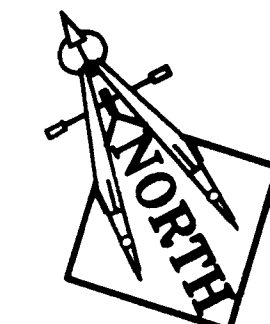
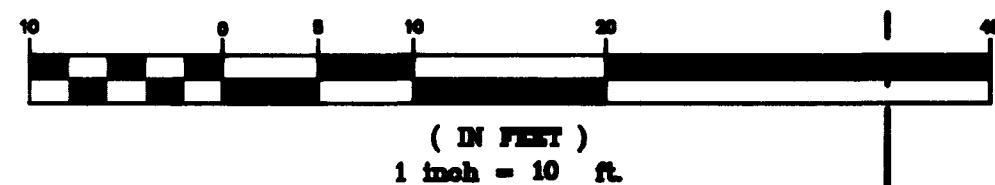


**CONSTRUCTION NOTES**

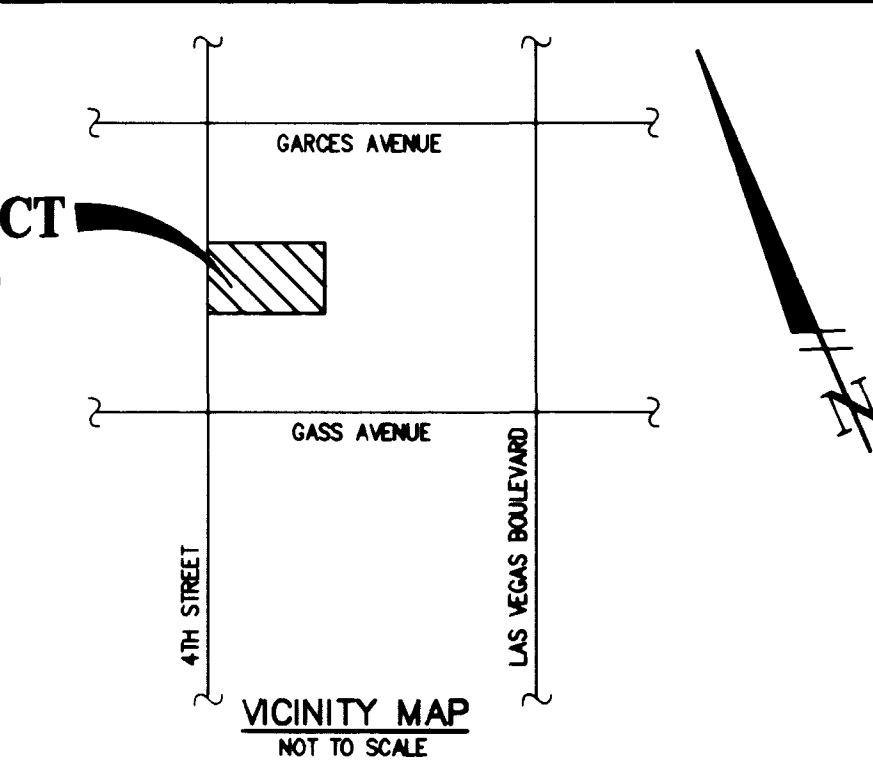
- 1 CONSTRUCT "L" TYPE CURB AND GUTTER PER DETAIL (1/06)
- 2 REMOVE EXISTING CURB AND GUTTER
- 3 CONSTRUCT 2" VALLEY GUTTER PER DETAIL (2/06)
- 4 CONSTRUCT SIDEWALK PER DETAIL (3/06)
- 5 CONSTRUCT MOW CURB PER DETAIL (4.1/06)
- 6 CONSTRUCT TRASH ENCLOSURE PER DETAIL (5/06)
- 7 CONSTRUCT A.C. PAVEMENT PER SECTION (7/06)
- 8 MATCH EXISTING CONCRETE SIDEWALK PATTERN. REFER TO ARCHITECTURAL PLANS.
- 9 5' CURB TRANSITION.
- 10 CONSTRUCT BUMPER BLOCKS PER DETAIL (7/06)
- 11 REPAIR EXISTING A.C. POTHOLE.
- 12 CONSTRUCT MOW CURB PER DETAIL (4.2/06)
- 13 REMOVE EXISTING TREES
- 14 RELOCATED EXISTING TREES PER ARCHITURAL PLANS.
- 15 CONSTRUCT "A" TYPE CURB PER DETAIL (8/06)
- 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.



