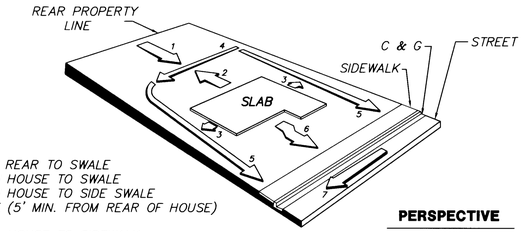
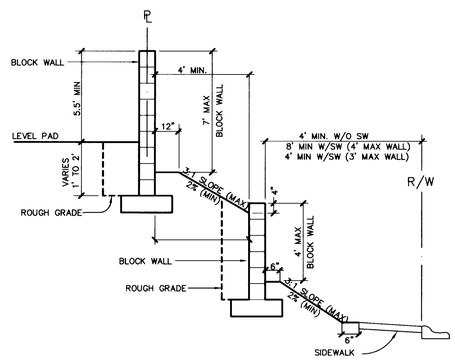


1. SLOPE FROM REAR TO SWALE
2. SLOPE FROM HOUSE TO SWALE
3. SLOPE FROM HOUSE TO SIDE SWALE
4. REAR SWALE (5' MIN. FROM REAR OF HOUSE)
5. SIDE SWALE
6. SLOPE FROM HOUSE TO SIDEWALK
7. SLOPE OF STREET

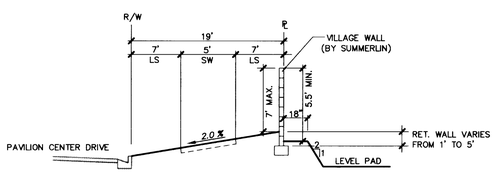
PERSPECTIVE

F.H.A. TYPE 'A' DRAINAGE

TYPICAL GRADING

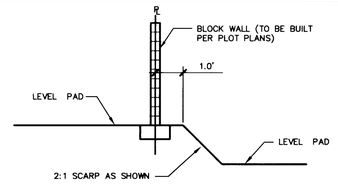


SECTION NTS **J 11**

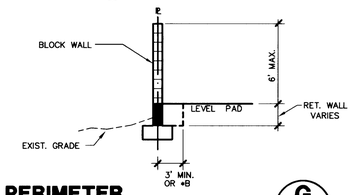


VILLAGE WALL
PAVILION CENTER DRIVE NTS **M 11**

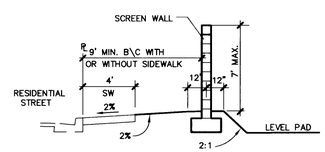
VILLAGE WALL SECTIONS & DETAILS



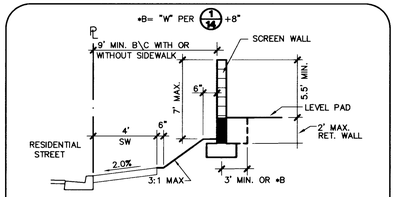
SIDE YARD
SECTION NTS **H 11**



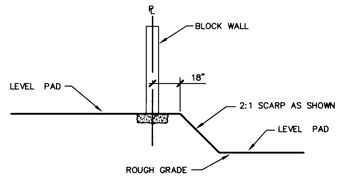
PERIMETER **G 11**



CORNER SIDE WALL NTS **K 11**



CORNER SIDE WALL NTS **E 11**



REAR YARD
SECTION NTS **D 11**

GRADING NOTES:

1. INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE ROUGH GRADES. (0.3' LOWER THAN FINISHED GRADE).
2. THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH 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.
3. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
4. ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1' OF THE PAD ELEVATIONS SHOWN ON THE PLANS. WHEN GRADING IS COMPLETE PER THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE LOTS CAN BE INSPECTED. AT THAT TIME THE ENGINEER SHALL ALSO DECIDE IF ANY ADDITIONAL DITCHES OR BERMS ARE REQUIRED. THE CONTRACTOR IS REQUESTED NOT TO REMOVE ANY OF HIS ROUGH GRADING EQUIPMENT UNTIL HE RECEIVES GRADING APPROVAL FROM THE ENGINEER.
5. SOILS REPORT PREPARED BY TERRACON CONSULTANTS WESTERN, INC., WITH PROJECT NO. 64965403, DATED OCTOBER 18, 1996.

