

WALL NOTES

1. SEE SHEET 15 OF 15 FOR WALL LOCATIONS.
2. CONTRACTOR IS REQUIRED TO VERIFY THE LOCATION, HEIGHT AND TYPE OF ALL WALLS PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES

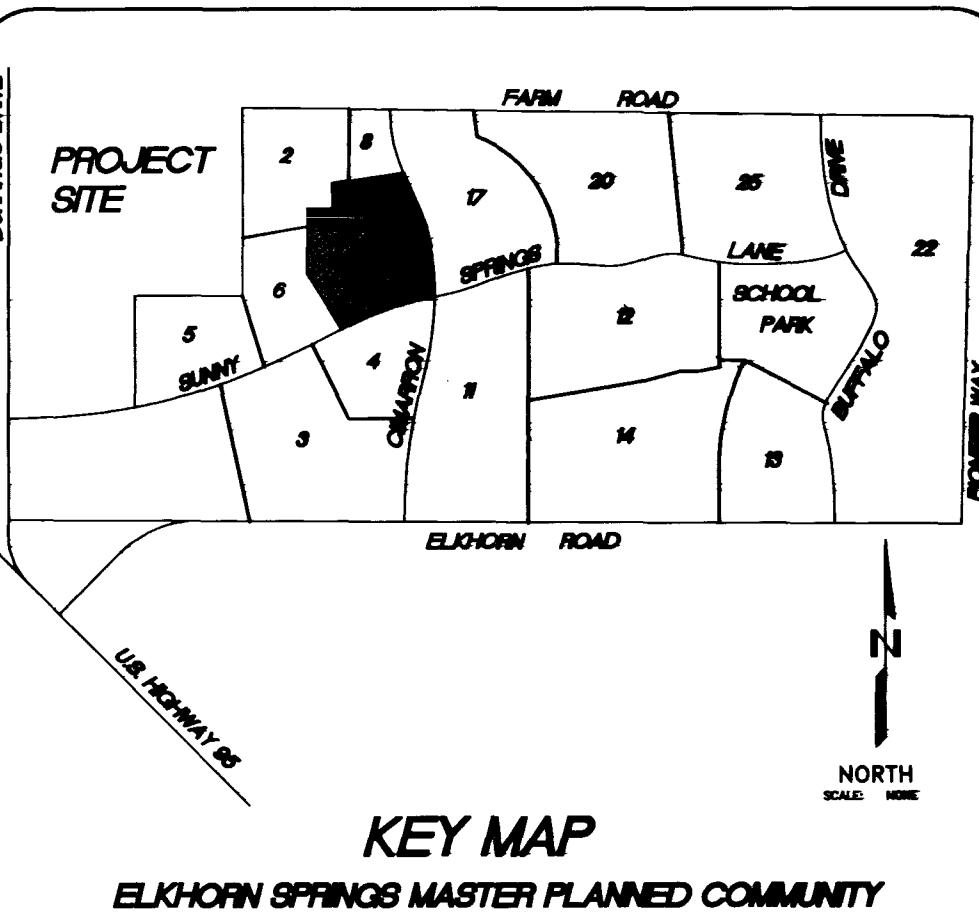
1. REMOVE EXISTING RETURN INCLUDING SIDEWALK, AND 16± LF OF RETURN AND SIDEWALK ALONG SUNNY SPRINGS LANE.
2. INSTALL SIDEWALK UNDERDRAIN PER CC AREA STD. #236
3. EXISTING 5' WIDE INLET (TO REMAIN).
4. EXISTING 18" STORM DRAIN (TO REMAIN).
5. CONSTRUCT 20' WIDE CITY OF LAS VEGAS SEWER AND DRAINAGE EASEMENT (PUBLIC) SEE DETAIL B/3. (TO BE PRIVATELY MAINTAINED)
6. CONSTRUCT CONCRETE FLUME. SEE DETAIL A/3.
7. CONSTRUCT CROSS GUTTER TO FUTURE SPANDREL LOCATION.
8. INSTALL NEW CURB RETURNS, INCLUDING SIDEWALK, AND CROSS GUTTER. RELOCATE EXISTING SITE ENTRANCE.)
9. REMOVE EXISTING CURB RETURN(S) INCLUDING SIDEWALK.
10. INSTALL 11/2" TYPE CURB, GUTTER, SIDEWALK, AND LANDSCAPING. PER CC AREA STDS. #216 AND #234.
11. INSTALL 16± LF OF SIDEWALK PER CC AREA STD. #234.
12. INSTALL 14.5' OF A.C. OVERPAVE.
13. CONSTRUCT 5 LF TRANSITION FROM TYPE "L" CURB (#216) TO ROLL TYPE CURB (#217).

