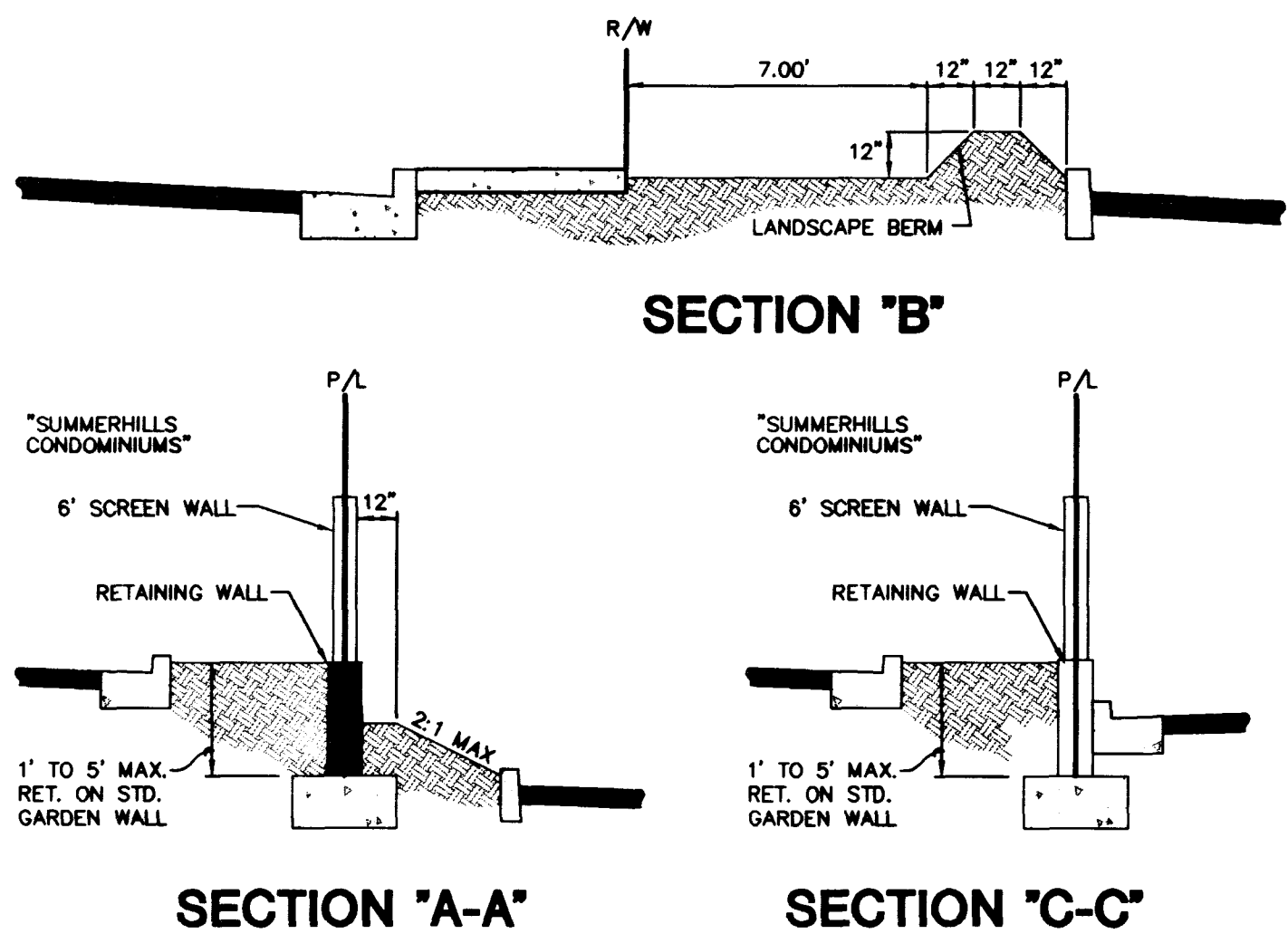
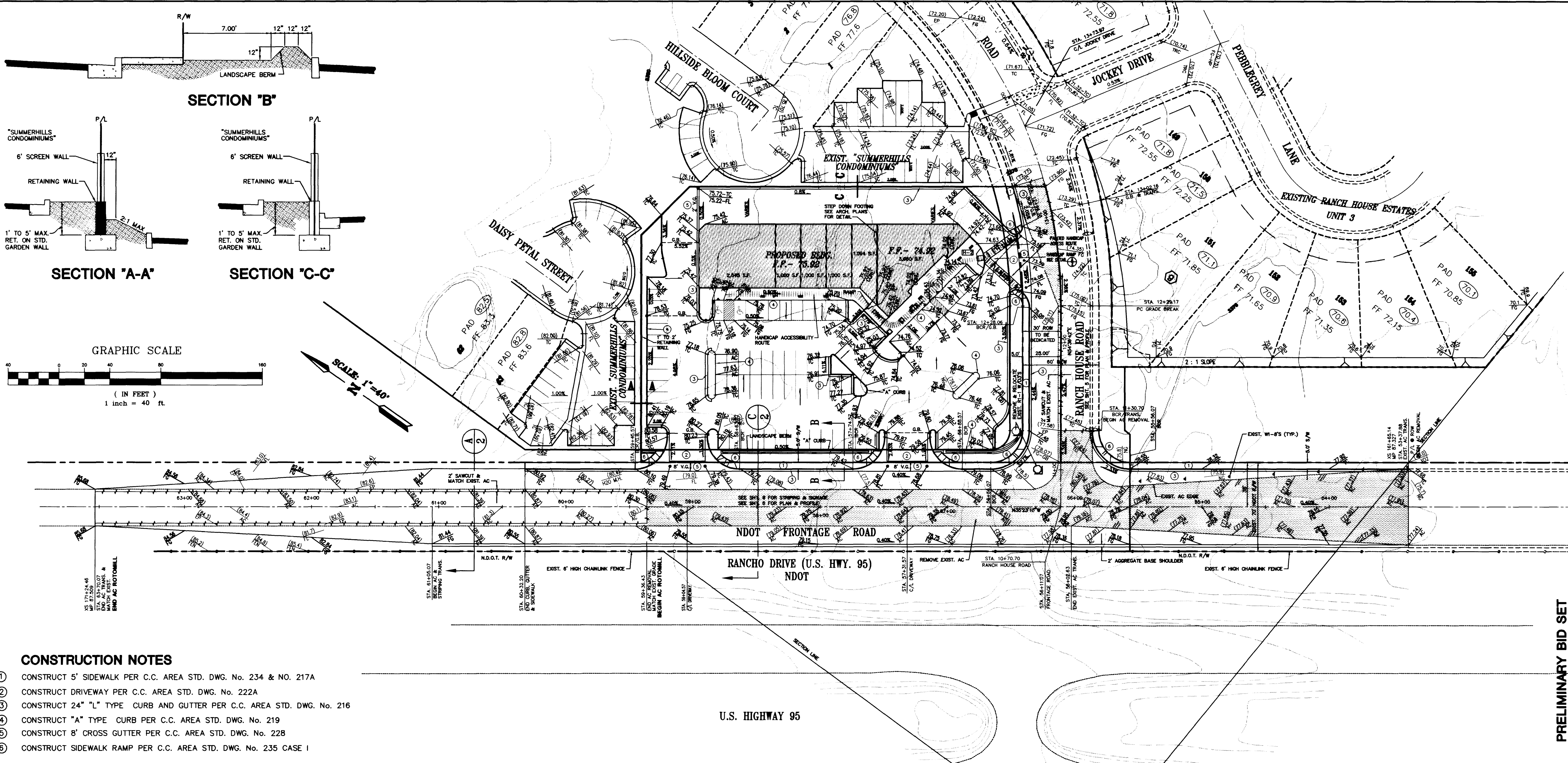
