

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SUMMERLIN IMPROVEMENT STANDARDS AS APPROVED BY THE CITY COUNCIL ON NOVEMBER 18 1993 AS SIGNED BY THE CITY OF LAS VEGAS ON FEBRUARY 2 1993. THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA, LATEST EDITION; THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA, LATEST EDITION; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THESE PLANS AS "DEVIATIONS FROM STANDARDS".
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 150' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FIVE TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED AS SHOWN ON PLANS PER SUMMERLIN STD. DRAWING NO. S-77. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORD WITH N.R.S. STATUTE NO. 625.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- WALL NOTES:
A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

- CONSTRUCTION SURVEY:**
GRADES ARE GIVEN FROM TOP OF STAKES OR NAILS. THE CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULES IN USING THE GRADE STAKES GIVEN BY THIS OFFICE. THREE (3) CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME LINE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED, OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK.
- THESE PLANS SHALL BE ON THE JOBSITE AT ALL TIMES.

DEVIATIONS FROM STANDARD DWGS.
NONE

BASIS OF BEARING
BEARING BETWEEN FOUND ALCAPS ON COVINGTON CROSS DRIVE TAKEN AS N 48°00'00" W AS SHOWN ON THE RECORD OF SURVEY FILE 90 PAGE 11 OF SURVEYS CLARK COUNTY, NEVADA RECORDS

BENCHMARK
CITY OF LAS VEGAS BENCHMARK
0LV001954 RIVET & PLATE IN TOP OF CURB NW SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND.
2725.923 NAVD 1929 DATUM
2728.37 NAVD 1988 DATUM (831.6074 m)
2726.19 SUMMERLIN DATUM - (USED FOR THIS PROJECT)

