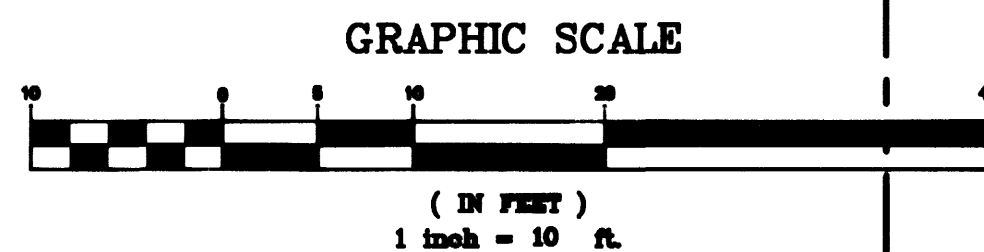
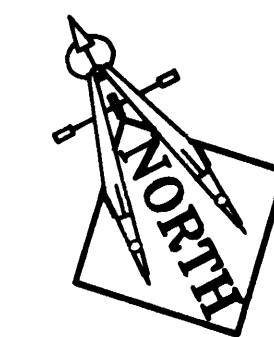
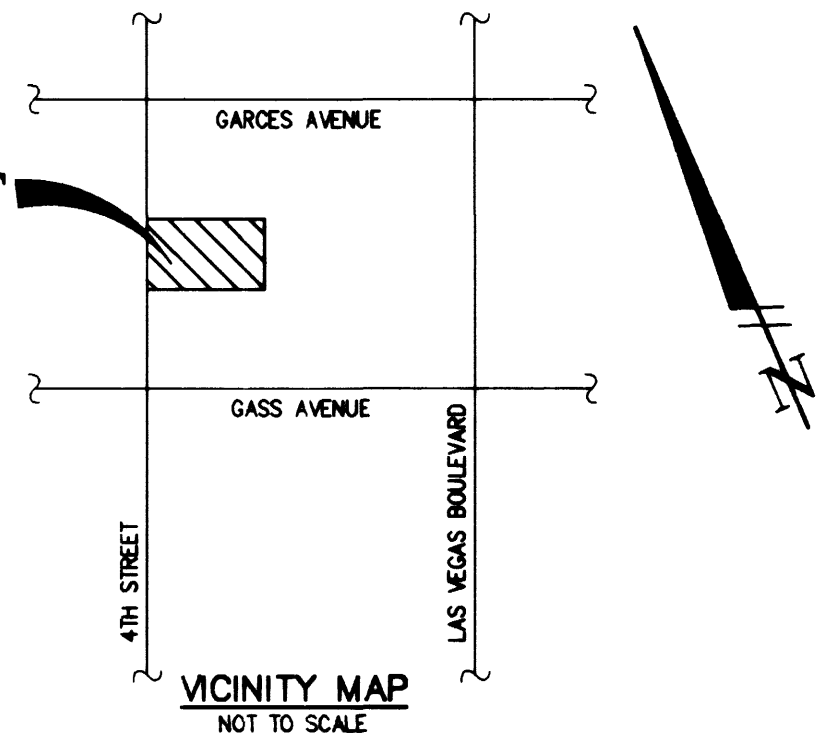


CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER DETAIL 1 C6
2. REMOVE EXISTING CURB AND GUTTER
3. CONSTRUCT 2" VALLEY GUTTER PER DETAIL 2 C6
4. CONSTRUCT SIDEWALK PER DETAIL 3 C6
5. CONSTRUCT MOW CURB PER DETAIL 4 C6
6. CONSTRUCT TRASH ENCLOSURE PER DETAIL 5 C6
7. CONSTRUCT A.C. PAVEMENT PER SECTION 1 C4
8. MATCH EXISTING CONCRETE SIDEWALK PATTERN. REFER TO ARCHITECTURAL PLANS.
9. 5' CURB TRANSITION.
10. CONSTRUCT BUMPER BLOCKS PER DETAIL 7 C6
11. REPAIR EXISTING A.C. POTHOLE.
12. CONSTRUCT MOW CURB PER DETAIL 4.2 C6
13. REMOVE EXISTING TREES
14. RELOCATED EXISTING TREES PER ARCHITECTURAL PLANS.
15. CONSTRUCT "A" TYPE CURB PER DETAIL 8 C6
16. INSTALL 4" VALLEY GUTTER PER UNIFORM STD. DWG. NO. 228.
17. REMOVE AND REPLACE BROKEN PLANTER COVER.
18. MATCH DRIVEWAY SURFACING PATTERN PER 4TH STREET IMPROVEMENT PLANS BY KIMLEY-HORN & ASSOCIATES.
19. INSTALL ROLL CURB PER STD. DWG. NO. 217.



