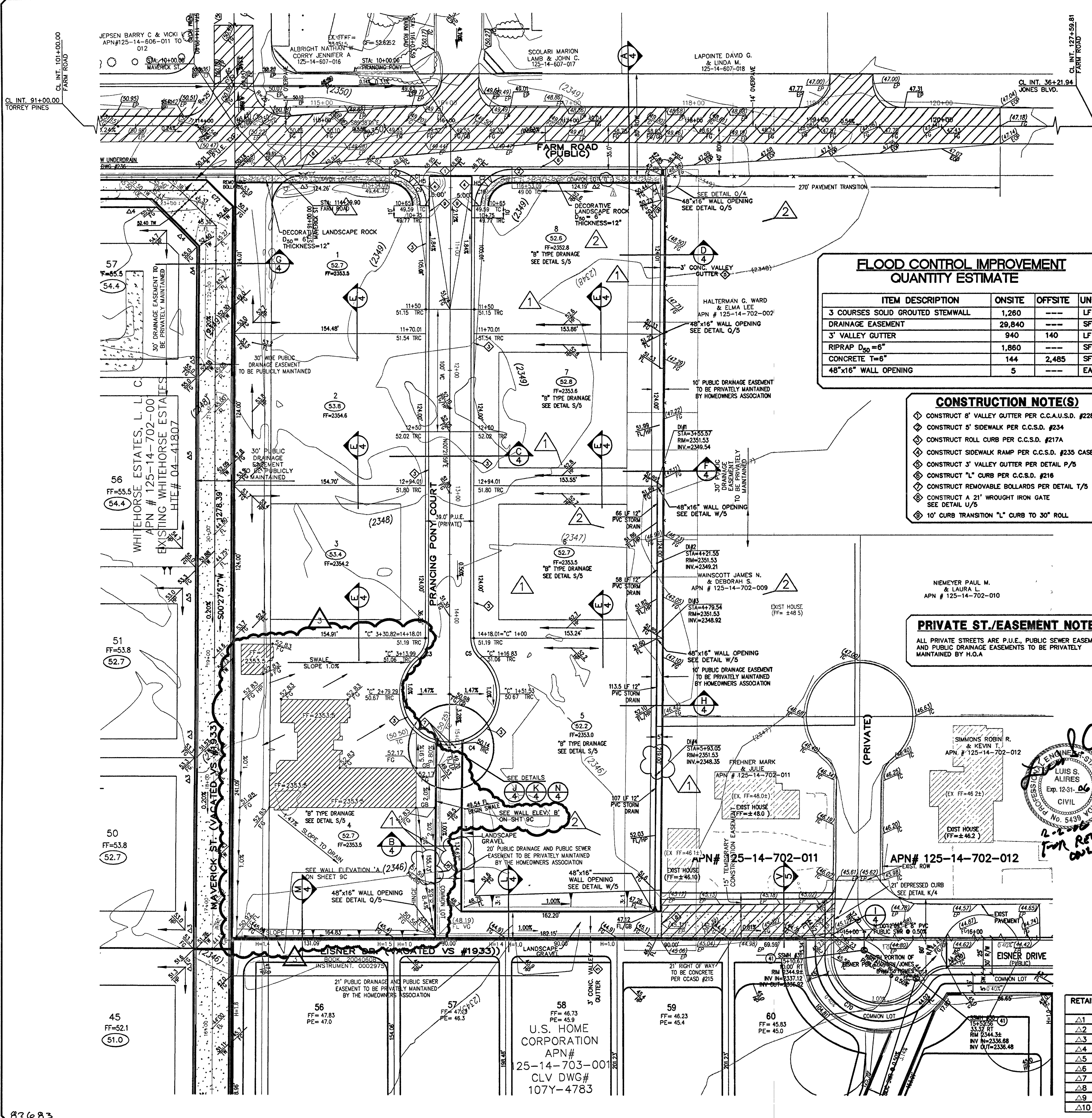


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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	30.00	47.12'	30.00'
C2	90°00'00"	30.00	47.12'	30.00'
C3	49°27'30"	19.50	16.83'	8.98'
C4	27°55'00"	40.50	197.15'	34.64'
C5	49°27'30"	19.50	16.83'	8.98'

LEGAL DESCRIPTION

PARCELS 1 AND 4 OF THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 29 OF PARCEL MAPS, AT PAGE 47, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 9LV90 1404

A RIVET AND PLATE IN A CONCRETE PAD (POWER) AT THE SOUTHWEST CORNER OF FARM ROAD AND TORREY PINES DRIVE.

ELEVATION = 717.2224 meters (NAV83)
ELEVATION = 2353.09 U.S. SURVEY FEET (NAV83)

BASIS OF BEARINGS

NORTH 89°38'01" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 117 OF SURVEYS, AT PAGE 17.

