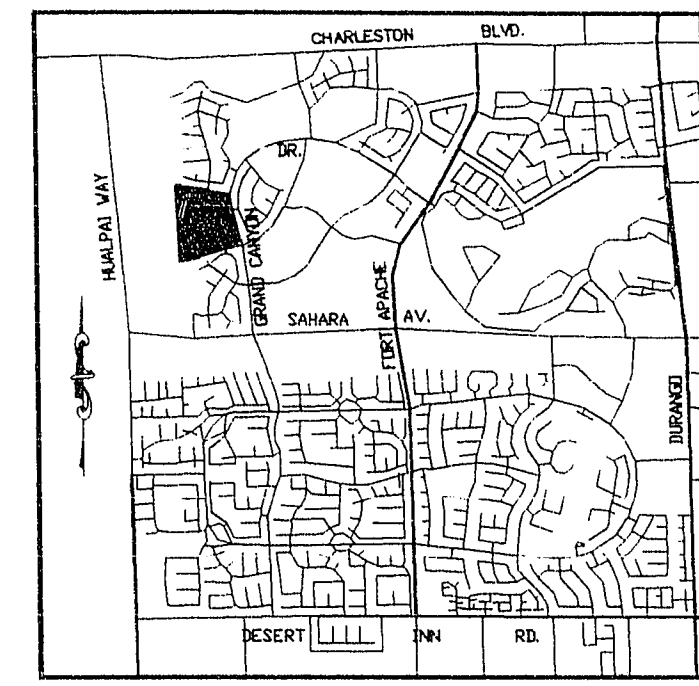
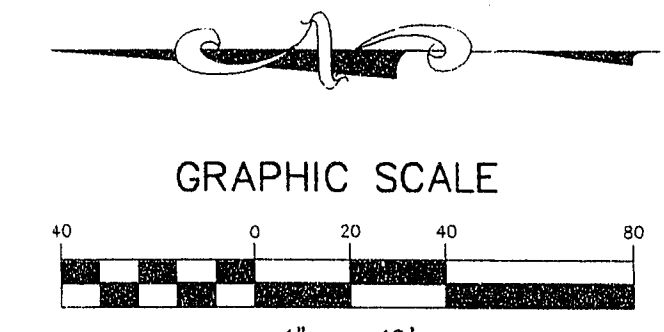
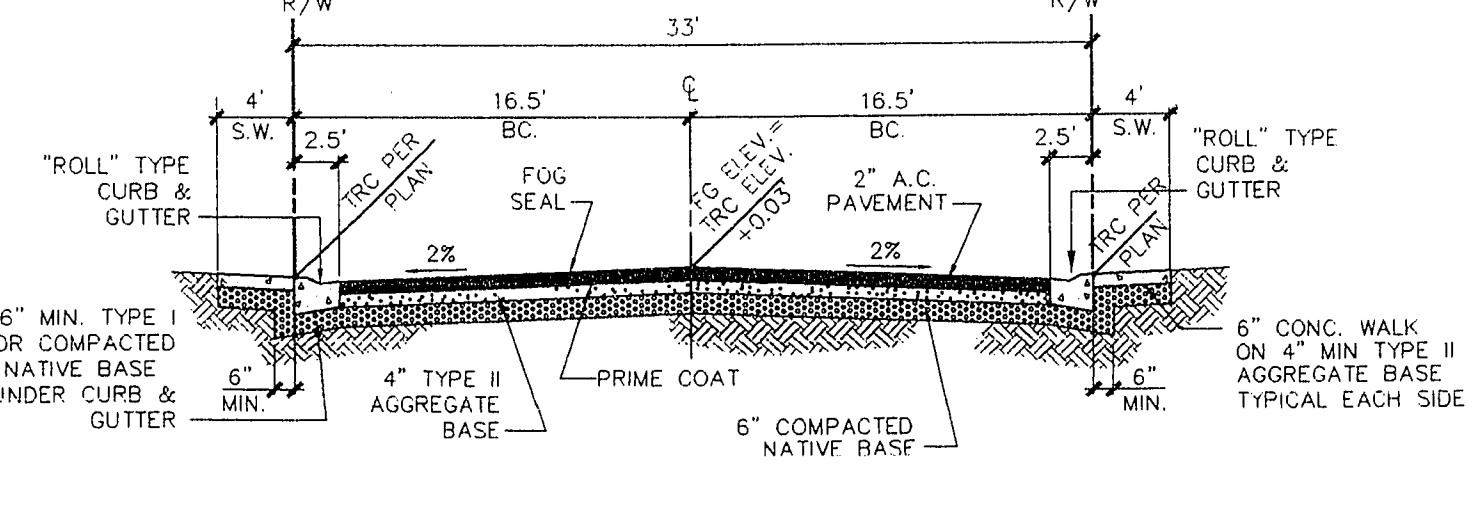
