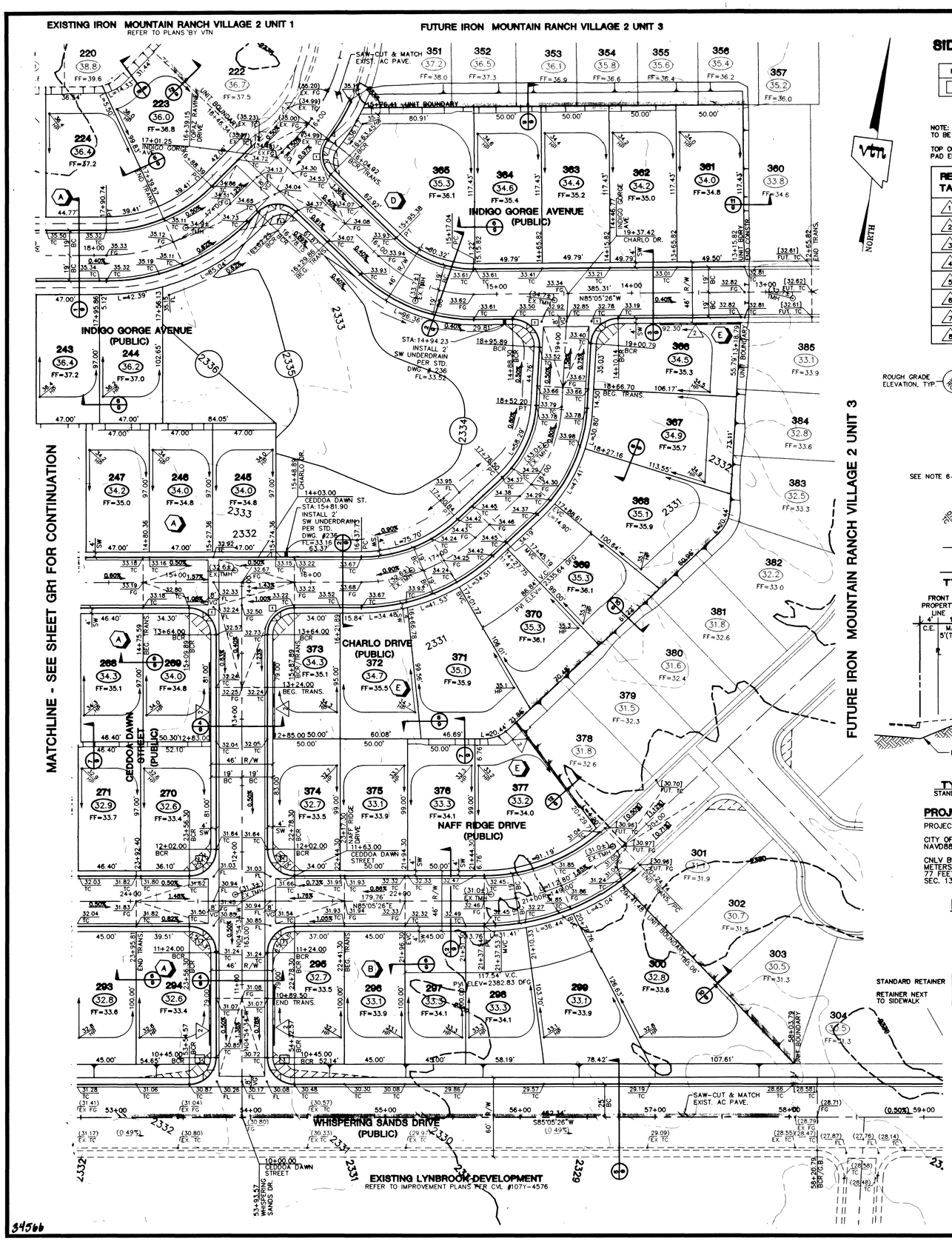


SIDEWALK RAMPS TABLE

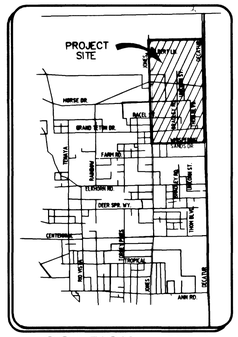
PER STD. DWG 235 CASE I

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

NOTE: RETAINING ALL HEIGHTS ARE TO BE DETERMINED USING CONVERSION TABLE BELOW.