FLOOD CONTROL IMPROVEMENTS	
PUBLIC DRAINAGE EASEMENT	4,246 SF
RIP RAP	48 CY

NOTE:

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

GRADING NOTES

- INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE FINISH GRADES. (0.3' HIGHER THAN ROUGH GRADE).
- THE ROUGH PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. THE GRADING QUANTITIES ARE BASED ON THE ELEVATION AND DETAILS SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
- CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
- ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.3' OF THE PAD ELEVATIONS SHOWN ON THE PLANS.
- SOILS REPORT PREPARED BY **COVENS GEOTECHNICAL, INC.** WITH PROJECT NO. E-02-214, DATED 10/29/2002.
- EARTH QUANTITIES:
CUT 88 C.Y.
FILL 31,000 C.Y.
IMPORT 31,912 C.Y.

A. THE ABOVE QUANTITIES DO NOT REFLECT LOSSES DUE TO SUBSIDENCE OR SHRINKAGE.

B. THE ABOVE QUANTITIES DO NOT REFLECT USING TYPE 1 GRAVEL BASE MATERIAL FOR STREET SECTIONS.

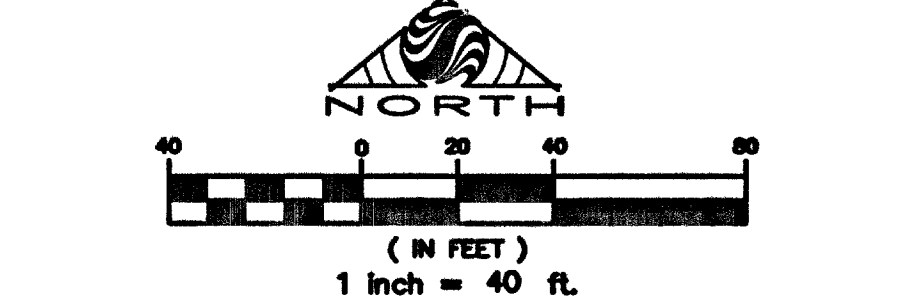
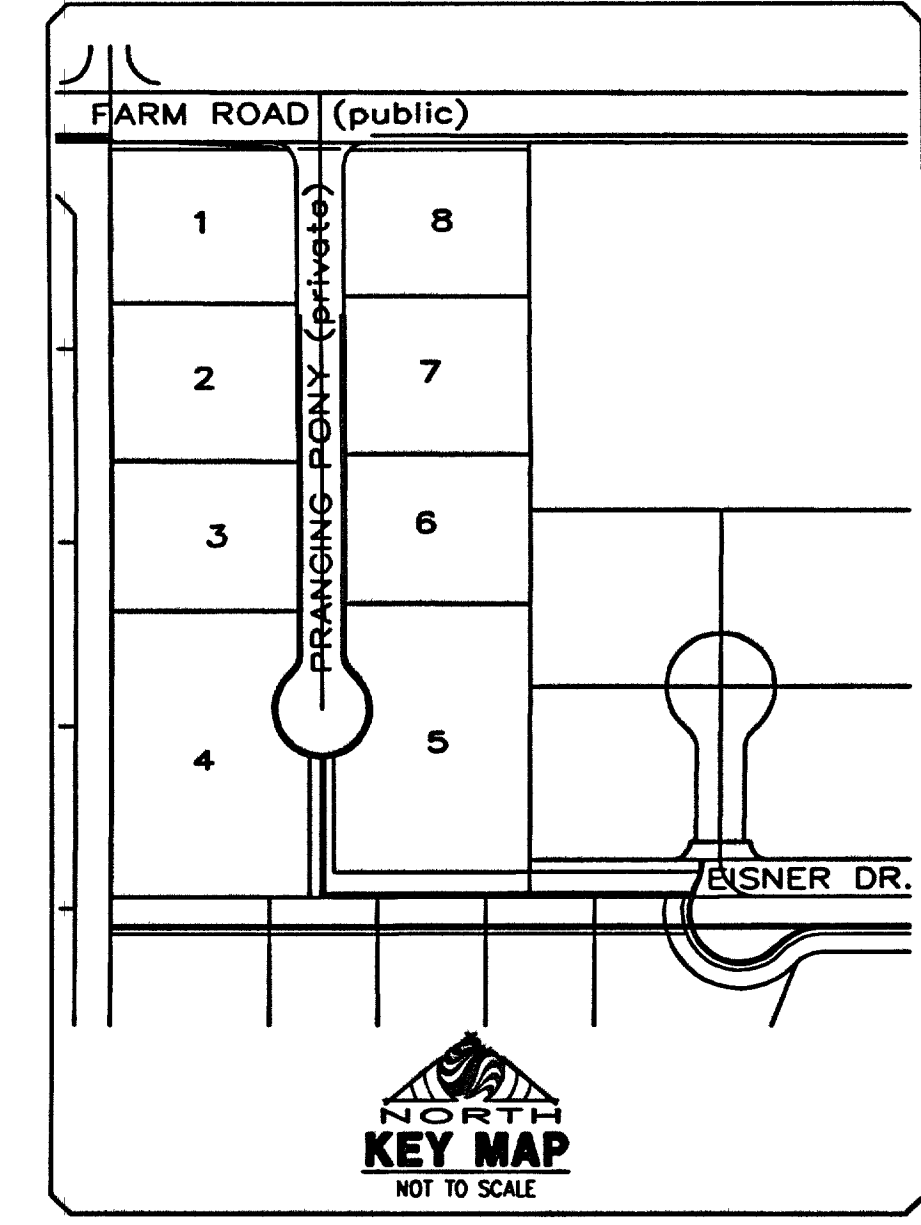
C. THE ABOVE QUANTITIES DO NOT REFLECT ANY EARTHWORK WHICH MAY BE REQUIRED BY THE ENGINEER TO CONSTRUCT ADDITIONAL PROTECTIVE DITCHES OR BERMS NOT SHOWN ON THESE DRAWINGS.

