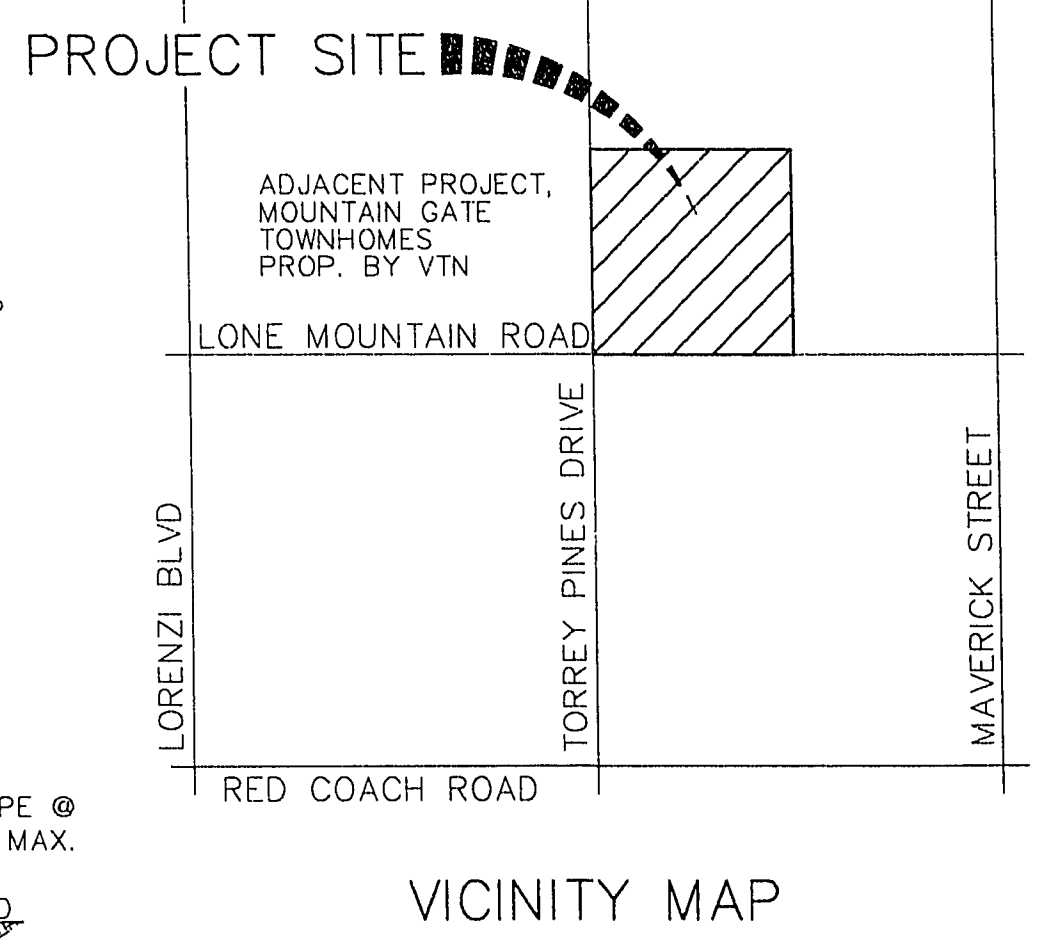
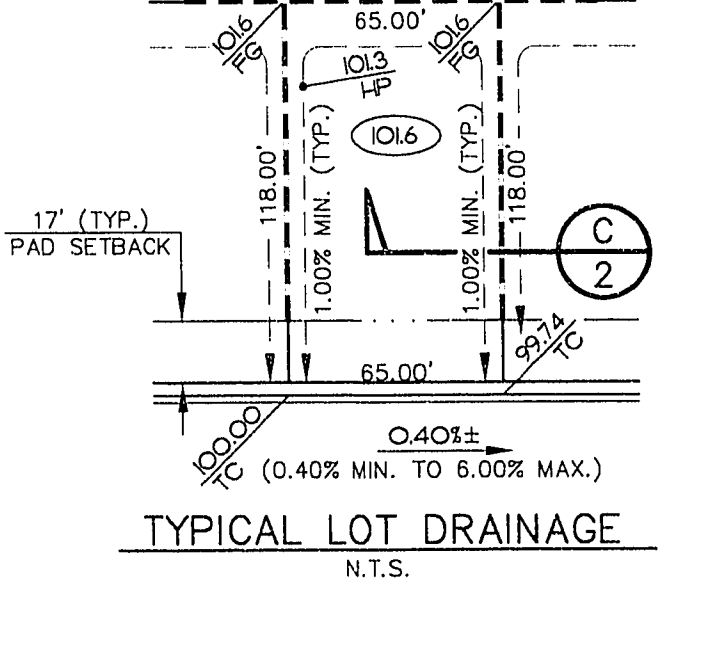
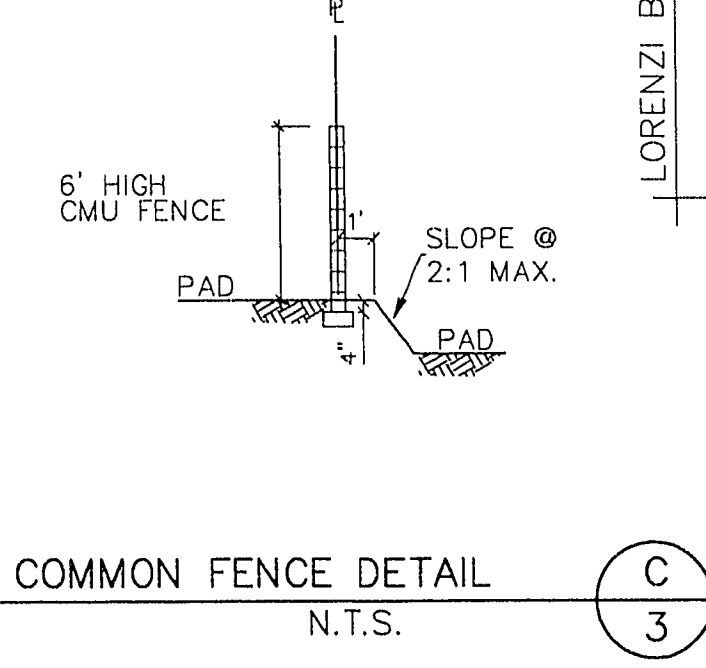
