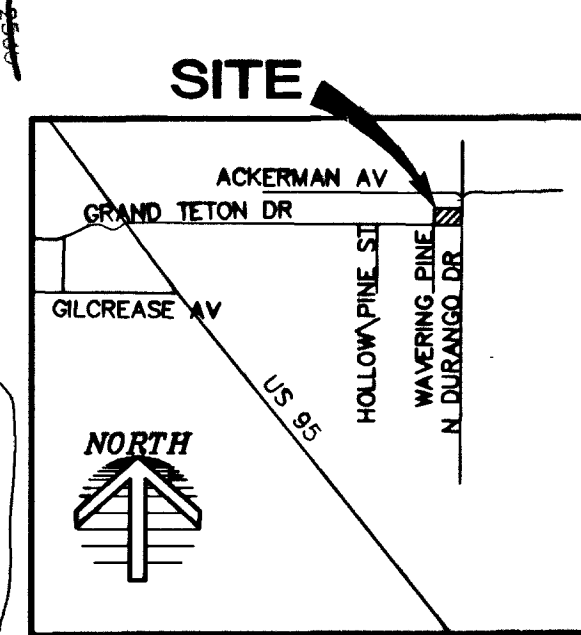
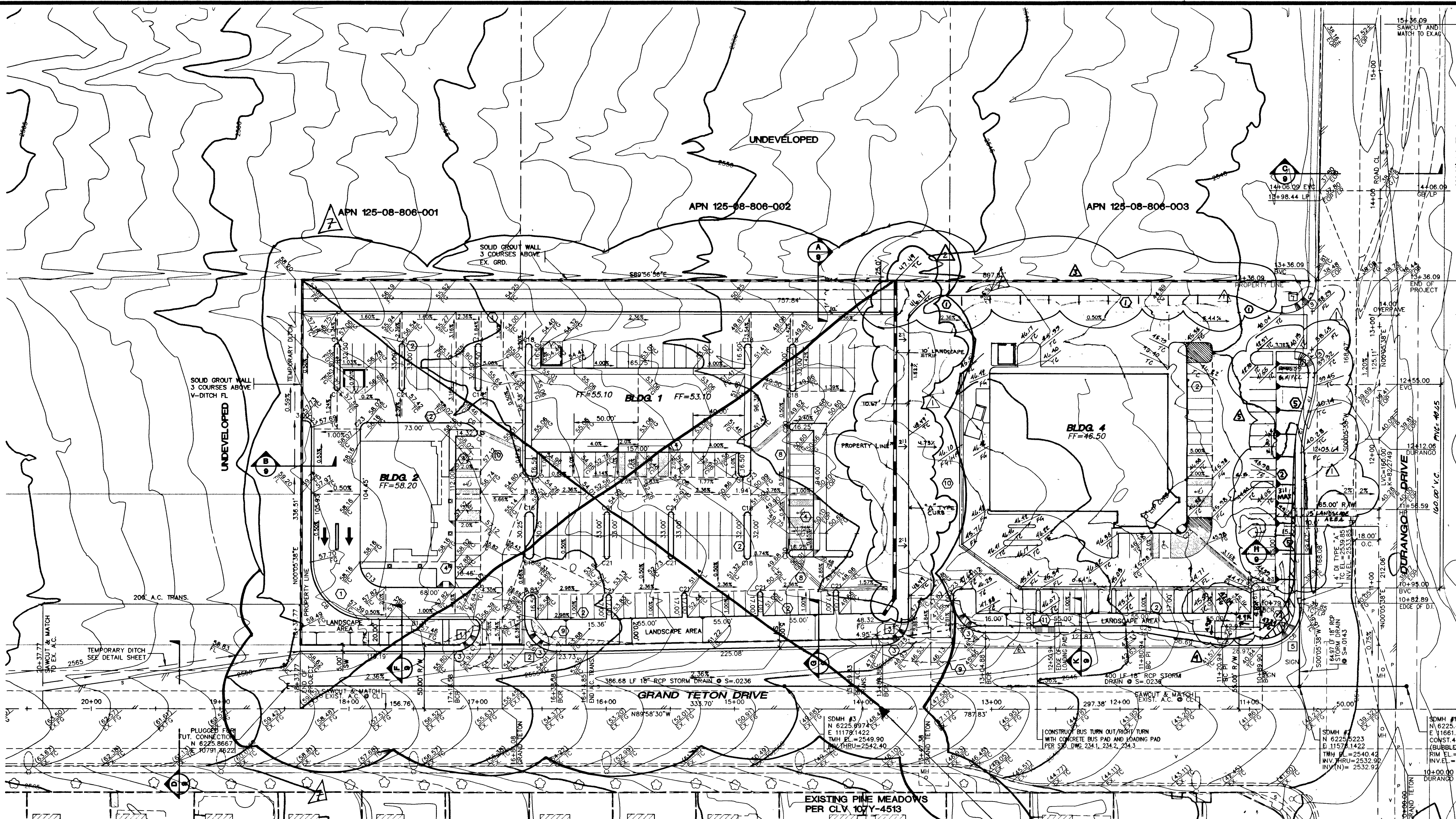