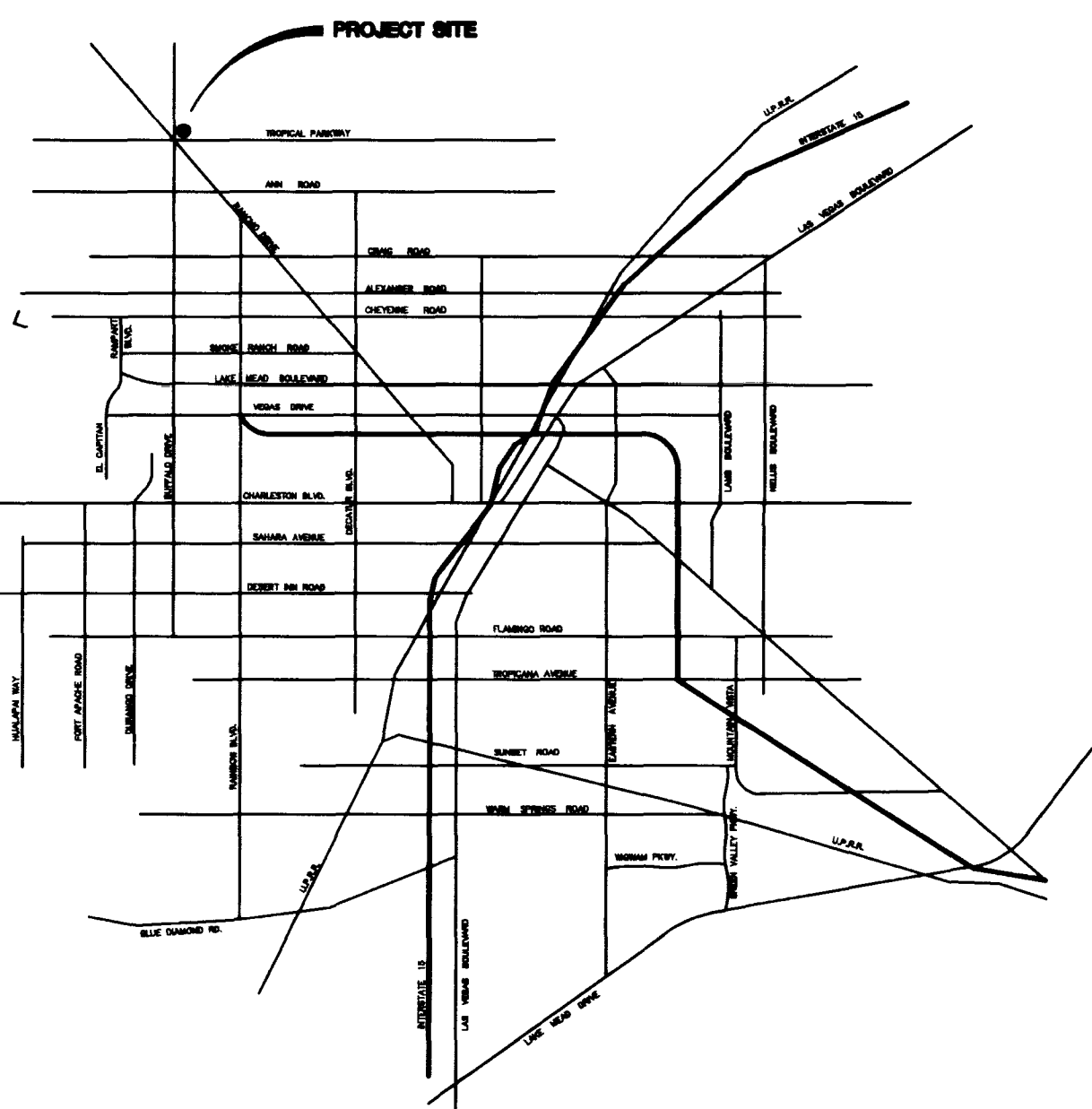