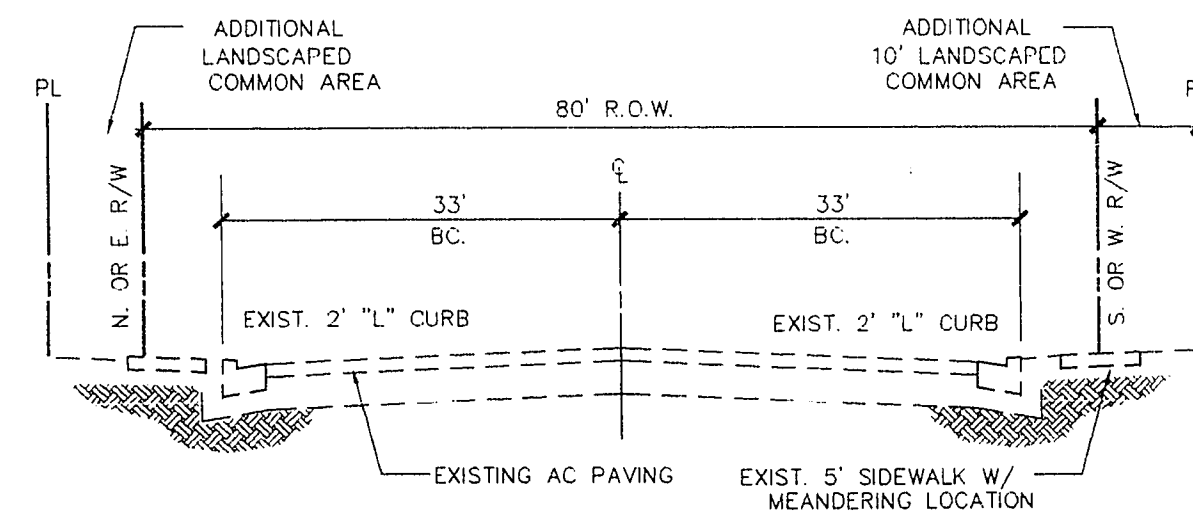
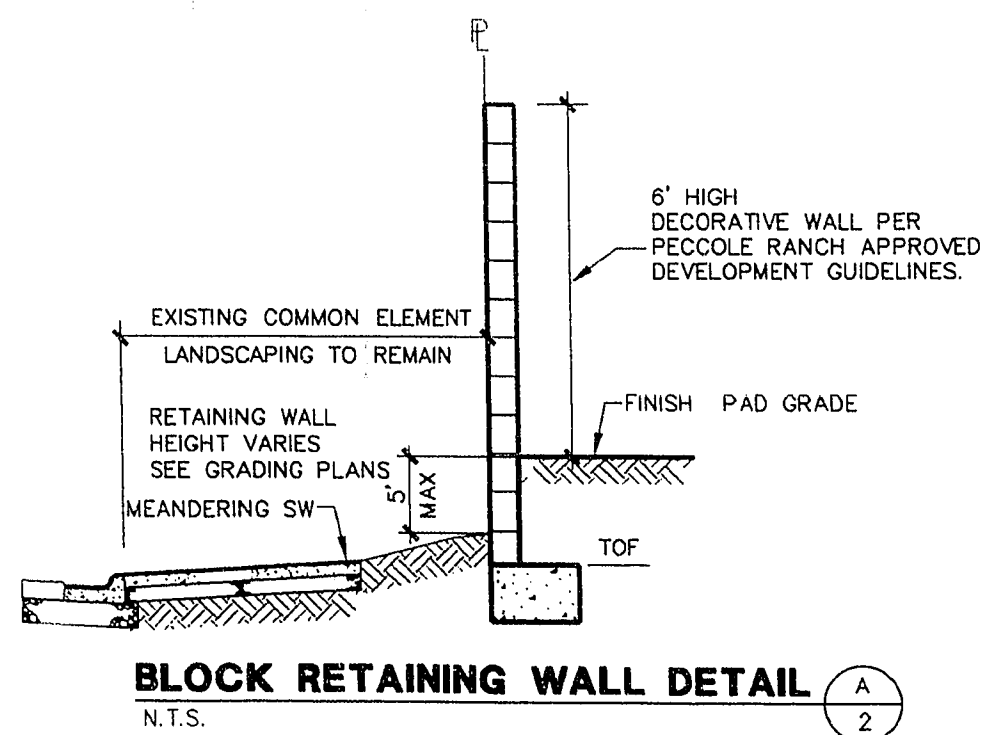