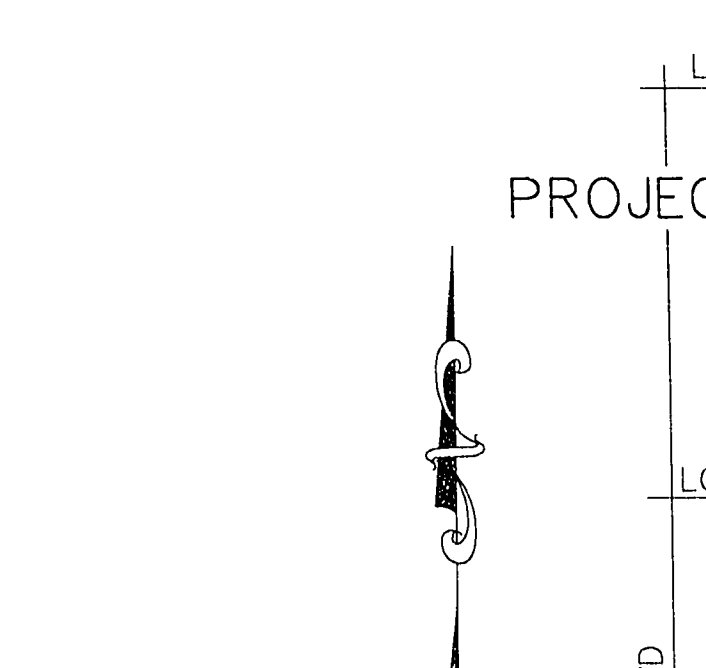
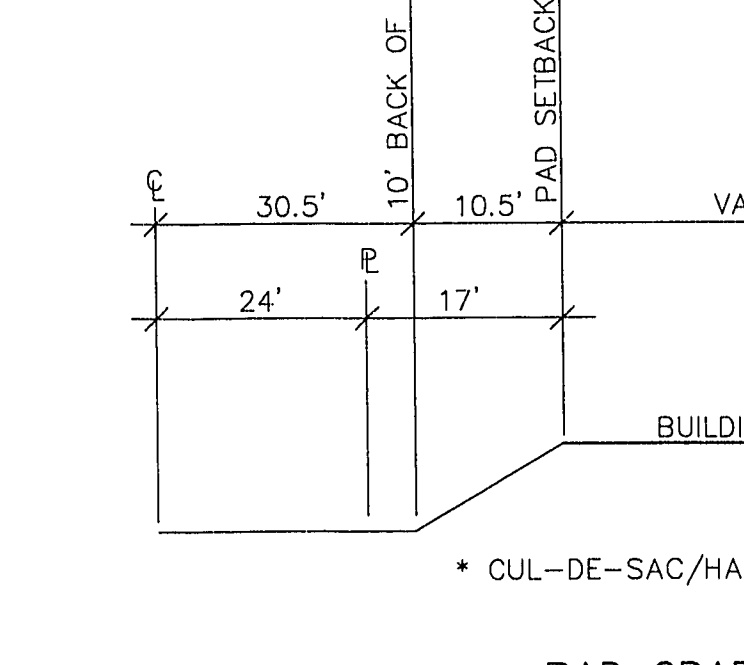
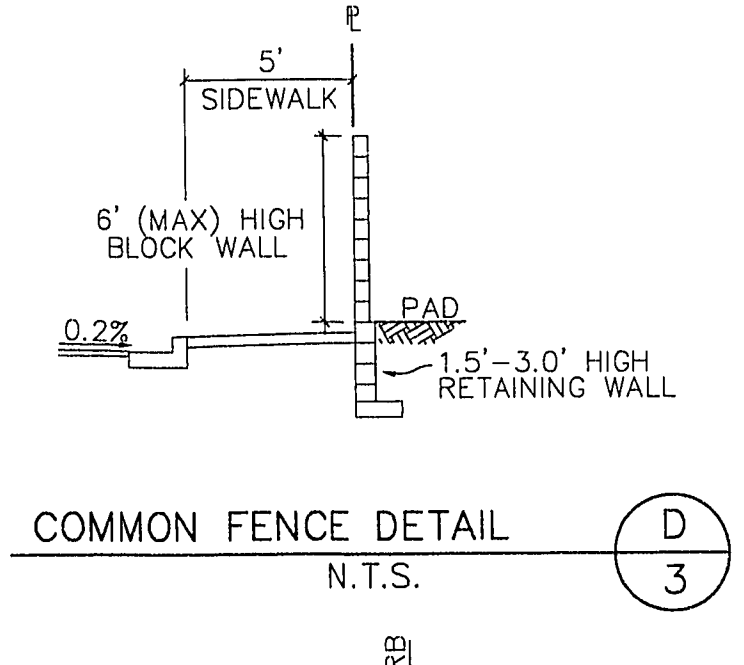