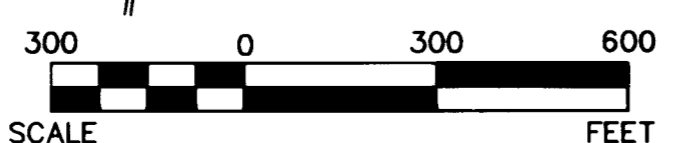
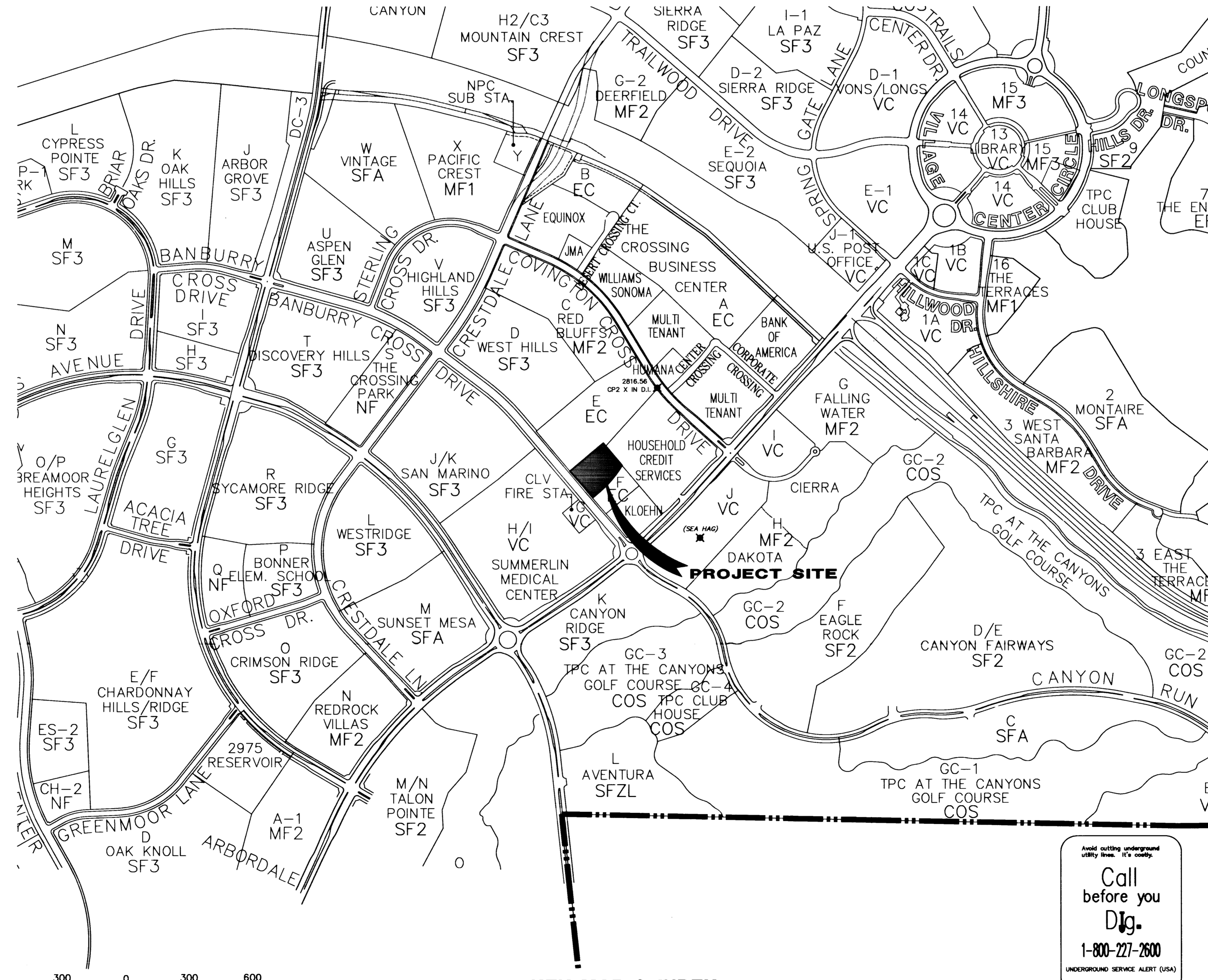
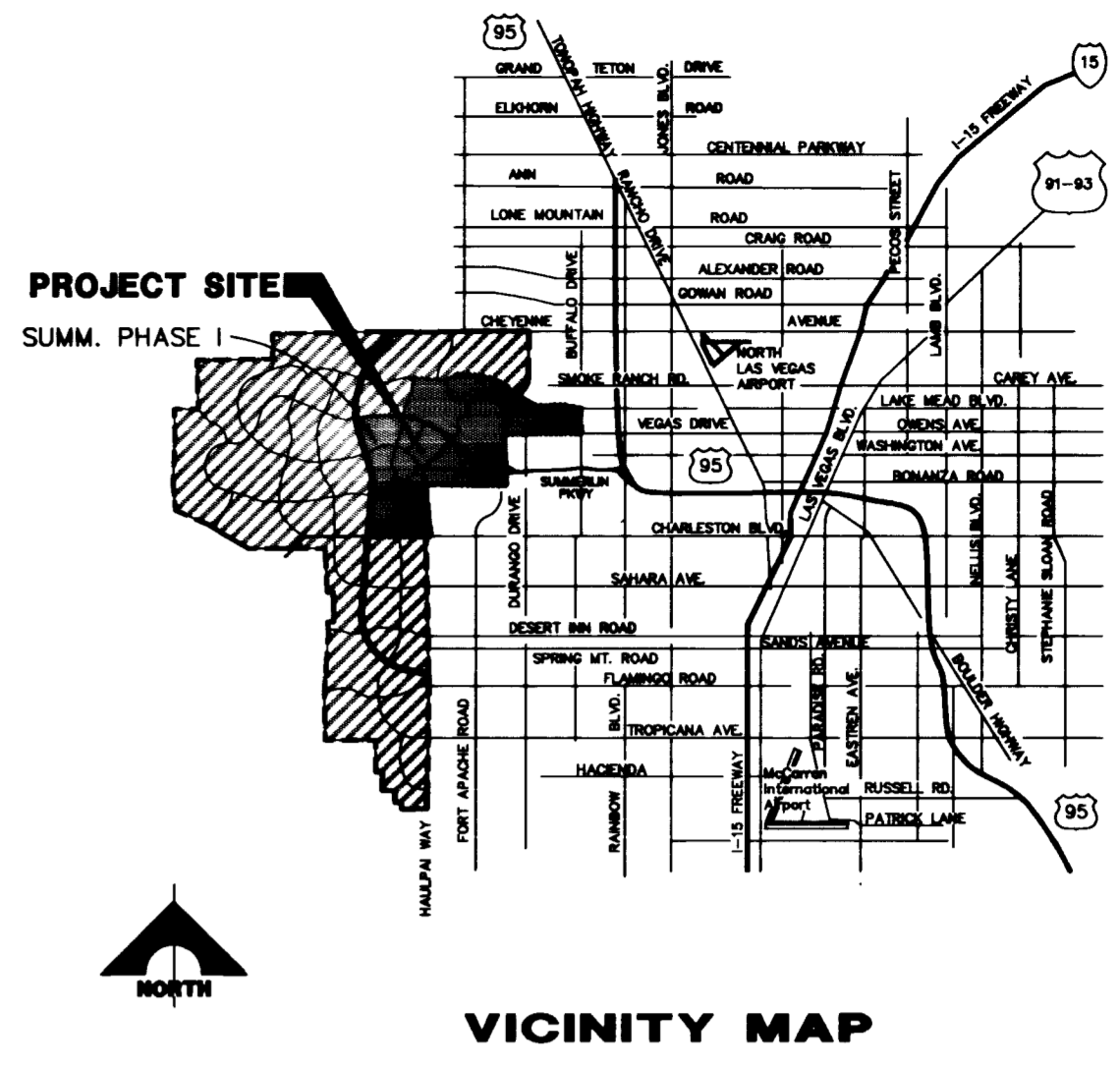
LEGAL DESCRIPTION
A PORTION OF "THE CROSSING BUSINESS CENTER A COMMERCIAL SUBDIVISION" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 62 PAGE 90 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 30, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

