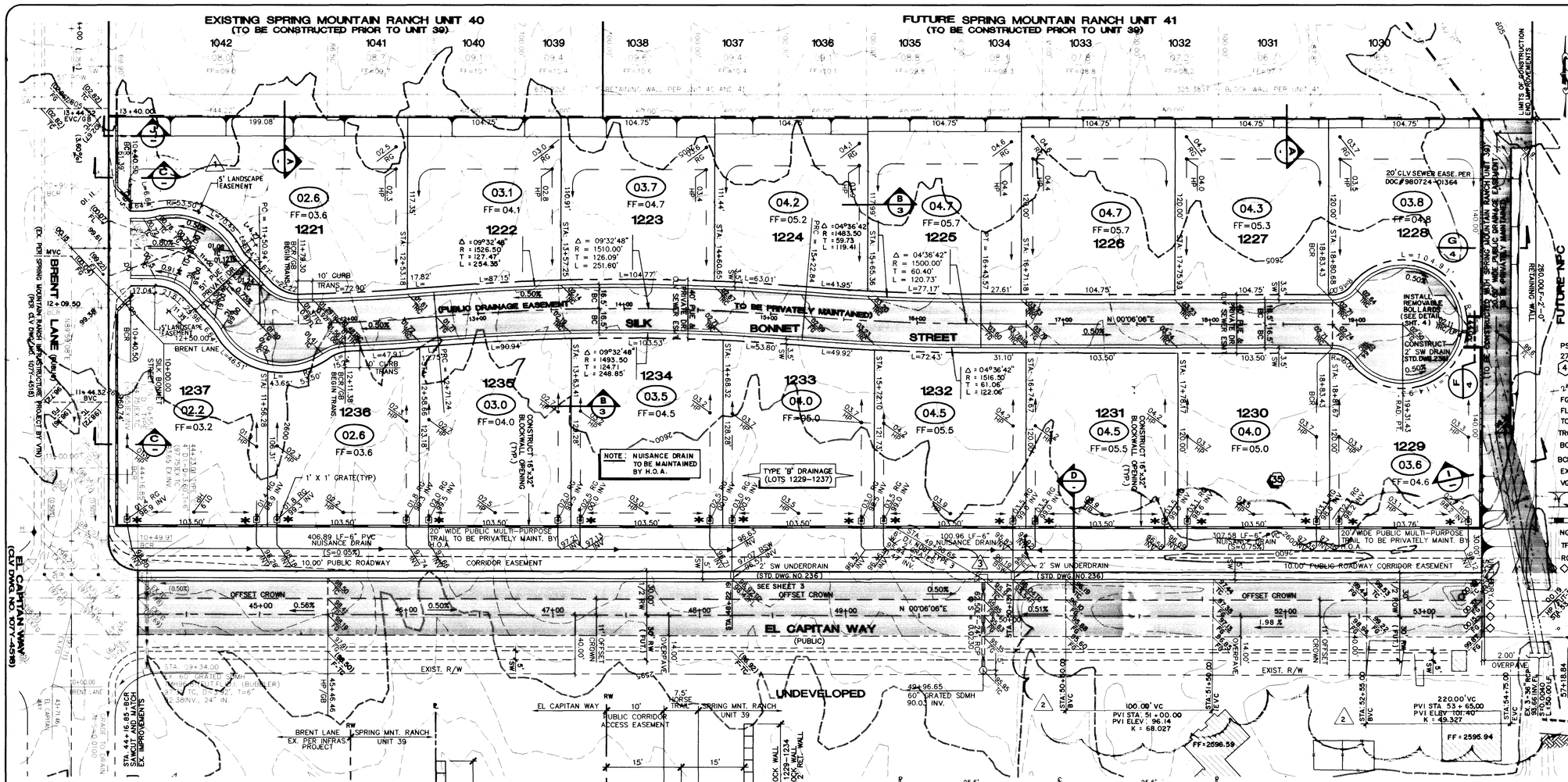
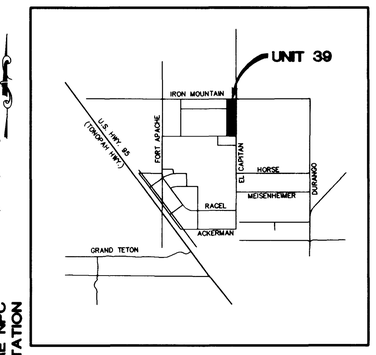


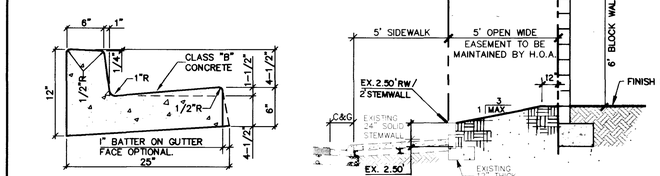


VICINITY MAP

N.T.S.