LEGEND, SYMBOL & ABBREVIATION

FG FINISH GRADE
FL FLOW LINE
TRC TOP OF CURB
EP EDGE OF PAVEMENT
FUT FUTURE
EX EXISTING
VG VALLEY GUTTER
NG NATURAL GROUND
H.P. HIGH POINT
L.P. LOW POINT
C/L CENTER LINE
O/C OFFSET CROWN
BC BACK OF CURB
BCR BEGIN CURB RETURN
TF TOP OF FOOTING
GB GRADE BREAK
PC POINT OF CURVATURE
PT POINT OF TANGENCY
PVC POINT OF REVERSE CURVATURE
PCC POINT OF COMPOUND CURVATURE
BVC BEGIN VERTICAL CURVE
MVC MID-POINT OF VERTICAL CURVE
EVC END VERTICAL CURVE
PRVC POINT OF REVERSE VERTICAL CURVE
VPI VERTICAL POINT OF INTERSECTION
PP POWER POLE
TRANS TRANSITION
RET RETAINING
INT. INTERSECTION
D.G. DESIGN GRADE
TOP TOP OF CHANNEL
TOB TOP OF BOX

- EX. CONTOUR(5' INTERVAL)
- EX. CONTOUR(1' INTERVAL)
- PROPOSED CONTOUR
- SLOPE AND FLOW DIRECTION
- EDGE OF EXIST. A.C.
- SAW CUT & MATCH A.C.
- SIDEWALK RAMP
- SCARP AREA
- SIGHT VISIBILITY EASEMENT
- R/W OR P/L
- EXIST. IMPROVEMENTS
- FUTURE IMPROVEMENTS
- CENTER LINE
- RETAINING WALL
- CONC. BLOCK WALL
- EXIST. CONC. BLOCK WALL
- EXIST. AC

LEGAL DESCRIPTION
BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTH
HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS
NORTH 00°05'38" EAST, BEING THE BEARING OF THE EAST LINE OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 8, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE
CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 88 OF SURVEYS,
AT PAGE 15.

BENCHMARK
NAVD VERTICAL DATUM
CITY OF LAS VEGAS BENCHMARK 1LV90-0N5
ELEVATION: 771.9889 METERS (2532.70 FEET)
BLM BRASS CAP LOCATED AT DURANGO DRIVE AND IRON MOUNTAIN ROAD.

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	100.00	18°11'42"	31.76	16.01
C2	25.00	89°51'22"	85.25	84.99
C3	15.00	90°02'54"	25.51	15.01
C4	2.50	45°02'04"	1.98	1.04
C5	30.00	89°55'52"	47.09	29.98
C6	5.00	90°00'00"	4.71	3.00
C7	45.00	90°04'08"	70.74	45.05
C8	15.00	55°40'20"	14.57	7.92
C9	2.50	124°19'40"	5.42	4.73
C10	2.50	101°32'13"	4.43	3.06
C11	5.00	78°27'47"	6.85	4.08
C12	20.00	90°00'00"	31.42	20.00
C13	2.25	180°00'00"	7.07	---
C14	2.50	90°00'00"	3.93	2.50
C15	3.37	180°00'00"	10.60	---
C16	7.50	90°00'00"	10.21	6.50
C17	2.50	180°00'00"	7.85	---
C18	10.00	90°00'00"	15.71	10.00
C19	2.75	180°00'00"	8.64	---
C20	2.00	180°00'00"	6.28	---
C21	2.50	107°24'48"	4.69	3.40
C22	3.00	90°00'00"	7.85	5.00
C23	2.50	118°48'39"	5.18	4.23
C24	25.00	90°27'44"	41.3	25.00
C25	25.00	90°00'00"	39.27	25.00

RAMP NO.	CASE	A (HIGHER SIDE)	B (LOWER SIDE)
1	1	8'	8'
2	1	4.5'	15'
3	1	8'	8'
4	1	4.5'	15'
5	II	4.5'	9.5'
6	1	4.5'	15'
7	1	4.5'	21.5'