OWNERS
HOUSEHOLD CREDIT SERVICES
1111 TOWN CENTER DRIVE
LAS VEGAS, NEVADA 89134

LEGEND & ABBREVIATION

---	RIGHT OF WAY LINE	①	DETAIL DRAWING NUMBER	EMBRANKMENT
---	EASEMENT LINE	①	DRAWING NUMBER FOR DETAIL DRAWN ON SAME SHEET	TOP
8" W	EXIST. WATER LINE	①	DRAWING NUMBER FOR DETAIL WITH REFERENCE TO THE SHEET IT IS DRAWN ON	PROPOSED
8" SS	EXIST. SEWER LINE	①	INDICATES CURVE NUMBER	BY SEPARATE CONTRACT
⊕	FIRE HYDRANT W/LEAD AND G.V.	③	CONSTRUCTION NOTE	EXISTING
— —	WATER LINE	⑤	INDICATES SEWER MANHOLE IN PROFILE	
— —	SEWER LINE WITH MANHOLE	⑤	INDICATES STORM DRAIN MANHOLE IN PROFILE	
— —	SEWER LATERAL			
— —	GATE VALVE			
— —	1 1/4" PVC CONDUIT (STREET LIGHTS)			
P.B.	NO. 3 1/2 CONCRETE PULL BOX W/METAL COVER			
○	STOP SIGN	(60.5)	EXIST. SPOT ELEVATION	
⊕	STREET SIGN	TC	SPOT ELEVATION	
⊕	S.P.O.C. (SERVICE POINT OF CONNECTION)	—	GRADE BREAK	
⊕	IRRIGATION ELECTRICAL METER			
⊕	C.D.T.G.(CLEANOUT TO GRADE)			

NOTE: LEGEND & ABBREVIATIONS IN THE "SUMMERLIN IMPROVEMENT STANDARDS", LATEST EDITION, WILL BE UTILIZED FOR ANY LEGEND & ABBREVIATION REQUIRED WHICH ARE NOT SHOWN.