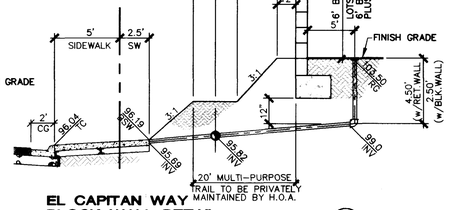
LEGEND

PSD	PER STD. DRAWING	BCL	BACK OF CURB LENGTH
27	LOT NUMBER		RETAINING WALL
4	BLOCK NUMBER	GB	GRADE BREAK
2400	CONTOUR LINE (1' INTERVAL)	42.1	PAD GRADE
FG	FINISH GRADE	PC	POINT OF CURVATURE
FL	FLOW LINE	PT	POINT OF TANGENCY
TC	TOP OF CURB	PRC	POINT OF REVERSE CURVATURE
TRC	TOP OF ROLL CURB		
BC	BACK OF CURB	PCC	POINT OF COMPOUND CURVATURE
BCR	BEGIN CURB RETURN	0.5%	DIRECTION AND RATE OF SLOPE
EX	EXISTING		
VG	VALLEY GUTTER	BVC	BEGIN VERTICAL CURVE
	SCARP AREA	MVC	MID-POINT OF VERTICAL CURVE
	CONCRETE BLOCK WALL		
NG	NATURAL GROUND	EVC	END VERTICAL CURVE
TF	TOP OF FOOTING	PRVC	POINT OF REVERSE VERTICAL CURVE
RG	ROUGH GRADE		
	END OR ROAD MARKERS		EXISTING WALL
			FRONT PROPERTY LINE / REAR PROPERTY LINE

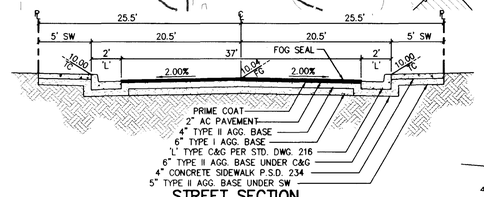


"L" TYPE CURB & GUTTER
PER STD. DWG. 216

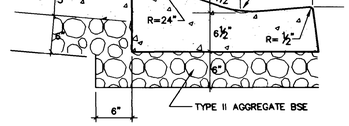
BRENT LANE BLOCK WALL DETAIL (C)
N.T.S.



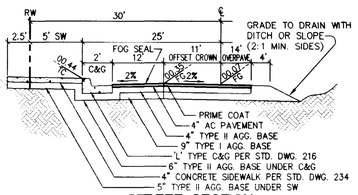
EL CAPITAN WAY BLOCK WALL DETAIL (D)
N.T.S.



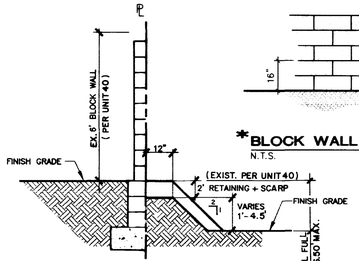
STREET SECTION
NTS-(PRIVATE DRIVE)
SILK BONNET STREET



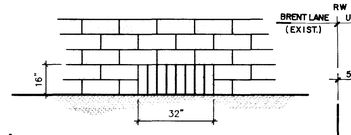
30" ROLL CURB DETAIL
DWG. NO. 217-A



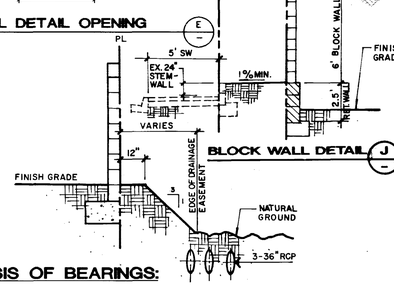
STREET SECTION
NTS (PUBLIC)
EL CAPITAN WAY



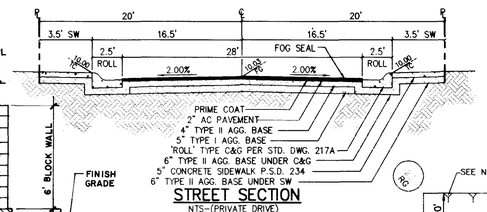
RETAINING WALL DETAIL (A)
N.T.S.



