GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

"SUMMERLIN PARCEL CH - 2"
— UNDEVELOPED —

"SUMMERLIN UNDEVELOPED VILLAGE 11/12

GREENMOOR LANE

AIRE AVENUE

HUSITE DRIVE

DERWENT LANE

KENNET COURT

ESK WAY

"SUMMERLIN PARCEL HS" VILLAGE 11/12 UNDEVELOPED

PROPOSED ROSEWOOD SUBD - BY OTHERS
(SUMMERLIN PARCEL "C")
VILLAGE 11/2
(LOT 8, BLK. "C", B-75, F-78)

VICINITY MAP

LEGEND

27	LOT NUMBER
(4)	BLOCK NUMBER
3100	CONTOUR LINE (1' INTERVAL)
FG	FINISH GRADE
FL	FLOW LINE
TC	TOP OF CURB
TRC	TOP OF ROLL CURB
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
EX	EXISTING
VG	VALLEY GUTTER
	SCARP AREA
	CONCRETE BLOCK WALL W/FTG.
NG	NATURAL GROUND
TF	TOP OF FOOTING
	VIEW FENCE
C.L.	COMMON LOT
	RETAINING WALL
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
△	RETAINMENT SYMBOL

STANDARD SINGLE FAMILY DETACHED – NO SCALE

TYPICAL GRADING SECTION

GENERAL NOTES

1. ALL ELEVATIONS (EXCEPT T.C., T.R.C., P.L., D.C. AND F.G.) 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, INC. (LAS VEGAS, NV.) DATED JULY 31, 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 + 0.80'

WALL NOTES

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

2 working days — Call before you Dig — 1-800-227-2600

BENCHMARK

CONTROL POINT "SPANKY" – A BRASS CAP SET IN CONCRETE STAMPED "pbs". SET BY C.E. WALLACE ENGINEERING AND USED AS A BENCHMARK FOR SUMMERLIN CONSTRUCTION.

ELEVATION = 2828.38 (SUMMERLIN DATUM) =PROJECT DATUM
ELEVATION EQUATION : SUMMERLIN ELEV. – 0.217 = NGVD'29 ELEV.
ELEVATION EQUATION : NGVD ELEV. + 2.437 = NAVD'88 ELEV.

LYING WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST AND IN SECTION 30, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.

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.

REV	DATE	BY	REVISION
1	10.14.96	MDM	REV BLOCK WALL PER CLIENT
2	10.22.96	MDM	REV BLOCK WALL PER CLIENT LOT 16
3			
4			
5			
A			

KAUFMAN & BROAD
CITY OF LAS VEGAS, NEVADA

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

TITLE: GRADING PLAN

PROJECT: OAK KNOLL
SUMMERLIN VILLAGE 11/12

SEAL

NATIONAL ENGINEER SEAL — JOSEPH U. THOMSON — CIVIL — No. 11907 — STATE OF NEVADA — PROFESSIONAL ENGINEER
4-2-97

WO NO.	5070
BY	JEM
DATE	SEP 96
SCALE HORIZ.	1"=40'
VERT.	
SHEET	2 OF 26 SHEETS

H:\CAD\LANDEV\5070\5070LAND.DWG (G1)

H:\CAD\LANDEV\5070\5070LAND.DWG Tue Sep 03 16:14:12 1996 Plotted by: JEM

10854 (S3 D2) 11063

6281 (S)

107Y-4509

GRAPHIC SCALE

VICINITY MAP

GRADING PLAN