KEY MAP & INDEX

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

INDEX OF DRAWINGS

NO.	TITLE & DESCRIPTION
C1	COVER SHEET
C2	GENERAL NOTES
C3	HORIZONTAL CONTROL
C4	UTILITY PLAN
C5	GRADING PLAN
C6	DETAIL SHEET
C7	SEWER PLAN AND PROFILE

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS.
Roy D. Clark
ROY D. CLARK, P.E. DATE: 3/11/98

APPROVALS

CITY OF LAS VEGAS
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-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 STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATION FROM STANDARDS" IN FAVOR OF THE SUMMERLIN IMPROVEMENT STANDARDS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.
Dennis Anderson 5-19-98
DENNIS ANDERSON, P.E. CITY ENGINEER CITY OF LAS VEGAS, NEVADA
Jeff D. Rhoads 03-06-98
JEFF D. RHOADS, AIA CHAIRMAN SUMMERLIN COMMERCIAL/DESIGN REVIEW COMMITTEE

AGENCIES

AGENCY	REVIEWED BY	DATE
L.V. VALLEY WATER DISTRICT	SEE SHEET C4	
C.L.V. FIRE DEPARTMENT	SEE SHEET C4	
NEVADA POWER CO.	<i>James R. Johnson</i>	12-29-97
CENTRAL TELEPHONE CO.	<i>Ngha Smith</i>	12-8-97
SOUTHWEST GAS CORP.	<i>John McLaughlin</i>	12-8-97

RECOMMENDED BY: ROY D. CLARK, P.E. 8334 S. JASPER AVE. LAS VEGAS, NV 89123

STATE OF NEVADA PROFESSIONAL ENGINEER NO. 6534

G. C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH BAMBURGH BLVD. LAS VEGAS, NEVADA 89102

WIL MICHAEL WELLS, AIA, ARCHITECT
HOUSEHOLD INTERNATIONAL - FAMILY CENTER
GENERAL NOTES

HOUSEHOLD INTERNATIONAL - FAMILY CENTER

SHEET C2 OF 7 SHEETS

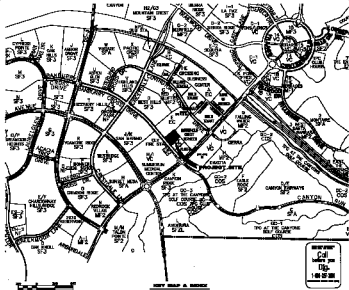
12/03/97

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- STRUCTURE FROM EXISTING FOUNDATION**
- NAME OF WALLS:**
- REMARKS:**
- APPROVALS:**
- LEGAL DESCRIPTION:**
- OWNER:**
- RECORDED COUNTY RECORDS:**

