MATCHLINE - SEE SHEET G1 FOR CONTINUATION

MATCHLINE - SEE SHEET G4 FOR CONTINUATION

MATCHLINE - SEE SHEET G1 FOR CONTINUATION

MATCHLINE - SEE SHEET G4 FOR CONTINUATION

AMBROSIA STREAM AVENUE (PRIVATE)

AUDUBON CANYON STREET (PRIVATE)

GREEBER COURT (PRIVATE)

BRADLEY ROAD (PUBLIC)

SOLID GROUT 4 COURSES ABOVE FLOWLINE

15' MULTIPURPOSE TRAIL SYSTEM

GRADE TO MATCH EX. DRIVEWAY GRADES

LARRY G. & VENIUS L. BRADY APN 125-12-801-006

TYPICAL GRADING SECTION

STANDARD SINGLE FAMILY DETACHED – NO SCALE
30,000 SQ FT. LOTS

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.

TYPICAL GRADING PLAN

NOTE:
ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

NOTE: 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.

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

ENGINEERS ESTIMATE OF PRIVATE FLOOD CONTROL REQUIRED QUANTITIES

QUANTITY	DESCRIPTION
1418–LF	1 COURSE SOLID GROUTED PERIMETER FLOODWALL
1190–LF	3 COURSES SOLID GROUTED STEMWALL

(BOND REQUIRED)

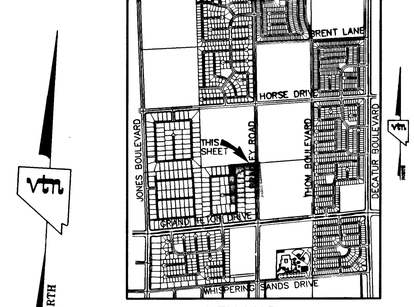
SIDEWALK RAMPS TABLE

PER STD. DWG 235 CASE I

NO.	DIM "A"	DIM "B"	CASE
1	8.0'	8.0'	I

RETAINING WALL CONVERSION TABLE

	STANDARD RETAINER	RETAINER NEXT TO SIDEWALK
1	0.4–0.7'	N/A
2	0.71–0.83'	N/A
3	0.84–1.5'	0.7–1.17'
4	1.51–2.17'	1.18–1.83'
5	2.18–2.83'	1.84–2.5'
6	2.84–3.5'	2.51–3.17'
7	3.51–4.17'	3.18–3.83'
8	4.18–4.83'	3.84–4.5'
9	4.84–5.5'	4.51–5.17'
10	5.51–6.17'	5.18–5.83'
11	6.18–6.83'	5.84–6.5'
12	6.84–7.5'	6.51–7.17'



KEY MAP
GRAPHIC SCALE

1" = 40'

LEGEND

FG	FINISH GRADE	2400	EX. CONTOUR(5' INTERVAL)
FL	FLOW LINE		EX. CONTOUR(1' INTERVAL)
TC	TOP OF CURB		PROPOSED CONTOUR
TRC	TOP OF ROLL CURB	(42.1)	PROPOSED PAD GRADE
EAC	EDGE OF ASPHALT PAVEMENT	42.1	FUT./EXIST. PAD GRADE
FUT.	FUTURE	0.50%	SLOPE AND FLOW DIRECTION
EXIST	EXISTING (EX.)		EDGE OF EXIST A.C.
VG	VALLEY GUTTER		SAW CUT & MATCH A.C.
NG	NATURAL GROUND		SIDEWALK RAMP
H.P.	HIGH POINT		PAD SWALE SLOPES
L.P.	LOW POINT		SCARP AREA
C/L	CENTER LINE	27	LOT NUMBER
O/C	OFFSET CROWN	4	BLOCK NUMBER
BC	BACK OF CURB	4	RETAINING HEIGHT (FEET)
BCR	BEGIN CURB RETURN		SIGHT VISIBILITY ZONES
TF	TOP OF FOOTING		PROJECT BOUNDARY LINE
GB	GRADE BREAK		R/W OR P/L
PC	POINT OF CURVATURE		EXIST. IMPROVEMENTS
PT	POINT OF TANGENCY		FUTURE IMPROVEMENTS
PRC	POINT OF REVERSE CURVATURE		CENTER LINE
PCC	POINT OF COMPOUND CURVATURE		RETAINING WALL
BVC	BEGIN VERTICAL CURVE		CONC. BLOCK WALL
MVC	MID-POINT OF VERTICAL CURVE		EXIST.CONC. BLOCK WALL
EVC	END VERTICAL CURVE		EXIST. DIRT ROAD
PRVC	POINT OF REVERSE VERTICAL CURVE		EXIST. AC
VPI	VERTICAL POINT OF INTERSECTION		UNIT BOUNDARY
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		
SNWA	SOUTHERN NEVADA WATER AUTHORITY		

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 LEFTOVER 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.

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. 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 THE 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, ETC.

PROJECT BENCHMARK

PROJECT DATUM: NAVD88

(OLD) CITY OF LAS VEGAS BENCHMARK 1LV90–13NES
NAVD88 ELEVATION: 710.968 METERS (2332.54 FEET)
PROJECT DESIGNED USING OLD BENCHMARK

(NEW) CITY OF LAS VEGAS BENCHMARK 1LV90–13NES
NAVD88 ELEVATION: 710.9181 METERS (2332.40 FEET)

(–0.14 FEET) TO GET NEW PUBLISHED DATUM

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.

"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#10539 — 7.30.03 DATE

Avoid overhead power line contact. It's costly. Call before you Overhead 1-702-593-6111

Avoid cutting underground utility lines. It's costly. Call before you Dig 1-800-227-2600

REV	DATE	BY	REVISION
1	9.29.03	ECA	REVISED TYPICAL GRADING SECTIONS

CITY OF LAS VEGAS

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

vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-1550 FAX (702) 362-2597
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

GRADING PLAN

IRON MOUNTAIN RANCH VILLAGE 3

DRAWN BY: BP — JAN '03
DESIGNED BY: BF — JAN '03
CHECKED BY: KEN — JAN '03
PROJECT NO: 6005-1 — SCALE: 1"=40' HORIZ. NA VERT.

KENNETH F. NICHOLSON — STATE OF NEVADA — CIVIL — No. 10539 — EXPIRES 12-31-03

SHEET G3
11 OF 34 SHEETS
DRAWING NO. 1074460-3

H:\3407\VILLAGE3\6005GR-01.DWG (G3)

56566 58462