GRADING NOTES

1. INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE ROUGH GRADES. (0.3' LOWER THAN FINISHED GRADE).
2. THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. THE GRADING QUANTITIES ARE BASED ON THE ELEVATION AND DETAILS SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
3. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
4. ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1' OF THE PAD ELEVATIONS SHOWN ON THE PLANS. WHEN GRADING IS COMPLETE PER THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE LOTS CAN BE INSPECTED. AT THE TIME THE ENGINEER SHALL ALSO DECIDE IF ANY ADDITIONAL DITCHES OR BERMS ARE REQUIRED. THE CONTRACTOR IS REQUESTED NOT TO REMOVE ANY OF HIS ROUGH GRADING EQUIPMENT UNTIL HE RECEIVES GRADING APPROVAL FROM THE ENGINEER.
5. SOILS REPORT PREPARED BY GEOSOLS INC., PROJECT NO 242-LV. DATED 11/30/94.
6. EARTH QUANTITIES:
EXCAVATION: 33,000 C.Y.
FILL: 26,500 C.Y.
A) THE ABOVE QUANTITIES DO NOT REFLECT LOSSES DUE TO SUBSIDENCE OR SHRINKAGE.
B) THE ABOVE QUANTITIES DO NOT REFLECT USING TYPE 1 GRAVEL BASE MATERIAL FOR STREET SECTIONS.
C) THE ABOVE QUANTITIES DO NOT REFLECT ANY EARTHWORK WHICH MAY BE REQUIRED BY THE ENGINEER TO CONSTRUCT ADDITIONAL PROTECTIVE DITCHES OR BERMS NOT SHOWN ON THESE DRAWINGS.
7. CONTRACTOR TO VERIFY ALL INDICATED SCARPS AND CONSTRUCTION SECTIONS PER SOILS REPORT.
8. CONTRACTOR TO OBTAIN WRITTEN PERMISSION PRIOR TO GRADING OUTSIDE OF THE PROJECT BOUNDARY.

LEGEND

- = FINISHED GRADE ELEVATION
- = TOP OF CURB ELEVATION
- = RATE & DIRECTION OF SLOPE
- = BLOCK WALL (DESIGN BY OTHERS)
- = RETAINING WALL (DESIGN BY OTHERS)
- = SETBACK LINE
- = EXISTING PAD ELEVATION
- = EXISTING GRADES
- = PROPOSED PAD ELEVATION
- = LOT NUMBER
- = EXISTING CONTOUR
- = FINISH FLOOR ELEVATION
- = "SIGHT VISIBILITY EASEMENT" - OBJECTS LIMITED TO 30" MAXIMUM HEIGHT (SEE FINAL MAP)
- = SCARP (2:1 UNLESS NOTED)

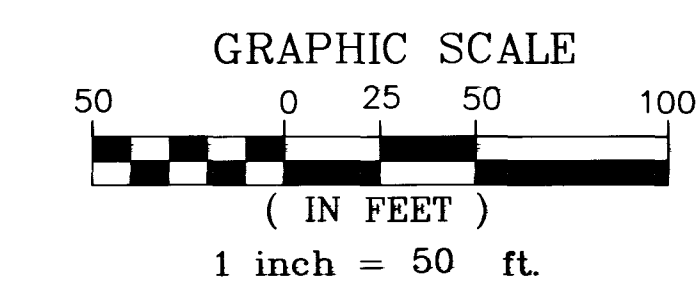


Avoid cutting underground utility lines. It's costly.