NOTE TO CONTRACTOR:
QUANTITIES SHOWN ARE APPROXIMATIONS ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.

ENGINEER'S NOTES

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE LANDSCAPE PLANS FOR LANDSCAPING AND ON-SITE IRRIGATION.
- SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
- SEE DETAIL SHEETS FOR TYPICAL SCREEN WALL LOCATION.
- SEE TRAFFIC PLAN (SHEETS 35-38) FOR SVRZ LOCATION AND DETAILS.
- SEE PLAN AND PROFILE SHEETS FOR SIDEWALK RAMP INFORMATION.

RETAINING WALL CONVERSION TABLE	
Δ1	0.67'
Δ2	1.33'
Δ3	2.00'
Δ4	2.67'
Δ5	3.33'
Δ6	4.00'
Δ7	4.67'
Δ8	5.33'
Δ9	6.00'
Δ10	6.67'



GRADING LEGEND	
RIGHT-OF-WAY	PROPOSED FINISH FLOOR ELEV.
STREET CENTERLINE	PROPOSED BLDG. PAD ELEV.
PROPERTY LINE / BOUNDARY	TOP OF WALL
LOT LINE	TOP OF RETAINING WALL
SET BACK LINE	TOP OF FOOTING
SAW CUT LINE	GARAGE FLOOR ELEVATION
EXISTING IMPROVEMENTS	HIGH POINT
RETAINING WALL	GRADE BREAK
FLOW LINE	GRADE BREAK
	PROPOSED TOP OF CURB GRADE
	PROPOSED TOP OF ROLL CURB GRADE
	EXISTING TOP OF CURB GRADE
	PROPOSED FINISHED GRADE
	EXISTING FINISHED GRADE
	PROPOSED FLOW LINE GRADE
	APPROXIMATE LOCATION OF CONCRETE DRIVEWAY
	SCARP 3:1 (TYPICAL)
	RETAINING WALL COURSE HEIGHT
	EXISTING AC PAVEMENT TO BE REMOVED
	SIGHT VISIBILITY RESTRICTION ZONE PER CCSD #201

SIDEWALK RAMP TRANSITION TABLE			
RAMP NO.	GRADE (%) "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
H1	-6 TO -5.01	4.5	21.5
H2	-5 TO -4.01	4.5	15.0
H3	-4 TO -3.01	4.5	12.0
H4	-3 TO -2.01	4.5	9.5
H5	-2 TO 2	8.0	8.0
H6	2.01 TO 3	9.5	4.5
H7	3.01 TO 4	12.0	4.5
H8	4.01 TO 5	15.0	4.5
H9	5.01 TO 6	21.5	4.5

SEE CLARK COUNTY AREA STANDARD DRAWING NO. 235- CASE I

THIS GRADING PLAN COMPLIES WITH THE APPROVED TECHNICAL DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS.

Levi P. Owens 2-8-06

PROJECT ENGINEER DATE

DATE: 2/3/2006
PM: K. M. HAND
DRAWN BY: GB/KS
DESIGNED BY: JAH
CHECKED BY: KMH
ADA CHECKED: JAH
JOB NO.: 88000151
SCALE: 1"=40'

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Las Vegas, Nevada, U.S.A.
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GRADING PLAN 1

CLV DRAWING NO.
1074825

SHEET
3
OF 9

RePlot