LEGEND & ABBREVIATION

<p>— 1/2" LINE = 1/2" SCALE</p> <p>— 3/4" LINE = 3/4" SCALE</p> <p>— 1" LINE = 1" SCALE</p> <p>— 1 1/2" LINE = 1 1/2" SCALE</p> <p>— 2" LINE = 2" SCALE</p> <p>— 3" LINE = 3" SCALE</p> <p>— 4" LINE = 4" SCALE</p> <p>— 6" LINE = 6" SCALE</p> <p>— 8" LINE = 8" SCALE</p> <p>— 10" LINE = 10" SCALE</p> <p>— 12" LINE = 12" SCALE</p> <p>— 14" LINE = 14" SCALE</p> <p>— 16" LINE = 16" SCALE</p> <p>— 18" LINE = 18" SCALE</p> <p>— 20" LINE = 20" SCALE</p> <p>— 22" LINE = 22" SCALE</p> <p>— 24" LINE = 24" SCALE</p> <p>— 26" LINE = 26" SCALE</p> <p>— 28" LINE = 28" SCALE</p> <p>— 30" LINE = 30" SCALE</p> <p>— 32" LINE = 32" SCALE</p> <p>— 34" LINE = 34" SCALE</p> <p>— 36" LINE = 36" SCALE</p> <p>— 38" LINE = 38" SCALE</p> <p>— 40" LINE = 40" SCALE</p> <p>— 42" LINE = 42" SCALE</p> <p>— 44" LINE = 44" SCALE</p> <p>— 46" LINE = 46" SCALE</p> <p>— 48" LINE = 48" SCALE</p> <p>— 50" LINE = 50" SCALE</p> <p>— 52" LINE = 52" SCALE</p> <p>— 54" LINE = 54" SCALE</p> <p>— 56" LINE = 56" SCALE</p> <p>— 58" LINE = 58" SCALE</p> <p>— 60" LINE = 60" SCALE</p> <p>— 62" LINE = 62" SCALE</p> <p>— 64" LINE = 64" SCALE</p> <p>— 66" LINE = 66" SCALE</p> <p>— 68" LINE = 68" SCALE</p> <p>— 70" LINE = 70" SCALE</p> <p>— 72" LINE = 72" SCALE</p> <p>— 74" LINE = 74" SCALE</p> <p>— 76" LINE = 76" SCALE</p> <p>— 78" LINE = 78" SCALE</p> <p>— 80" LINE = 80" SCALE</p> <p>— 82" LINE = 82" SCALE</p> <p>— 84" LINE = 84" SCALE</p> <p>— 86" LINE = 86" SCALE</p> <p>— 88" LINE = 88" SCALE</p> <p>— 90" LINE = 90" SCALE</p> <p>— 92" LINE = 92" SCALE</p> <p>— 94" LINE = 94" SCALE</p> <p>— 96" LINE = 96" SCALE</p> <p>— 98" LINE = 98" SCALE</p> <p>— 100" LINE = 100" SCALE</p>	<p>○ 1/2" DIA. = 1/2" DIA. HOLE</p> <p>○ 3/4" DIA. = 3/4" DIA. HOLE</p> <p>○ 1" DIA. = 1" DIA. HOLE</p> <p>○ 1 1/2" DIA. = 1 1/2" DIA. HOLE</p> <p>○ 2" DIA. = 2" DIA. HOLE</p> <p>○ 3" DIA. = 3" DIA. HOLE</p> <p>○ 4" DIA. = 4" DIA. HOLE</p> <p>○ 6" DIA. = 6" DIA. HOLE</p> <p>○ 8" DIA. = 8" DIA. HOLE</p> <p>○ 10" DIA. = 10" DIA. HOLE</p> <p>○ 12" DIA. = 12" DIA. HOLE</p> <p>○ 14" DIA. = 14" DIA. HOLE</p> <p>○ 16" DIA. = 16" DIA. HOLE</p> <p>○ 18" DIA. = 18" DIA. HOLE</p> <p>○ 20" DIA. = 20" DIA. HOLE</p> <p>○ 22" DIA. = 22" DIA. HOLE</p> <p>○ 24" DIA. = 24" DIA. HOLE</p> <p>○ 26" DIA. = 26" DIA. HOLE</p> <p>○ 28" DIA. = 28" DIA. HOLE</p> <p>○ 30" DIA. = 30" DIA. HOLE</p> <p>○ 32" DIA. = 32" DIA. HOLE</p> <p>○ 34" DIA. = 34" DIA. HOLE</p> <p>○ 36" DIA. = 36" DIA. HOLE</p> <p>○ 38" DIA. = 38" DIA. HOLE</p> <p>○ 40" DIA. = 40" DIA. HOLE</p> <p>○ 