GRADING NOTES

- ALL ELEVATIONS SHOWN HEREON WITHIN LANDSCAPED AREAS ARE 0.30 FEET BELOW FINAL FINISH GRADES TO ALLOW FOR THE ADDITION OF LANDSCAPING MATERIALS AT THESE ROUGH GRADES.
- ALL LOTS ARE TO BE F.H.A. TYPE "A" DRAINAGE UNLESS OTHERWISE NOTED.
- SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
- CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY: WESTERN TECHNOLOGIES INC., JOB NO. 4127/C075, DATED JUNE 10, 1997.
- ALL WORK PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFFSITE OWNER.
- ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARY SHALL BE PERFORMED UNDER A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE CONTROLLING AUTHORITY.
- FINISH FLOOR ELEVATION = PAD ELEVATION +1'.
- ALL STATIONING ON GRADING PLAN IS CENTERLINE STATIONING UNLESS OTHERWISE NOTED.
- THESE PLANS AND THE DESIGN CRITERIA CONTAINED WITHIN THESE PLANS ARE BASED UPON THE INFORMATION PRESENTLY KNOWN BY ENGINEER AND INTENDED SOLELY AS A GENERAL GUIDELINE FOR CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STATUTES, LAWS, CODES, REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE FEDERAL FAIR HOUSING AMENDMENTS ACT, AMERICANS WITH DISABILITIES ACT, THE ARCHITECTURAL BARRIERS ACT AND ANY APPLICABLE UNIFORM STANDARDS, SPECIFICATIONS OR DRAWINGS. THE PERSON OR ENTITY PERFORMING THE CONSTRUCTION SHALL BE SOLELY RESPONSIBLE TO MAKE SURE CONSTRUCTION IS IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL STATUTES, LAWS, CODES, REGULATIONS, STANDARDS, SPECIFICATIONS OR DRAWINGS AND FURTHER, IS IN CONFORMANCE WITH ANY APPLICABLE DESIGN CRITERIA, INCLUDING BUT NOT LIMITED TO SOILS REPORTS, ARCHITECTURAL PLANS AND SPECIFICATIONS, DRAINAGE PLANS OR STUDIES AND ANY OTHER CRITERIA, STANDARDS OR REQUIREMENTS LISTED IN THE PLANS OR THE GENERAL NOTES RELATED TO THESE PLANS OR PROVIDED BY ANYONE IN REFERENCE TO THIS PROJECT.

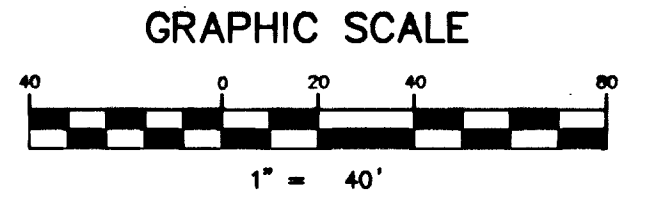
- CONSTRUCTION ITEMS**
- CONSTRUCT 24" TYPE "L" CURB & GUTTER PER STD. DWG. NO. 216.
 - CONSTRUCT TYPE A CURB PER STD. DWG. 218.
 - CONSTRUCT PUBLIC CURB RAMP PER STD. DWG. NO. 235.
 - CONSTRUCT CURB RAMP PER STD. DWG. NO. 235.
 - CONSTRUCT CONCRETE WALK PER STD. DWG. 233. WALK SHALL BE 5.0' WIDE UNLESS SHOWN OTHERWISE ON THE PLANS.
 - APPLY PAINTED ACCESS ROUTE MARKINGS PER A-117.1 AND THE COUNTY REGULATIONS.
 - (NONE)
 - CONSTRUCT 30" WIDE CONCRETE PAN GUTTER PER THE DETAIL E/9 ON SHEET 9.
 - CONSTRUCT PUBLIC CURB RETURNS WITH HANDICAPPED RAMPS PER STD. 216, 234 & 235 AND 8' WIDE CROSS GUTTER PER STD. 228.
 - CONSTRUCT PAVEMENT PER DETAIL J/9 ON SHEET 9.
 - CONSTRUCT BUS STOP LOADING PAD AND SIDEWALK RAMP PER STD. DWG. 234.2, 234.3.
 - CONSTRUCT MINIMUM 8"(0.67') HIGH STEINWALL/RETAINING WALL. SEE SECTIONS H/9 AND I/9 FOR VARIATIONS IN WALL HEIGHTS.

WALL NOTES

- ALL WALLS NEW OR EXISTING ARE SHOWN ONLY FOR THE PURPOSE OF GRADING RELATIONSHIP.
- THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT.
- SEE PLOT PLAN FOR RETAINING WALL DETAILS AT INTERIOR SITE LOT LINES WHERE PAD ELEVATIONS EXCEED 1.0 FT. DIFFERENCE.

NOTE: CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

PROPOSE E.O.P TO MATCH SPRING MTN. RANCH UNIT 57A REF# 107Y-4518-57A.



FOR REVISIONS AFTER 10/15/01 ONLY

REGISTERED ENGINEER STATE OF NEVADA
No. 12101
Exp 6/30/03

Call before you Dig
1-800-227-2600

Call before you OVERHEAD
1-702-593-6111

30861 RS 37390 43195 46698 58980

THOMAS E. HAYES, P.E. #9426
1/24/01
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.

SOUTHWEST DESERT EQUITIES
3320 NORTH BUFFALO DRIVE, SUITE 205
LAS VEGAS, NEVADA, 89129
702.366.6734

GRADING PLAN

GRAND TETON / DURANGO COMMERCIAL DEVELOPMENT

SHEET 01 OF 11 SHEETS
DRAWING NO. 107Y-4660

DATE 1/24/01

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 5670
SCALE: 40
HORIZ. VERT.

SEAL
REGISTERED ENGINEER STATE OF NEVADA
THOMAS E. HAYES
No. 9426
Exp. 6/30/03