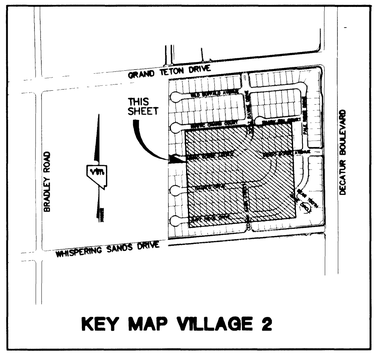
TOP OF RETAINING WALL TO BE AT OR ABOVE UPPER PAD ELVATION.

RETAINING WALL CONVERSION TABLE	
1	0.67'
2	1.33'
3	2.00'
4	2.67'
5	3.33'
6	4.00'
7	4.67'
8	5.33'



LOCATION MAP

NOT TO SCALE

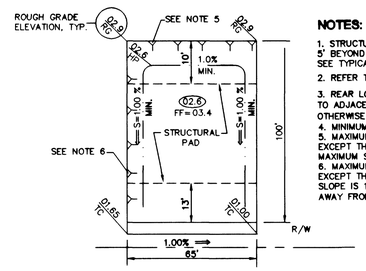


KEY MAP VILLAGE 2

GRAPHIC SCALE

40 0 20 40 80

1" = 40'



TYPICAL GRADING PLAN

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 . MINIMUM 1% DRAINAGE AWAY FROM BUILDING PAD.

Avoid cutting underground utility lines. It's costly.

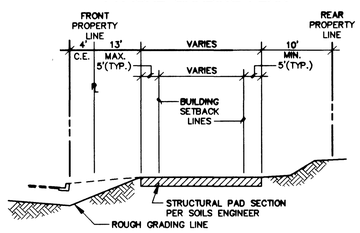
Call before you Dig

1-800-227-2600

Avoid overhead power line contact

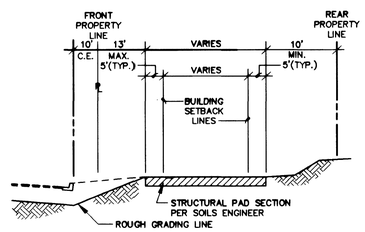
Call before you OVERHEAD

1-702-593-6111



TYPICAL GRADING SECTION

STANDARD SINGLE FAMILY DETACHED – NO SCALE



TYPICAL GRADING SECTION

STANDARD SINGLE FAMILY DETACHED – NO SCALE

LOTS 103, 104, 105

LEGEND

FG	FINISH GRADE
FL	FLOW LINE
TC	TOP OF CURB
TRC	TOP OF ROLL CURB
EAC	EDGE OF ASPHALT PAVEMENT
FUT.	FUTURE
EXIST	EXISTING (EX.)
VG	VALLEY GUTTER
NG	NATURAL GROUND
H.P.	HIGH POINT
L.P.	LOW POINT
C/L	CENTER LINE
O/C	OFFSET CROWN
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
TF	TOP OF FOOTING
GB	GRADE BREAK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
BVC	BEGIN VERTICAL CURVE
MVC	MID-POINT OF VERTICAL CURVE
EVC	END VERTICAL CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
VPI	VERTICAL POINT OF INTERSECTION
TPW	TOP OF PLANTER WALL
TRW	TOP OF RETAINMENT WALL
TOP	TOP OF CHANNEL/SCARP
TOE	TOE OF CHANNEL/SCARP
TOB	TOP OF BOX
PP	POWER POLE
TRANS.	TRANSITION
RET.	RETAINMENT
INT.	INTERSECTION
D.G.	DESIGN GRADE
TSW	TOP OF SIDEWALK
FF=	FINISH FLOOR
GFF=	GARAGE FINISH FLOOR
BFE=	BASE FLOOD ELEVATION
R/W	RIGHT-OF-WAY
S/W	SIDEWALK