H:\CAD\LAND\1998\4986\LAND.DWG (GRAD) 10:41:29 1998 PLOTTED BY: JDS

Call
before you
Dig
1-800-227-2600

BENCHMARK

CLV BENCHMARK No. 31, STATION 11V106C4
RIVET & PLATE IN TOP OF CURB, NE RETURN
OF GRAND CANYON DRIVE & POLO GREEN DRIVE.
ELEVATION = 873.1747 METERS
= 2864.741 FEET (NAVD88).



LOCATION MAP

GENERAL NOTES

1. ALL ELEVATIONS SHOWN HEREON WITHIN THE LANDSCAPED AREAS ARE 0.30 FEET BELOW FINAL FINISH GRADES TO ALLOW FOR THE ADDITION OF LANDSCAPING MATERIALS ATOP THESE ROUGH GRADES.
2. ALL LOTS ARE TO BE F.H.A. TYPE "A" DRAINAGE UNLESS OTHERWISE NOTED.
3. SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
4. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
5. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY: TERRACON CONSULTANTS, # 64965141.
6. 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.
7. 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.
8. MINIMUM FINISH FLOOR ELEVATION = PAD ELEVATION +1.0'.
9. ALL STATIONING ON GRADING PLAN IS CENTERLINE STATIONING UNLESS OTHERWISE NOTED.

CERTIFICATION

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

LEGEND

27	LOT NUMBER	—	RETAINING WALL
4	BLOCK NUMBER	GB	GRADE BREAK
— 2880	CONTOUR LINE (1' INTERVAL)	(42.1)	PAD GRADE
FL	FINISH GRADE	PC	POINT OF CURVATURE
FL	FLOW LINE	PT	POINT OF TANGENCY
TBC	TOP BACK OF CURB	PRC	POINT OF REVERSE CURVATURE
TRC	TOP OF ROLL CURB	PCC	POINT OF COMPOUND CURVATURE
BC	BACK OF CURB	— 0.5%	DIRECTION AND RATE OF SLOPE
CR	CURB RETURN	BVC	BEGIN VERTICAL CURVE
EX	EXISTING	MVC	MID-POINT OF VERTICAL CURVE
VG	VALLEY GUTTER	EVC	END VERTICAL CURVE
—	SCARP AREA	PRVC	POINT OF REVERSE VERTICAL CURVE
—	CONCRETE BLOCK WALL	—	EXISTING WALL
NG	NATURAL GROUND		
TF	TOP OF FOOTING		
TRW	TOP OF RETAINING WALL SECTION		

PLAN INFORMATION:

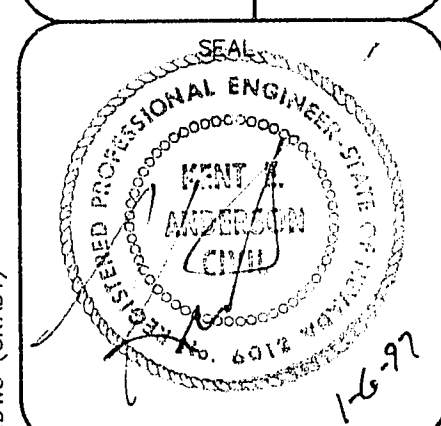
SEE SHEET 2 FOR GENERAL NOTES, LEGEND, TYPICAL STREET SECTIONS, ETC.
SEE THE RECORDED PLAT MAPS FOR HORIZONTAL CONTROL INFORMATION.
SEE THE STREET PLAN & PROFILE SHEETS FOR STREET CONSTRUCTION INFORMATION.

PLAN REVISIONS PRIOR TO APPROVAL
DELETE TWO LOTS ALONG WARRENVILLE ST.
RELOCATE PARK AREA
ADJUST LOT LINES AT MODEL COMPLEX
ADJUST LOT LINE OF LOT 8 AND C.E. LOT IN BLK. 2

DEVELOPER
TRIPLE FIVE DEV. GROUP CENTRAL, LTD.
P.O. BOX 371208
LAS VEGAS, NEVADA 89137
(702) 277-6654

GRADING PLAN

LOT 11 AT PECOCLE RANCH



WO NO. **4986**
BY **JPS**
DATE **APR. 1998**
SCALE HORIZ. 1"=40'
VERT. 1"=4'
SHEET **2** OF 19 SHEETS

107Y-407D-11