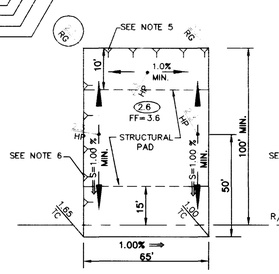
*BLOCK WALL DETAIL OPENING (E)
N.T.S.



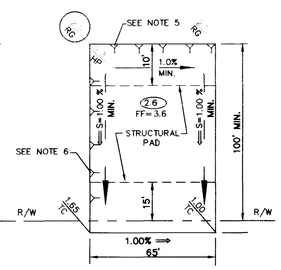
BLOCK WALL DETAIL (J)



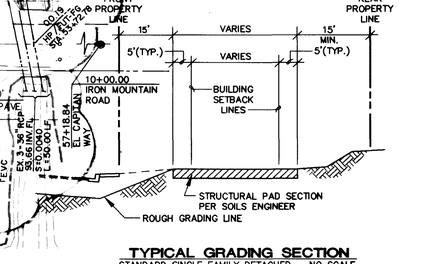
STREET SECTION
NTS-(PRIVATE DRIVE)
SILK BONNET STREET



TYPICAL GRADING PLAN
TYPE "B"



TYPICAL GRADING PLAN
RS-6 LOT



TYPICAL GRADING SECTION
STANDARD SINGLE FAMILY DETACHED - NO SCALE

GRADING NOTES FOR CITY OF LAS VEGAS

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 WESTERN CONSULTANTS, INC., PROJECT NO.: 64965460 DATED : JANUARY 22, 1997.
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.
10. 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 GUIDELEINE 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 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, GUIDELINES AND ORDINANCES 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.

12/9/98

" 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."

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Avoid cutting underground utility lines. It's costly.
Call before you Dig 1-800-227-2600

Avoid overhead power line contact
Call before you OVERHEAD 1-702-593-6111

BENCHMARK:

CLV BM No. 7 STATION 1LV9017NES
BLM BRASS CAP AT DURANGO DRIVE AND GRAND TETON DRIVE.
ELEVATION: 2541.392 FEET (NAVD88)

LEGAL DESCRIPTION

A PORTION OF LOT 9 OF SPRING MOUNTAIN RANCH LOCATED IN THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH, AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83) EAST ZONE, (2701) AS DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 801, 805, AND 806.

DRAINAGE EASEMENT SECTION (I)

NOTES:

1. STRUCTURAL PAD SHALL BE 5' BEYOND BLDG. SETBACK SEE TYPICAL GRADING SECTION
2. REFER TO GENERAL NOTE 1.
3. REAR LOT CORNER GRADES ARE EQUAL TO ADJACENT LOTS UNLESS SHOWN OTHERWISE
4. MINIMUM SIDEYARD X-SLOPE SHALL BE 2%
5. MAXIMUM REAR YARD SLOPE IS 2:1 AS SHOWN, EXCEPT THAT WITHIN 15' OF THE HOUSE, THE MAXIMUM SLOPE IS 12:1
6. MAXIMUM SIDEYARD SLOPE IS 5:1 AS SHOWN EXCEPT THAT WITHIN 5' OF THE HOUSE, THE MAXIMUM SLOPE IS 12:1

REV	DATE	BY	REVISION
4	12/21/99	TEH	REV/SEP STORM D1, TYPE C TO NDOT TYPE 3
3	12/09/99	TEH	REVISED ST. GRADES / ADD VERT. CURVE
2	11/30/99	VAV	ADD 5' LANDSCAPE EASEMENT ON BOTH SIDES OF EL CAPITAN & SILK BONNET STREET ENTRANCE