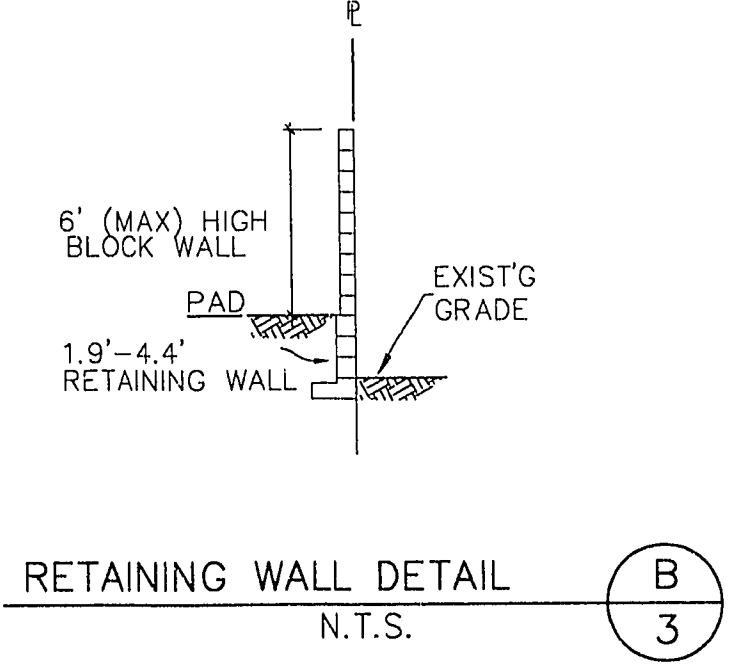
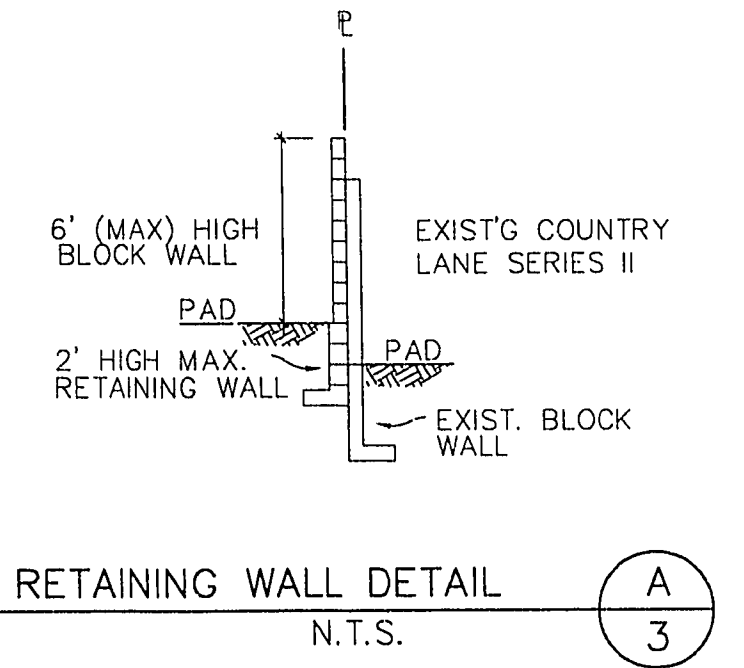
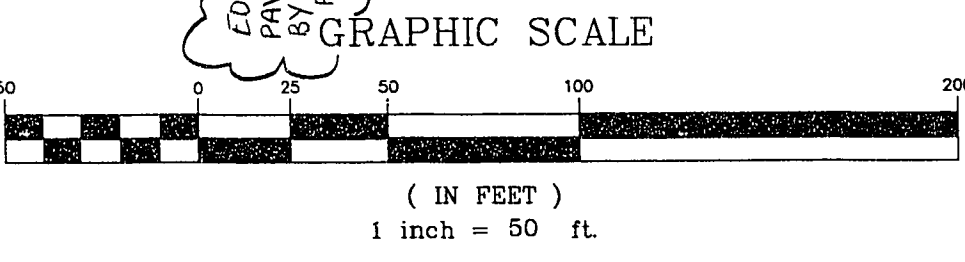