**GRAPHIC SCALE**



**PROJECT SITE**



**EARTHWORK QUANTITIES**

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

**GRADING NOTES**

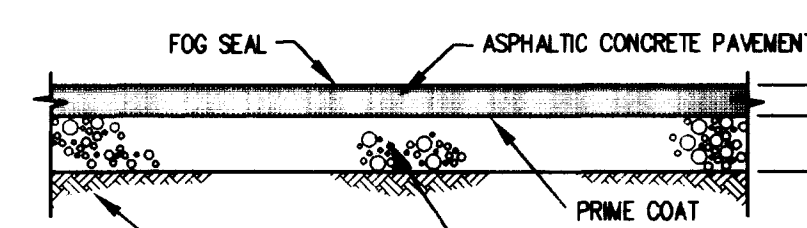
- SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS OR THE SOILS REPORT.
- CONTRACTOR SHALL DETERMINE HIS OWN 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 ALLOWED.
- 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."
- ALL DAMAGE TO THE EXISTING STREET IMPROVEMENTS RESULTING FROM THIS DEVELOPMENT MUST BE REPAIRED AS DIRECTED BY THE CIVIL CONSTRUCTION INSPECTOR.

**BASIS OF BEARINGS**

S 275°34'33" W BEING THE CENTERLINE OF FOURTH STREET AS PER RECORD OF SURVEY FILE 67, PAGE 79 ON THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

**BENCHMARK**

BM 6001 346B, 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) HANDS



**ON-SITE A.C. PAVEMENT SECTION**

NOT TO SCALE

**LEGEND**

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT-OF-WAY	CENTERLINE	RETAINING WALL	CHAIN LINK FENCE
WATER LINE	SANITARY SEWER LINE	GRADE BREAK	WIRE FENCE
GAS LINE	STORM DRAIN	FRESH FLOOR	FINISH FLOOR
POWER LINE/POWER POLE	TELEPHONE LINE	CLEARMENT INVERT ELEV.	CLEARMENT INVERT ELEV.
FIRE HYDRANT	WATER VALVE	FLOW LINE	FLOW LINE
METERS/PULL BOXES	REDUCER	FRESH GRADE	FRESH GRADE
MANHOLE	CLEAROUT	TOP OF CURB	TOP OF CURB
CONTOUR	A.C. PAVING	TOP OF WALL	TOP OF WALL
"L" TYPE CURB & GUTTER	"A" TYPE CURB	GATE	GATE
CONCRETE	CONCRETE	SIGN	SIGN
		STREET LIGHTS	STREET LIGHTS
		100 W.H.P.S.	100 W.H.P.S.
		150 W.H.P.S.	150 W.H.P.S.
		200 W.H.P.S.	200 W.H.P.S.
		250 W.H.P.S.	250 W.H.P.S.

Call before you Dig  
 1-800-227-2800  
 (NEVADA OFFICE: 702-251-1111)

Call before you Overhead  
 1-702-563-6111  
 (SAFETY SERVICE 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 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 S. THIRD STREET  
 LAS VEGAS, NEVADA 89101  
 (702) 382-3553

**LOCHSA ENGINEERING**  
 5628 SPRING MTN. RD. SUITE 308  
 LAS VEGAS, NV 89102  
 (702) 385-9312 FAX (702) 385-9317

**GRADING PLAN**  
**KOPPE AND KOPPE**  
**OFFICE BUILDING**

SHEET  
**C4**  
 4 OF 6 SHEETS  
 DRAWING NO.  
**107-V3100**

SCALE: 1" = 10'

DATE: 6/15/99

DESIGNED BY: J.D.O.  
 CHECKED BY: M.L.H.  
 PROJECT NO.: 8445

SEAL  
**MARK L. HEDGE**  
 CIVIL  
 No. 8445