SOUTHWEST COMMUNITIES INC.
500 NORTH RAINBOW BOULEVARD SUITE 314
LAS VEGAS, NEVADA 89107

CITY OF LAS VEGAS, NEVADA

vtn nevada

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

TITLE: ROUGH GRADING PLAN

PROJECT: SPRING MOUNTAIN RANCH UNIT 39

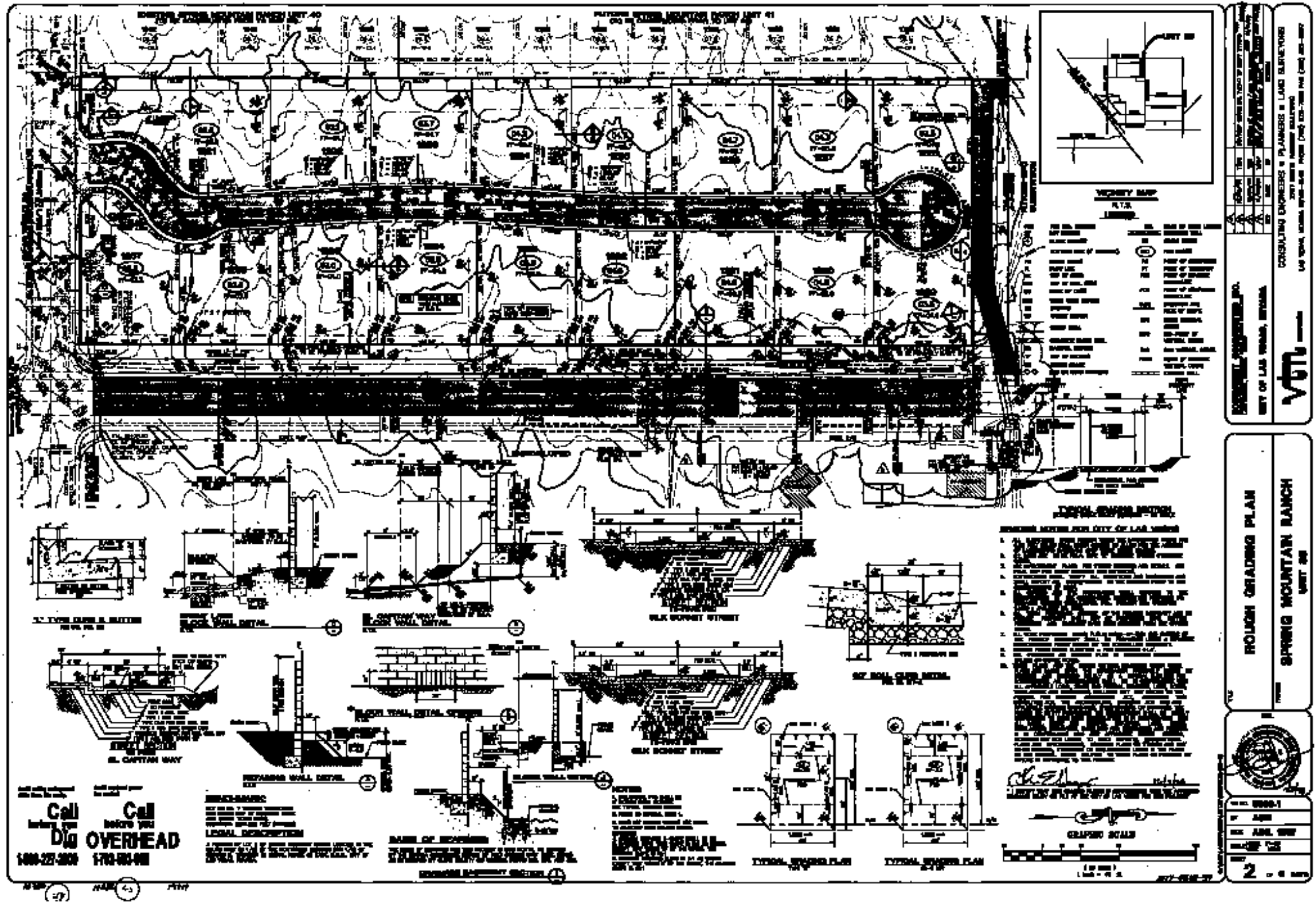
SEAL: PROFESSIONAL ENGINEER - STATE OF NEVADA - THOMAS E. HAYES - CIVIL - No. 9426 - 12/8/98

WO NO.	5069-1
BY	ASM
DATE	AUG. 1997
SCALE	HORIZ. 1"=40' VERT. NONE
SHEET	2 OF 6 SHEETS

H:\CAD\LANDEV\5069\UNIT39\5069GR39.(BR-G)

107Y-4518-39

16380 14682 19919


ROUGH GRADING PLAN
SPRING MOUNTAIN RANCH
UNIT 39
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
CITY OF LAS VEGAS, NEVADA
VICINITY MAP
EL CAPITAN WAY
SILK SONNET STREET
Call before you Dig
Call before you OVERHEAD
LEGAL DESCRIPTION
BASIS OF BEARINGS
GRAPHIC SCALE
TYPICAL SWALE PLAN
TYPICAL SWALE PLAN
2