PROJECT SITE



EARTHWORK QUANTITIES

1. ESTIMATED EARTHWORK QUANTITIES TO ROUGH GRADE EXCLUDING SHRINKAGE AND SUBSIDENCE ARE AS FOLLOWS:
4470 C.Y. FILL
1440 C.Y. CUT
3030 C.Y. IMPORT
2. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK CALCULATIONS AND BASE ALL BIDS ON HIS OWN CALCULATIONS.

GRADING NOTES

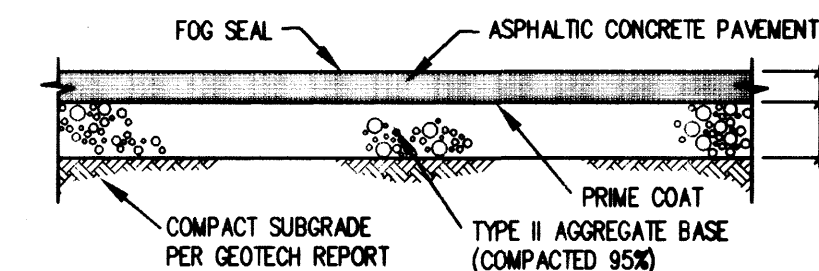
1. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
2. CONTRACTOR SHALL DETERMINE HIS 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 RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY WESTERN TECHNOLOGIES, DATED JULY 28, 1998, TITLED "GEOTECHNICAL EVALUATION PROPOSED LAW OFFICE".
6. ALL DAMAGE TO THE EXISTING STREET IMPROVEMENTS RESULTING FROM THIS DEVELOPMENT MUST BE REPAIRED AS DIRECTED BY THE CIVIL CONSTRUCTION INSPECTOR.

BASIS OF BEARING

S 27°54'34" W BEING THE CENTERLINE OF FOURTH STREET AS PER RECORD OF SURVEY MAP NO. 67, PAGE 79 ON THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

BM 6001 3463, BEING A RIVET AND PLATE IN TOP OF CURB, 9 FEET EAST OF PT AT FREMONT STREET AND SEVENTH STREET. ELEVATION: 2002.30 FEET (610.3011 M) NAVD83



ON-SITE A.C. PAVEMENT SECTION

NOT TO SCALE

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT-OF-WAY	RIGHT-OF-WAY	RETAINING WALL	RETAINING WALL
CENTERLINE	CENTERLINE	CHAIN LINK FENCE	CHAIN LINK FENCE
WATER LINE	WATER LINE	GRADE BREAK	GRADE BREAK
SANITARY SEWER LINE	SANITARY SEWER LINE	WIRE FENCE	WIRE FENCE
GAS LINE	GAS LINE	FINISH FLOOR	FINISH FLOOR
STORM DRAIN	STORM DRAIN	CLEANOUT INVERT ELEV.	CLEANOUT INVERT ELEV.
POWER LINE/POWER POLE	POWER LINE/POWER POLE	FLOW LINE	FLOW LINE
TELEPHONE LINE	TELEPHONE LINE	FINISH GRADE	FINISH GRADE
FIRE HYDRANT	FIRE HYDRANT	TOP OF CURB	TOP OF CURB
WATER VALVE	WATER VALVE	TOP OF WALL	TOP OF WALL
METERS/PULL BOXES	METERS/PULL BOXES	GATE	GATE
REDUCER	REDUCER	SIGN	SIGN
MANHOLE	MANHOLE		
CLEANOUT	CLEANOUT		
CONTOUR	CONTOUR		
A.C. PAVING	A.C. PAVING		
TYPE "L" CURB & GUTTER	TYPE "L" CURB & GUTTER		
TYPE "A" CURB	TYPE "A" CURB		
CONCRETE	CONCRETE		

Call before you Dig- 1-800-227-2800 (NEVADA STATE LAW 693A)
Call before you Overhead- 1-702-593-8111 (NEVADA STATE LAW 693A)

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 CONTRACTOR'S 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 EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT, OWNER'S REPRESENTATIVE OR ENGINEER IMMEDIATELY.

KOPPE & KOPPE
530 W. THIRD STREET
LAS VEGAS, NEVADA 89101
(702) 382-3553

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

GRADING PLAN

KOPPE AND KOPPE
OFFICE BUILDING

SHEET

TITLE

DRAWN BY: JCU

DESIGNED BY: JCU

CHECKED BY: JCU

PROJECT NO: 6184

DATE: 6/15/99

SCALE: 1" = 10'

SEAL

MARK L. HEDGE

CIVIL

No. 8445

SHEET

C4

4 OF 6 SHEETS

DRAWING NO.

107-V3100

DATE: 6/15/99

REVISION

BY

DATE

REVISION

BY

DATE

REVISION

BY

DATE

REVISION

BY

DATE

REVISION