DESIGN ELEVATION NOTE:
 - ADD 2200' TO ALL DESIGN ELEVATIONS GREATER THAN 50'
 - ADD 2300' TO ALL DESIGN ELEVATIONS LESS THAN 50'

UNDEVELOPED
 APN 1B-21-014

LEGAL DESCRIPTION
 THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY NEVADA. THIS PARCEL CONTAINS 9.55 ACRES +/-



- LEGEND**
- EXISTING POWER POLE
 - EXISTING BLOCK WALL
 - EXISTING GRADE CONTOUR
 - EXISTING EDGE OF AC PAVING
 - EXISTING ELEVATION
 - ELEVATION PROPOSED BY MTN. GATE TOWNH.
 - PROPOSED BLOCK WALL
 - PROPOSED RETAINING WALL
 - RATE & DIRECTION OF FLOW
 - LOT DRAINAGE SWALE
 - SCARP (2' HOR. TO 1' VER.) UNLESS OTHERWISE NOTED
 - ROUGH PAD GRADE ELEVATION
 - GRADE BREAK
 - TOP OF CURB ELEVATION
 - FLOW LINE ELEVATION
 - FINISH GRADE ELEVATION
 - EDGE OF PAVEMENT
 - BUILDING SETBACK LINE
 - REMOVE EXIST. A/C PAVEMENT OR REMOVE PAVE. PROPOSED BY MTN. GATE TOWNH.
 - EXIST A/C PAVEMENT PROPOSED FOR REMOVAL BY OTHERS

BENCHMARK
 CLV VERTICAL CONTROL:
 NO. 24, STATION 1LV00 2NA.
 RIVET AND PLATE IN TOP OF CURB, SOUTH SIDE OF LONE MOUNTAIN ROAD.
 NGVD29 ELEVATION = 2286.02'
 NAVD88 ELEVATION = 2288.43'
 EQUATION: NAVD88 DATUM - 2.41' = NGVD29 DATUM
 NOTE: THIS SITE TOPOGRAPHY IS BASED ON THE NGVD29 DATUM.
 PROJECT BENCHMARK:
 PK NAIL AT THE C/L INTERSECTION OF LONE MOUNTAIN AND TORREY PINES.
 ELEVATION = 2302.55' (NGVD29 DATUM)

