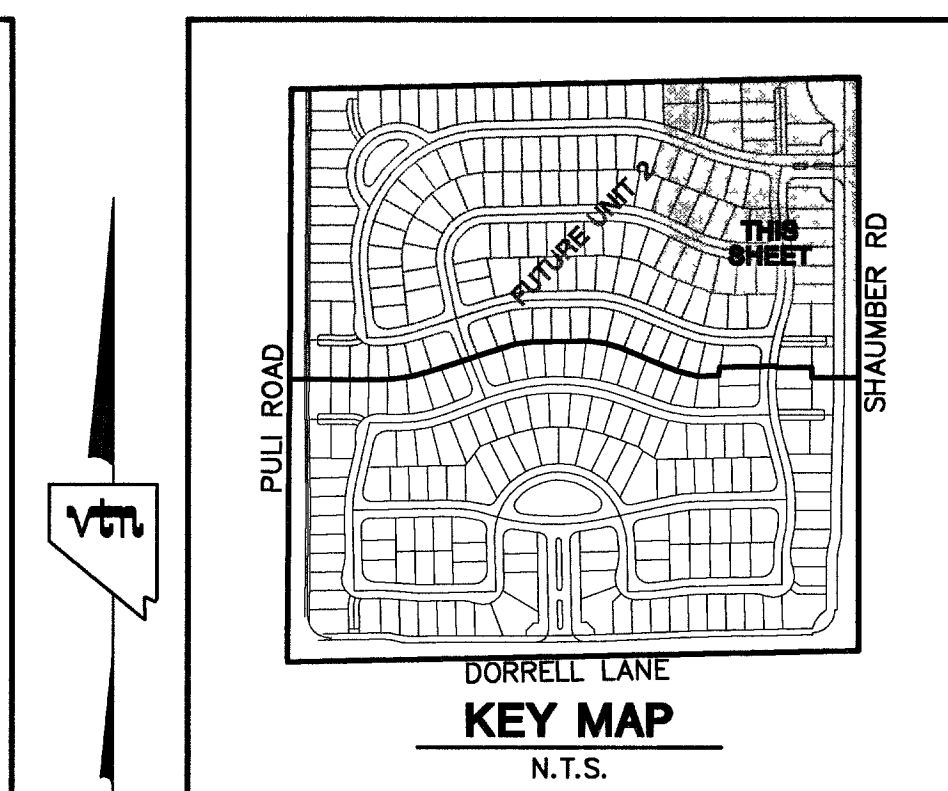
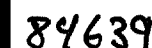




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The diagram illustrates a typical lot layout with the following dimensions and setbacks:

- Front Setback:** 19'5" (B/C)
- Side Setback:** 12'
- Corner Setback:** 10'
- Building Setback:** 5'
- Building Width:** 44' TYP.
- Building Depth:** 18'
- Back Setback:** 80' TYP.

TYPICAL LOT DETAIL
N.T.S.
WINDMERE

ABBREVIATIONS

	SCARP AREA		CENTER LINE
	LOT NUMBER		RETAINING WALL
	BLOCK NUMBER		CONC. BLOCK WALL
	RETAINING HEIGHT (FEET) AS MEASURED FROM ROUGH GRADE		EXIST. CONC. BLOCK WALL
	SIGHT VISIBILITY ZONES		EXIST. DIRT ROAD
	PROJECT BOUNDARY LINE		EXIST. AC
	SFTRACK LINE		CONSTRUCTION PHASE LINE OR UNIT BOUNDARY LINE
			MATCHLINE

BCR	BEGIN CURB RETURN	TOP	TOP OF CHANNEL/SCARF
FOOT	TOP OF FOOTING	TOE	TOE OF CHANNEL/SCARF
GRD	GRADE BREAK	TOB	TOP OF BOX
PC	POINT OF CURVATURE	TP	POWER POLE
PT	POINT OF TANGENCY	TRANS.	TRANSITION
PTV	POINT OF TANGENT	RET.	RETAINMENT
PVC	POINT OF VERICAL CURVATURE	INT.	INTERSECTION
PVC	POINT OF COMPOUND CURVATURE	D.G.	DESIGN GRADE
BVC	BEGIN VERTICAL CURVE	TSW	TOP OF SIDEWALK
MD	MID-POINT OF VERTICAL CURVE	FIN	FINISH
FEV	FEET	GF	GRADE FINISH FLOOR
PMVC	POINT OF REVERSE VERTICAL CURVE	BFE=	BASE FLOOR ELEVATION
VER	VERTICAL POINT OF INTERSECTION	R/W	RIGHT-OF-WAY
PLW	POINT OF PLACEMENT	SRW	STREET RIGHT-OF-WAY
TRW	TOP OF RETAINMENT WALL		