SCALE: 1"=40'

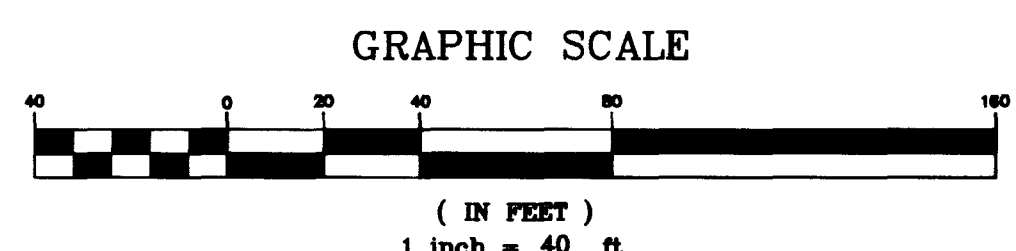


- CONSTRUCTION NOTES**
1. CONSTRUCT 5' SIDEWALK PER C.C. AREA STD. DWG. No. 234 & NO. 217A
 2. CONSTRUCT DRIVEWAY PER C.C. AREA STD. DWG. No. 222A
 3. CONSTRUCT 24" "L" TYPE CURB AND GUTTER PER C.C. AREA STD. DWG. No. 216
 4. CONSTRUCT "A" TYPE CURB PER C.C. AREA STD. DWG. No. 219
 5. CONSTRUCT 8" CROSS GUTTER PER C.C. AREA STD. DWG. No. 228
 6. CONSTRUCT SIDEWALK RAMP PER C.C. AREA STD. DWG. No. 235 CASE 1



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., WHICH BEARS NORTH 00°55'40" EAST, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER, IN FILE 82, PAGE 15 OF MAPS.