2400	EX. CONTOUR(5' INTERVAL)
	EX. CONTOUR(1' INTERVAL)
	PROPOSED CONTOUR
42.1	PROPOSED PAD GRADE
(42.1)	FUT./EXIST. PAD GRADE
0.50%	SLOPE AND FLOW DIRECTION
	EDGE OF EXIST A.C.
	SAW CUT & MATCH A.C.
	SIDEWALK RAMP
2.5%	PAD SWALE SLOPES
	SCARP AREA
166	LOT NUMBER
A	BLOCK LETTER
2	RETAINING HEIGHT (COURSES)
	SIGHT VISIBILITY ZONES
	PROJECT BOUNDARY LINE
	SETBACK LINE
	R/W OR P/L
	EXIST. IMPROVEMENTS
	FUTURE IMPROVEMENTS
	CENTER LINE
	RETAINING WALL
	CONC. BLOCK WALL
	EXIST.CONC. BLOCK WALL
	EXIST. DIRT ROAD
	EXIST. AC
	CONSTRUCTION PHASE LINE OR UNIT BOUNDARY LINE
	MATCHLINE

PROJECT BENCHMARK

PROJECT DATUM: NAVD88

CITY OF LAS VEGAS BENCHMARK 1LV90-13NES
NAVD88 ELEVATION: 710.9608 METERS (2332.54 FEET)

CNLV BM 413148, NAVD 88 ELEV=710.953
METERS (2332.52 FEET) 1" DIAMETER CONCRETE MONUMENT
77 FEET SOUTH & 54 FEET WEST OF N.E. CORNER
SEC. 13T19R60E 10' EAST OF LARGE POWER POLE.

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), DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 802, 803, 804, AND 805, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN BOOK 88 OF SURVEYS, AT PAGE 53.

RETAINING WALL HEIGHT GUIDE

ALL OF THE RETAINING WALL HEIGHTS ARE DETERMINED WITH THE TOP OF THE FOOTING BEING APPROXIMATELY 4" BELOW EXISTING GRADE, WITH THE EXCEPTION OF RETAINING WALLS WHICH ARE NEXT TO A SIDEWALK, ALL OF THESE ARE FIGURED TO HAVE THE TOP OF FOOTING BEING 8" BELOW THE TOP OF THE SIDEWALK.

OPTION 2: RETAINING WALL TO BE A MINIMUM OF 2' ABOVE THE EXISTING GRADE AT THE HIGH SIDE.

	1'4" (2crs)	2' (3crs)	2'8" (4crs)	3'4" (5crs)	4' 6crs	4'8" (7crs)	5'4" (8crs)	6' (9crs)	6'8" (10crs)	7'4" (11crs)	8' (12crs)
STANDARD RETAINER	.7–.83	.84–1.5	1.51–2.17	2.18–2.83	2.84–3.5	3.51–4.17	4.18–4.83	4.84–5.5	5.51–6.17	6.18–6.83	6.84–7.5 7.
RETAINER NEXT TO SIDEWALK	N/A	.5–1.17	1.18–1.83	1.84–2.5	2.51–3.17	3.18–3.83	3.84–4.5	4.51–5.17	5.18–5.83	5.84–6.5	6.51–7.17 8.

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

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORSEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFT OVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE	0.1'+	+0.0'to–0.1'	See Soils Report
B. ENGINEERING FILL	0.5'+	+0.1'to–0.1'	See Soils Report

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNITL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM ALL T E PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, TEC.

"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"

KEN NICHOLSON PE NO. 10539 — 9.19.01 DATE

REV	DATE	BY	REVISION

KB HOME
7250 PILOT ROAD, SUITE F
LAS VEGAS NV. 89119
(702) 614-2500

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

SHEET

TITLE: GRADING PLAN

IRON MOUNTAIN RANCH VILLAGE 2 - UNIT 2

DRAWN BY: KDS/FPR — APRIL '01
DESIGNED BY: KDS/FPR — APRIL '01
CHECKED BY:
PROJECT NO: 5917-2
SCALE: HORIZ. 1:40 VERT.

SEAL

PROFESSIONAL ENGINEER — KENNETH E. NICHOLSON — CIVIL — No. 10539 — STATE OF NEVADA — 9.19.01

SHEET GR2 OF 25 SHEETS

DRAWING NO. 107Y-4604-2-2

H:\5825\VILLAGE2\UNIT2\5917GR2.DWG(GR-GR02)

34566