CONSTRUCTION NOTES

- (A) CONSTRUCT 24" "L" TYPE CURB & GUTTER PER STD. DWG. NO. 216
- (B) CONSTRUCT 30" "ROLL" TYPE CURB & GUTTER PER STD. DWG. NO. 217A
- (C) CONSTRUCT "A" TYPE CURB & GUTTER PER STD. DWG. NO. 218
- (D) CONSTRUCT CONCRETE CROSS GUTTER PER STD. DWG. NO. 228
- (E) CONSTRUCT 5" CONCRETE SIDEWALK PER STD. DWG. NO. 234
- (F) CONSTRUCT WHEEL CHAIR RAMP PER STD. DWG. NO. 235 CASE 1
- (G) CONSTRUCT 2" WIDE UNDER SIDEWALK DRAIN PER STD.DWG. NO. 236
- (H) CONSTRUCT DEPRESSION CURB SECTION PER DETAIL ON SHEET D72
- (I) CONSTRUCT 10" "L" TO "ROLL" CURB TRANSITION PER DETAIL ON SHEET D72.

PROJECT BENCHMARK

DATE: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: BLV89J133ES
NAVD88 ELEVATION: 869.606 METERS (2853.03 FEET)

RIVET AND PLATE IN CONCRETE CYLINDER NW CORNER OF HUALPAI AND ELKHORN

NOTE: WHEN THE SURVEYING FOR THIS PROJECT BEGAN, THE ABOVE REFERENCED BENCHMARK BLV89J133ES WAS NOT PUBLISHED, THE BASIS FOR THE DATUM FOR THIS PROJECT IS SHOWN ON THE CURRENT SURVEY FILE 124 PAGE 94, CLARK COUNTY BENCHMARK 200-6ING-6 WHICH AT THE TIME OF THE ORIGINAL SURVEY (PRIOR TO THE CURRENT 2003 COUNTY BENCHMARK PUBLISHING) HAD AN ELEVATION OF 2854.61 FEET. TO CONVERT THE CURRENT CITY OF LAS VEGAS BENCHMARK HUALPAI AND ELKHORN TO THE CURRENT PROJECT DATUM, 0.34' NEEDS TO BE ADDED TO THE ELEVATION OF 2853.03 FEET.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 10N, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

NOTE:
ALL DRAINAGE EASEMENTS MUST BE
COMMON LOTS & PUBLIC DRAINAGE
EASEMENTS TO BE PRIVATELY
MAINTAINED BY H.O.A.

NOTES:

1. ALL PRIVATE STREETS AND PRIVATE DRIVES ARE P.U.E. & P.U.D. PUBLIC SEWER EASEMENTS, & PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.
2. SEE SHEET DT1 FOR SECTIONS AND DETAILS.

HC RAMP DATA

NO.	"A"	"B"	CASE
1	8'	8'	1

CUT = 98,909 C.Y.
FILL = 118,700 C.Y.
(ADJUSTED)

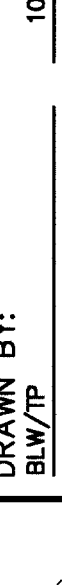
"I CERTIFY THAT THIS GRADING PLAN
IS IN CONFORMANCE WITH THE APPROVED
DRAINAGE STUDY ON FILE AT CITY OF
LAS VEGAS, NEVADA FOR THIS PROJECT, DS3665

Christopher R. Grubbs 10/18/05
CHRISTOPHER R. GRUBBS DATE
P.E. NO. 13956

CONTRACTOR NOTE:
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES

A CONSTRUCT 24" "L" TYPE CURB & GUTTER PER STD. DWG. NO. 216
B CONSTRUCT 30" "ROLL" TYPE CURB & GUTTER PER STD. DWG. NO. 217A
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 EXPIRES: 06-30-07 10/19/05	GRADING PLAN 9		KIMBALL HILL 8 SUNSET WAY, SUITE 101 HENDERSON, NEVADA 89014 (702) 436-4482		7					
	DRAWN BY: _____ BLW/TP _____	10/05	WINDIMERE • PROVIDENCE / CLIFFS EDGE POD 211 - UNIT 1		2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 vtm nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS		6			
DESIGNED BY: _____ BLW _____	10/05	5								
CHECKED BY: _____ CRG _____	10/05	4								
PROJECT NO: _____ 5400 _____	SCALE: 1"=30' HORZ 1"=40' VERT.	3								
SHEET GR9 20 OF 52 SHEETS DRAWING NO. 10744883-1						2				
						1				
						REV	DATE	BY		REVISION