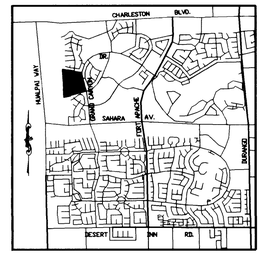
GRAPHIC SCALE

1" = 40'



LOCATION MAP

PLAN REVISIONS PRIOR TO APPROVAL

(A) DELETE TWO LOTS ALONG WARRENVILLE ST
(B) ADJUST LOT LINES AT MODEL COMPLEX RELOCATE PARK AREA
(C) ADJUST LOT LINE OF LOT 8 AND C.E. LOT IN BLK. 2

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 # 64965149 DATED APRIL 19, 1996
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
2885	CONTOUR LINE (1' INTERVAL)	42.1	PAD GRADE
FG	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.

Avoid cutting underground utility lines. It's costly.

Call before you Dig

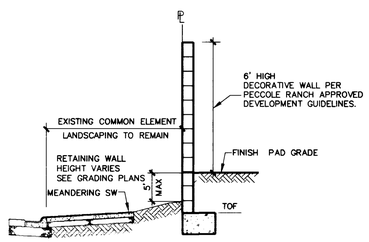
1-800-227-2600

BENCHMARK

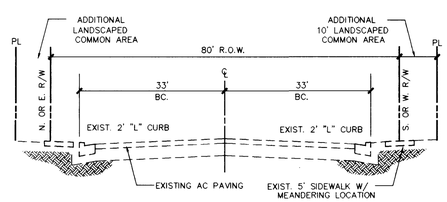
CLV BENCHMARK No. 31, STATION 1LV106C4

RIVET & PLATE IN TOP OF CURB, NE RETURN OF GRAND CANYON DRIVE & POLO GREEN DRIVE.

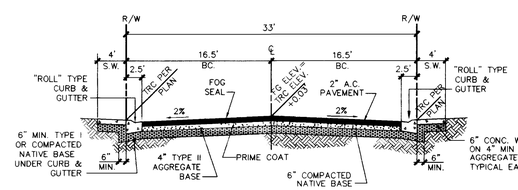
ELEVATION = 873.1747 METERS
= 2864.741 FEET (NAVD88).



BLOCK RETAINING WALL DETAIL (A/2)
N.T.S.



TYPICAL EXISTING 80' STREET SECTION
GRAND CANYON DR. & HOMESTRETCH DR.
NO SCALE



TYPICAL PRIVATE ACCESS DRIVE SECTION
ONSITE PRIVATE DRIVE, P.U.E. & C.L.V. SEWER ESMT.
NO SCALE

DEVELOPER
TRIPLE FIVE DEV. GROUP CENTRAL, LTD.
P.O. BOX 37108
LAS VEGAS, NEVADA 89137
(702) 277-6654

REV	DATE	BY	REVISION
4			
3			
2			
1	1/28/97	JS	WIDEN LOTS ON WARRENVILLE STREET, RE-USE GRADES

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597

vtn nevada

TITLE **GRADING PLAN**

PROJECT **LOT 11 AT PECCOLE RANCH**

SEAL: REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA - KENT E. ANDERSON - CIVIL - REG. 6012 - 3-3-97

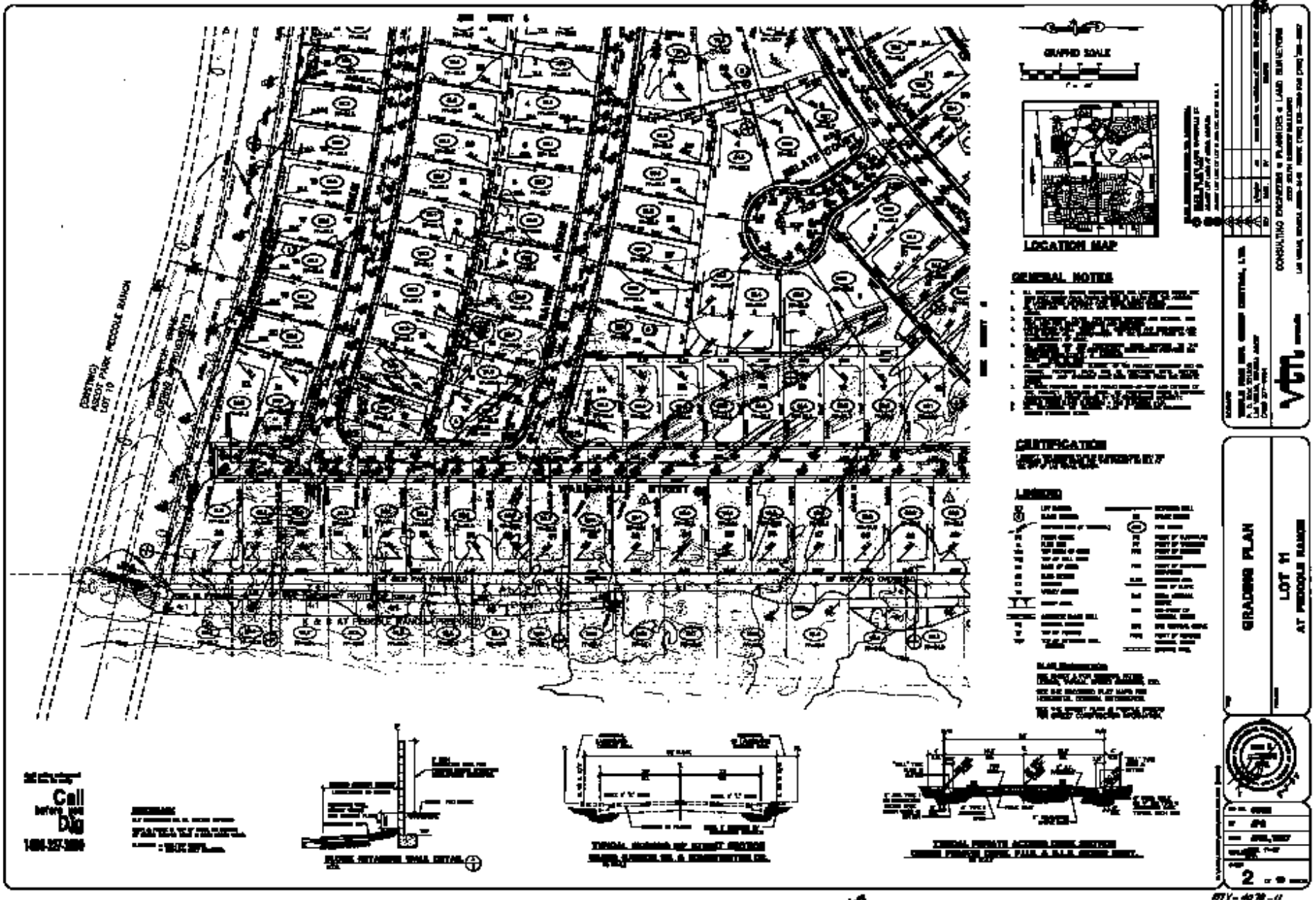
WO NO. 4986
BY JPS
DATE JAN.,1997
SCALE HORIZ. 1"=40' VERT.
SHEET 2 OF 19 SHEETS

H:\CAD\LANDE\V4986\4986LAND.DWG (GRAD1)

H:\CAD\LANDE\V4986\4986LAND Sat Mar 01 12:19:47 1997 Plotted by JPS

4388

107Y-4070-11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2