OWNER/DEVELOPER
 THE LARRY S. LARKIN FAMILY TRUST
 1700 E. DESERT INN #405
 LAS VEGAS, NEVADA 89109
 AVALON HOMES
 1700 E. DESERT INN #405
 LAS VEGAS, NEVADA 89109

ENGINEERS CERTIFICATION
 "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."
 CARL W. HIGH, P.E. DATE

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N00°07'56"W	5.00'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	20.00'	29.04'	17.76'	83°12'01"
C2	50.00'	20.37'	10.33'	23°20'18"
C3	60.00'	8.55'	4.28'	08°09'42"
C4	60.00'	54.18'	29.08'	51°43'02"
C5	60.00'	52.93'	28.33'	50°32'40"
C6	60.00'	20.51'	10.36'	19°35'09"
C7	60.00'	20.37'	10.33'	23°20'18"
C8	25.00'	36.51'	22.38'	83°40'51"
C9	25.00'	42.03'	27.32'	96°19'09"
C10	25.00'	36.38'	22.32'	83°19'58"
C11	15.00'	25.34'	16.89'	96°47'59"
C12	15.00'	12.58'	6.67'	47°58'39"
C13	45.50'	33.95'	17.81'	47°44'47"
C14	45.50'	75.63'	48.86'	95°13'52"
C15	45.50'	90.52'	70.04'	113°58'57"
C16	45.50'	19.06'	9.67'	23°59'42"
C17	15.00'	12.58'	6.67'	47°58'39"
C18	15.00'	21.78'	13.32'	83°12'01"
C19	20.00'	33.79'	22.53'	96°47'59"
C20	54.00'	78.74'	48.24'	83°32'54"

CONSTRUCTION NOTE(S):

- CLEAR AREA TO BE CONCRETE AND CONSTRUCTED PER SIDEWALK STD. DWG. 234.
- PROVIDE WEAKEND PLANE JOINT IN S/W OVER THE 6" STORM DRAIN WHERE S/W THICKNESS OF 4" IS NOT POSSIBLE.
- 6" 45° BEND

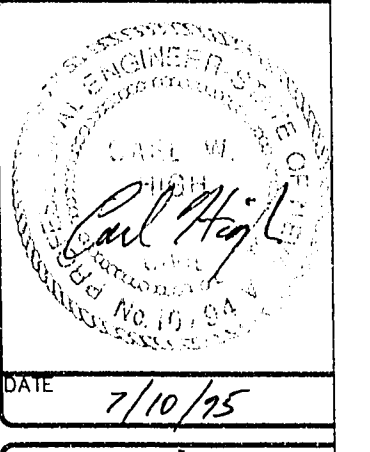
GENERAL NOTE(S):

- SEE SHEET 2 OF 9 FOR GENERAL GRADING NOTES, TYPICAL STREET SECTIONS AND DETAILS.
- SEE RESPECTIVE STREET PLANS FOR A & B SIDEWALK RAMP DIMENSIONS.
- UNLESS OTHERWISE NOTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE 10' (0.83') ABOVE PAD ELEVATIONS.

NOTICE TO CONTRACTOR!
 EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL before you Dig
 1-800-227-2600
 UNDERGROUND SERVICE (USA)

NO.	DATE	BY	REVISION DESCRIPTION
1	10/23/09	CH	PRODUCTION LINES
2	11/11/09	CH	REVISIONS
3	11/11/09	CH	REVISIONS
4	11/11/09	CH	REVISIONS
5	11/11/09	CH	REVISIONS



SOUTHWEST ENGINEERING
 LAND PLANNING • MAPPING • DEVELOPMENT
 5426 W. VEGAS DRIVE
 LAS VEGAS, NEVADA 89108
 (702) 646-9700

GRADING PLAN
ELEGANCE 2

WORK ORDER NO. 941108
 DESIGN BY: D.C./S.G./C.H./M.J.
 DATE: 5/23/95
 SCALE: 1" = 50'
 CADFILE: ELG2GRAD.DWG
 SHEET 3 OF 9 SHEETS

11-24-3

107Y-4419