   "CLEARING AND GRUBBING OPERATIONS WILL RESULT IN SOME LOSS OF MATERIAL. EXCAVATION AND RECOMPACTION OF THE ONSITE SOILS WILL RESULT IN SHRINKAGE LOSSES. BASED ON OUR EXPERIENCE IN THE AREA, A SHRINKAGE FACTOR OF APPROXIMATELY 5 TO 15 PERCENT WOULD BE APPLICABLE FOR THE UPPER NATURAL SOILS WHEN EXCAVATED AND RECOMPACTED. AS AN EXAMPLE, A SHRINKAGE FACTOR OF 10 PERCENT WOULD MEAN IT WOULD REQUIRE 1.10 CUBIC YARDS OF EXCAVATED MATERIAL TO EQUAL 1.0 CUBIC YARD OF PROPERLY COMPACTED FILL. CALICHE MAY HAVE SOME BULKAGE WHERE IT IS EXCAVATED AND RECOMPACTED. SCARIFICATION AND COMPACTION OF SURFACE SOILS WILL CAUSE ADDITIONAL SHRINKAGE. WE ESTIMATE THAT THIS SHRINKAGE WILL BE ON THE ORDER OF 0.1 FOOT LOWERING IN SITE GRADE."

6. EARTH QUANTITIES:

   EXCAVATION
   FILL — SEE MASTER GRADING PLAN

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

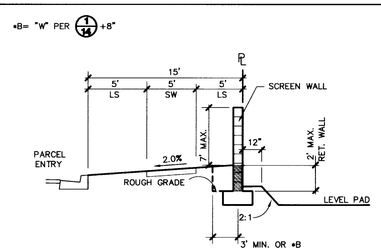
   B) THE ABOVE QUANTITIES DO NOT REFLECT USING TYPE 1 GRAVEL BASE MATERIAL FOR STREET SECTIONS.

   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.

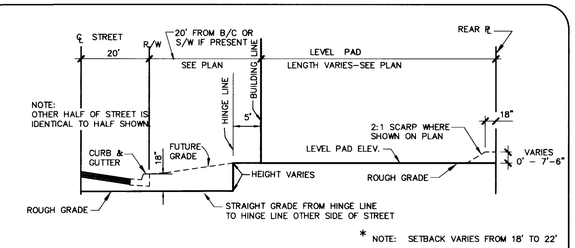
ENGINEER'S EVALUATION OF GRADING QUANTITIES

USING A SHRINKAGE FACTOR OF 20% AND SUBSIDENCE OF 0.10'. AN ESTIMATE FOR THE GRADING IS SHOWN BELOW. PLEASE NOTE THAT THESE QUANTITIES ARE ONLY AN ESTIMATE. ACTUAL QUANTITIES MAY DIFFER FROM THE ESTIMATE DUE TO SOIL VARIATIONS IN THE FIELD. QUANTITIES FOR ADDITIONAL DITCHES & BERMS THAT MAY BE REQUIRED BY THE ENGINEER ARE NOT INCLUDED (SEE NOTE 6 C ABOVE)

		CUT	FILL
COMPUTED VOL	FOR VOLUMES SEE MASTER GRADING PLAN	C.Y.	C.Y.
TRASH REMOVAL		C.Y.	C.Y.
SUBSIDENCE		C.Y.	C.Y.
SUB-TOTAL		C.Y.	C.Y.
SHRINKAGE		C.Y.	C.Y.
TOTAL		C.Y.	C.Y.



ENTRY/CORNER SIDE YARD
SECTION NTS **L 11**



SECTION NTS **A 11**

LEGEND

1	LOT NUMBER
(1)	BLOCK NUMBER
(59.0)	PAD ELEVATION
(59.0)	EXISTING PAD ELEVATION
[59.0]	FUTURE PAD ELEVATION
57.10 / FG	FINISHED GRADE
(57.10)	EXISTING ELEVATION
[57.10]	FUTURE ELEVATION
57.1	ROUGH GRADE ELEVATION
57.10 / TC OR FG	GRADE BREAK
	2:1 SCARP
	DITCH OR SWALE
56	EXISTING CONTOUR
61.1 / TF	TOP OF FOOTING ELEV.

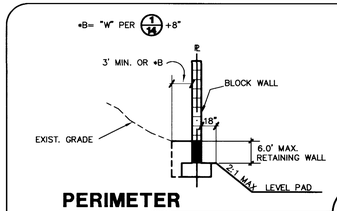
FOR BLOCK WALL LEGEND SEE SHEET 14

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

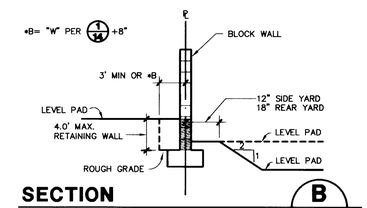
Call before you Dig.

