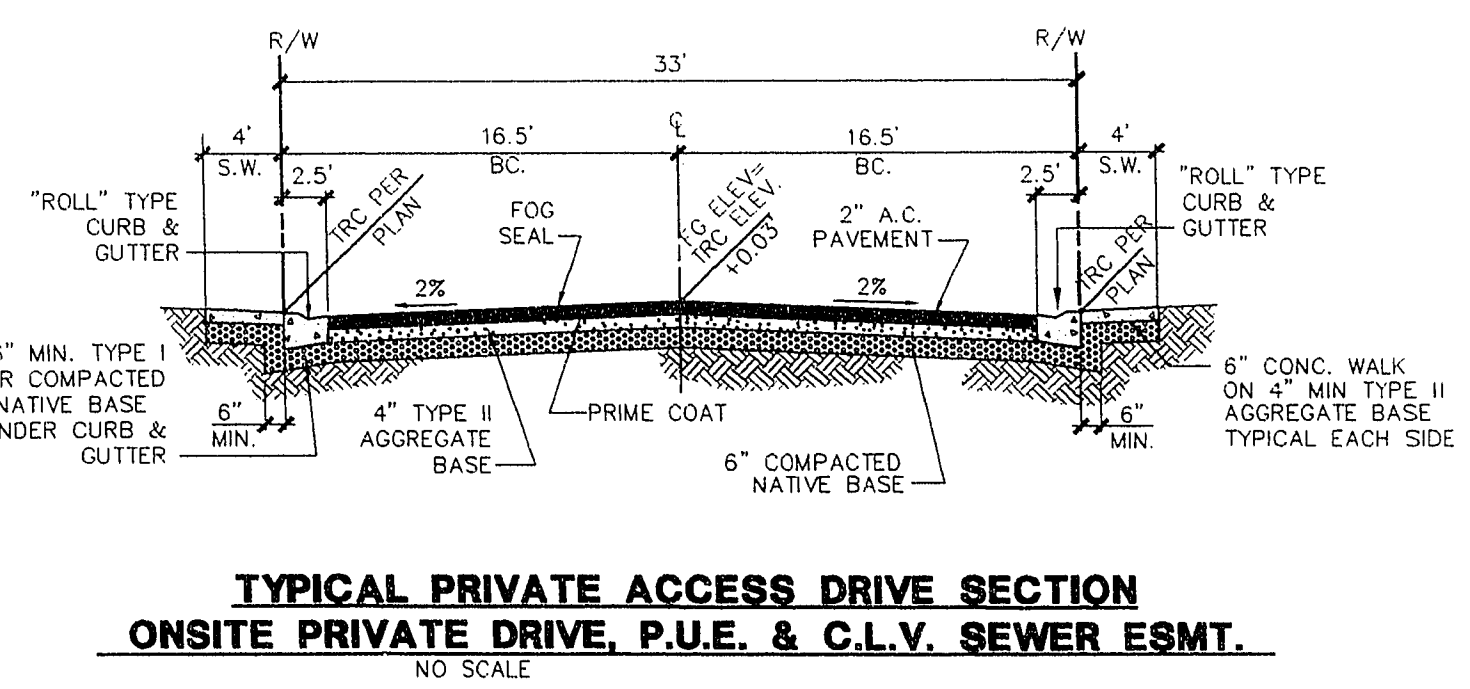


11-05-43 1996 PLOTTED BY: JDS



Call before you Dig
1-800-227-2600

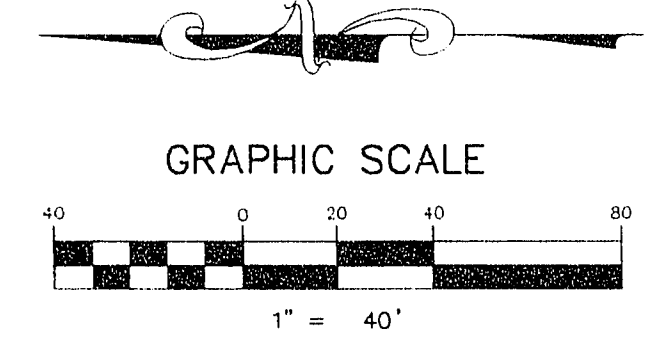
BENCHMARK
CLV BENCHMARK No. 31, STATION 11V06C4
RIVET & PLATE IN TOP OF CURB, NE RETURN
OF GRAND CANYON DRIVE & POLO GREEN DRIVE.
ELEVATION = 873.1747 METERS
= 2864.741 FEET (NAVD83).



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

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.

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.



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 371008
LAS VEGAS, NEVADA 89137
(702) 277-6654

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148
PHONE (702) 873-7550 FAX (702) 362-2597

REVISION

BY	DATE	REV
JS	12/4/96	1

TITLE

GRADING PLAN

PROJECT

LOT 11
AT PECCOLE RANCH

SEAL

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
No. 6012
JPS

WO NO. 4986

BY JPS

DATE APR. 1996

SCALE HORIZ. 1"=40'
VERT. 1"=10'

SHEET 4 OF 19 SHEETS

107Y-4070-11