42" DIA. = 42" DIA. HOLE</p> <p>○ 44" DIA. = 44" DIA. HOLE</p> <p>○ 46" DIA. = 46" DIA. HOLE</p> <p>○ 48" DIA. = 48" DIA. HOLE</p> <p>○ 50" DIA. = 50" DIA. HOLE</p> <p>○ 52" DIA. = 52" DIA. HOLE</p> <p>○ 54" DIA. = 54" DIA. HOLE</p> <p>○ 56" DIA. = 56" DIA. HOLE</p> <p>○ 58" DIA. = 58" DIA. HOLE</p> <p>○ 60" DIA. = 60" DIA. HOLE</p> <p>○ 62" DIA. = 62" DIA. HOLE</p> <p>○ 64" DIA. = 64" DIA. HOLE</p> <p>○ 66" DIA. = 66" DIA. HOLE</p> <p>○ 68" DIA. = 68" DIA. HOLE</p> <p>○ 70" DIA. = 70" DIA. HOLE</p> <p>○ 72" DIA. = 72" DIA. HOLE</p> <p>○ 74" DIA. = 74" DIA. HOLE</p> <p>○ 76" DIA. = 76" DIA. HOLE</p> <p>○ 78" DIA. = 78" DIA. HOLE</p> <p>○ 80" DIA. = 80" DIA. HOLE</p> <p>○ 82" DIA. = 82" DIA. HOLE</p> <p>○ 84" DIA. = 84" DIA. HOLE</p> <p>○ 86" DIA. = 86" DIA. HOLE</p> <p>○ 88" DIA. = 88" DIA. HOLE</p> <p>○ 90" DIA. = 90" DIA. HOLE</p> <p>○ 92" DIA. = 92" DIA. HOLE</p> <p>○ 94" DIA. = 94" DIA. HOLE</p> <p>○ 96" DIA. = 96" DIA. HOLE</p> <p>○ 98" DIA. = 98" DIA. HOLE</p> <p>○ 100" DIA. = 100" DIA. HOLE</p>	<p>ABBREVIATIONS</p> <p>1/2" = 1/2"</p> <p>3/4" = 3/4"</p> <p>1" = 1"</p> <p>1 1/2" = 1 1/2"</p> <p>2" = 2"</p> <p>3" = 3"</p> <p>4" = 4"</p> <p>6" = 6"</p> <p>8" = 8"</p> <p>10" = 10"</p> <p>12" = 12"</p> <p>14" = 14"</p> <p>16" = 16"</p> <p>18" = 18"</p> <p>20" = 20"</p> <p>22" = 22"</p> <p>24" = 24"</p> <p>26" = 26"</p> <p>28" = 28"</p> <p>30" = 30"</p> <p>32" = 32"</p> <p>34" = 34"</p> <p>36" = 36"</p> <p>38" = 38"</p> <p>40" = 40"</p> <p>42" = 42"</p> <p>44" = 44"</p> <p>46" = 46"</p> <p>48" = 48"</p> <p>50" = 50"</p> <p>52" = 52"</p> <p>54" = 54"</p> <p>56" = 56"</p> <p>58" = 58"</p> <p>60" = 60"</p> <p>62" = 62"</p> <p>64" = 64"</p> <p>66" = 66"</p> <p>68" = 68"</p> <p>70" = 70"</p> <p>72" = 72"</p> <p>74" = 74"</p> <p>76" = 76"</p> <p>78" = 78"</p> <p>80" = 80"</p> <p>82" = 82"</p> <p>84" = 84"</p> <p>86" = 86"</p> <p>88" = 88"</p> <p>90" = 90"</p> <p>92" = 92"</p> <p>94" = 94"</p> <p>96" = 96"</p> <p>98" = 98"</p> <p>100" = 100"</p>
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GRADE OF GRAVING

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GRAVING CONSIDERATIONS

GRAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY ENGINEER'S OFFICE.

DATE: 10/10/99

APPROVALS

BY: [Signature]

DATE: 10/10/99

OWNER'S APPROVAL

BY: [Signature]

DATE: 10/10/99

RECORDING INFORMATION

DATE: 10/10/99

BY: [Signature]

U.C. WALLACE, INC.
 1000 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 TEL: 415.774.1111
 FAX: 415.774.1112
 WWW.UCWALLACE.COM

Call before you Dig. 1-800-485-3888