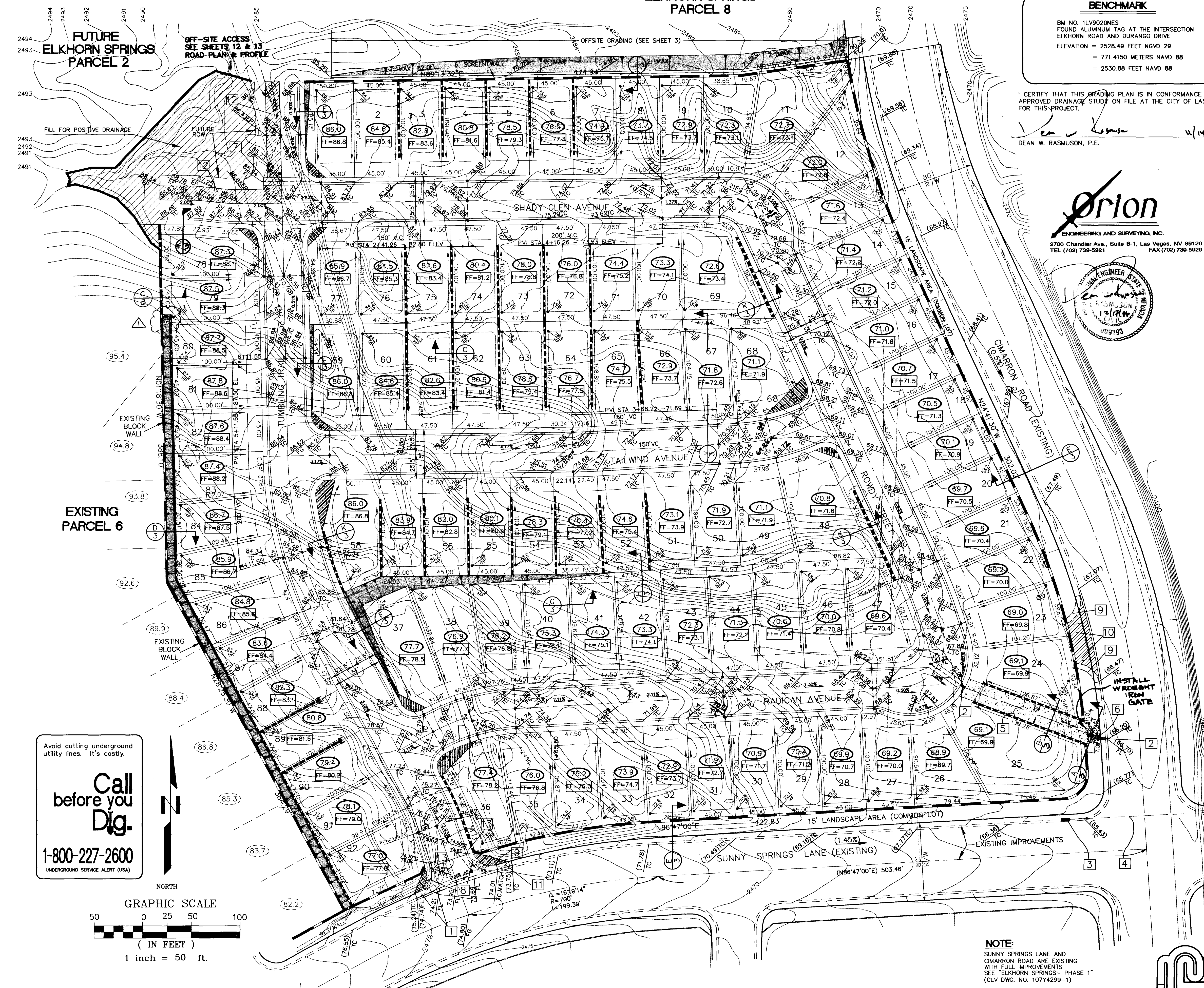
Call before you Dig.

1-800-227-2600

UNDERGROUND SERVICE ALERT (USA)



FUTURE ELKHORN SPRINGS PARCEL 8



LEGAL DESCRIPTION

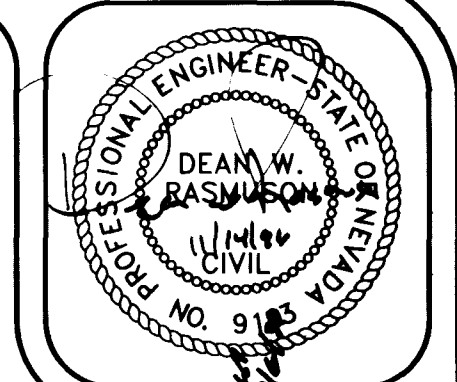
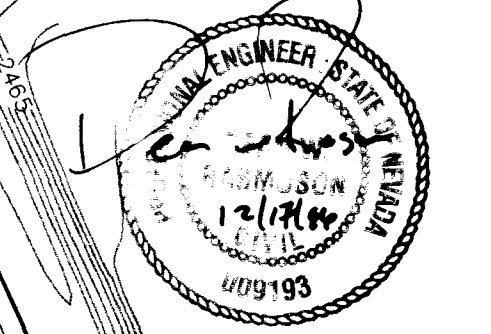
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, T.19S., R.60E., M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

BM NO. 1LV9020NES
FOUND ALUMINUM TAG AT THE INTERSECTION
ELKHORN ROAD AND DURANGO DRIVE
ELEVATION = 2528.49 FEET NAVD 29
= 771.4150 METERS NAVD 88
= 2530.88 FEET NAVD 88

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

DEAN W. RASMUSON, P.E. DATE



DESIGNED BY: P.J.M.	DRAWN BY: P.J.M.	DATE: 10/11/96
CHECKED BY: M.B.S.	JOB NUMBER: 5184	BY DATE
NO. REVISE	RETAINING WALL LOT 78/79	DCP 02/02/96

**RICHMOND AMERICAN HOMES
ELKHORN SPRINGS-PARCEL 7
GRADING PLAN**

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Las Vegas • Nevada • 89119
(702) 896 - 3262

SHEET 4

of 15