1-800-227-2600

UNDERGROUND SERVICE (USA)



PERIMETER **C 11**



SECTION NTS **B 11**

RELEASED FOR ☐ BID ☐ CONSTRUCTION

_____ DATE: _____

PARDEE CONSTRUCTION COMPANY

RECOMMENDED 3/28/97 DATE — P.E. NO. 10901

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA G. IRA WALLACE CIVIL No. 10901

G.C. WALLACE, INC. Engineering/Architecture 1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89102 PHONE: (702) 363-1200

PARDEE CONSTRUCTION COMPANY
ROSEWOOD BY PARDEE - PHASE I
GRADING DETAILS AND MISCELLANEOUS

SHEET **11** OF **14** SHEETS

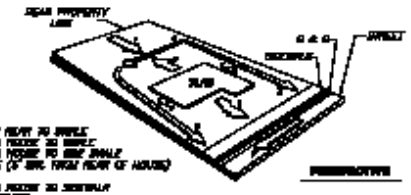
Drawing: C:\ROSEWOOD\PHASE-1\RW1-1GD.DWG EGIII February 5, 1997

REV.	DATE	DESCRIPTION	DATE	APPROVAL

JOB NO. 5527.0310 PLOTTED: 03/27/97 8:15 am DRAWING: C:\DWG\ROSEWOOD\RW1-1GD BY: EGIII

6159

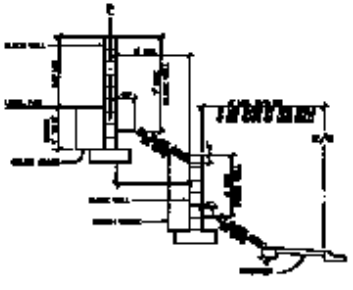
1074-4507



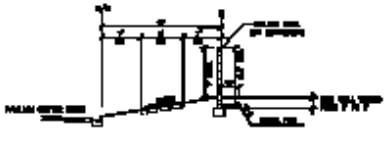
PERSPECTIVE

F.H.A. TYPE "G" DRAINAGE

TYPICAL GRADING

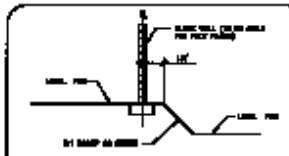


SECTION J 11

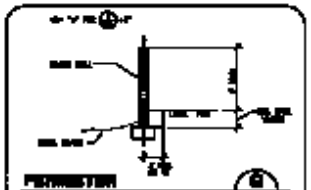


VILLAGE WALL M 11

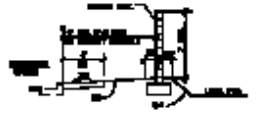
VILLAGE WALL SECTIONS & DETAILS



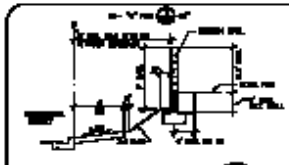
SIDE YARD SECTION H 11



PERIMETER G 11



CORNER SIDE WALL K 11



CORNER SIDE WALL E 11

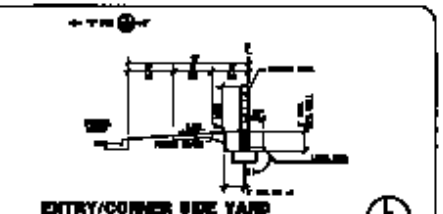
REAR YARD SECTION D 11

GRADING NOTES

[redacted]

ENGINEER'S EVALUATION OF GRADING QUANTITIES

[redacted]



ENTRY/CORNER SIDE YARD SECTION L 11

SECTION A 11

LEGEND

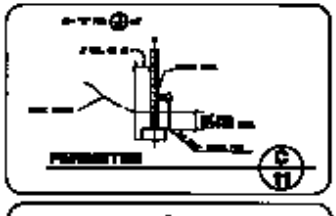
1 LOT NUMBER

[redacted]

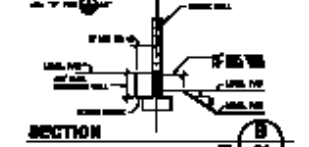
FOR SLOPE BALL LOCATION SEE SHEET 7A

Call before you Dig.

[redacted]



PERIMETER C 11



SECTION B 11

RELEASED FOR ☐ BID ☐ CONSTRUCTION

DATE: _____

PARDEE CONSTRUCTION COMPANY

PARDEE CONSTRUCTION COMPANY
REGISTERED BY PARTNERS - PARTNERS

W.C. WALLACE, INC.
Engineers and Surveyors

SHEET 11 OF 15 SHEETS