BENCHMARK

CLARK COUNTY
B.M. No. = C9027A1
NW CORNER OF TROPICAL PKWY
AND RIO VISTA DRIVE
ELEV. 2340.93 (NAVD29) EQUATION =
ELEV. 2342.65 (NAVD88)

C.L.V.
BM # OC90-27SW6
RIVET & SQUARE ALUMINUM PLATE IN TOP CENTER HEADWALL,
EAST SIDE OF HIGHWAY 95, NEAR MILE MARKER 86.90.
ELEV. = 2369.788 (NAVD88)
= 722.3066 (m)

Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

LEGEND		EXIST. AC TO BE REMOVED & REPLACED PER SECTION 2
EXISTING PAVEMENT	RIGHT OF WAY	
CURB LINE	PROPERTY LINE	
SCARP	BOUNDARY LINE	
SWALE		
FLOW RATE/DIRECTION	V.G. VALLEY GUTTER	
LOT NUMBER	EV.C. END VERTICAL CURVE	
BLOCK NUMBER	EX. EXISTING	
NAT. GRND CONTOUR	F.F. FINISH FLOOR	
PAD GRADE	FG. FINISH GRADE	
FINISH GRADE CONTOUR	FL. FLOW LINE	
BACK OF CURB	GR.BRK. GRADE BREAK	
BACK OF CURVE RETURN	INT. INTERSECTION	
BACK OF SIDEWALK	MVC. MIDDLE VERTICAL CURVE	
BEGIN VERTICAL CURVE	PL. PROPERTY LINE	
CURB AND GUTTER	S/W. SIDEWALK	
CENTERLINE	T/C. TOP OF CURB	
	V.G. VALLEY GUTTER	

- GENERAL NOTES**
1. ALL LOTS ARE TO BE F.H.A. TYPE "A" DRAINAGE UNLESS OTHERWISE NOTED.
 2. SEE IMPROVEMENT PLANS FOR STREET SECTIONS AND DETAILS. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
 3. THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
 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 WORK TO CONFORM TO SOILS REPORT BY G.E.S. FILE #049G182 FEB. 3, 1995.
 6. ALL CONSTRUCTION IN NDOT R/W REQUIRES NDOT PERMIT.

NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

I CERTIFY THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY FOR THIS PROJECT ON FILE AT THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

KAZHY R. SMITH 2-12-98 DATE

APPROVAL	REV	DATE	BY	REVISION
	1	12/7/95	ROCKY	REVISED ISLAND
	2	3/1/96	ROCKY	REVISED PER C.L.V.
	3	3/19/97	ROCKY	REVISED GRADES ALONG FRONTAGE ROAD
	4	5/13/97	ROCKY	REVISED CURB ALONG FRONTAGE ROAD
	5	12/31/97	ROCKY	ADDED SECTION C-C
	6	2/19/98	ROCKY	MISC. REVISIONS PER NDOT
	6	2/19/98	ROCKY	WIDENED ENTRANCE ALONG RANCH HOUSE ROAD PER NDOT

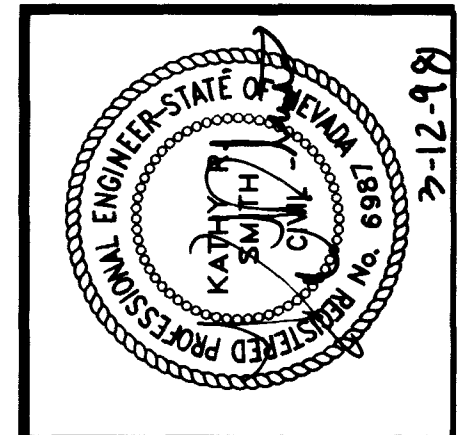
GRADING PLAN

RANCH HOUSE ESTATES COMMERCIAL AREA

PRELIMINARY BID SET

TITLE

PROJECT



ESI ENGINEERS AND SURVEYORS INC.

PLANNERS • CONSULTING ENGINEERS • SURVEYORS

7548 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89117 • (702) 248-4415

W.O. # : 924 B646

BY : ROCKY

DATE : 9/18/95

SCALE : 1"=40'

SHEET 4 OF 9

