



- NOTES:**
- STRUCTURAL PAD SHALL BE 5' BEYOND BLDG. SETBACK SEE TYPICAL GRADING SECTION.
  - REFER TO GENERAL NOTE 1.
  - REAR LOT CORNER GRADES ARE EQUAL TO ADJACENT LOTS UNLESS SHOWN OTHERWISE.
  - MINIMUM SIDEYARD X-SLOPE SHALL BE 2%.
  - MAXIMUM REAR YARD SLOPE IS 2:1 AS SHOWN, EXCEPT THAT WITHIN 15' OF THE HOUSE, THE MAXIMUM SLOPE IS 12:1.
  - 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.

**SIDEWALK RAMPS TABLE**  
PER STD. DWG. 235 CASE 1

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

**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'

**PROJECT BENCHMARK**  
PROJECT DATUM: NAVD88  
CITY OF LAS VEGAS BENCHMARK 1LV90-13NES  
NAVD88 ELEVATION: 710.9608 METERS (2332.54 FEET)  
ONLY BM 413148, NAVD 88 ELEV=710.953 METERS (2332.52 FEET), 1" DIAMETER CONCRETE MONUMENT 77 FEET SOUTH & 54 FEET WEST OF N. CORNER SEC. 1319R60E TO 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 SURVEY OFFICE OF THE CLARK COUNTY NEVADA RECORDER'S OFFICE, IN BOOK 88 OF SURVEYS, AT PAGE 33.

- CITY OF LAS VEGAS GRADING NOTES**
- 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. 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.
  - 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.
  - 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.
  - 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.
  - 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. ENGINEERED 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 UNTIL EROSION CONTROL HAS BEEN ESTABLISHED.
  - THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR EFFLUENT OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
  - 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 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.
  - 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.

- LEGEND**
- |      |                           |     |                                 |
|------|---------------------------|-----|---------------------------------|
| 8    | LOT NUMBER                | VG  | VALLEY GUTTER                   |
| B    | BLOCK NUMBER              | FG  | FINISH GRADE                    |
| EX   | EX. CONTOUR (5' INTERVAL) | FL  | FLOW LINE                       |
| EX   | EX. CONTOUR (1' INTERVAL) | TC  | TOP OF CURB                     |
| PRO  | PROPOSED CONTOUR          | TRC | TOP OF ROLL CURB                |
| CON  | CONCRETE BLOCK WALL       | BCR | BACK OF CURB                    |
| RET  | RETAINING WALL            | BCR | BEGIN CURB RETURN               |
| EX   | EXISTING WALL             | EX  | EXISTING                        |
| PRO  | PROPOSED PAD GRADE        | GB  | GRADE BREAK                     |
| EX   | EXISTING PAD GRADE        | PC  | POINT OF CURVATURE              |
| SC   | SCARP AREA                | PRC | POINT OF REVERSE CURVATURE      |
| SW   | SIDEWALK RAMP             | PCC | POINT OF COMPOUND CURVATURE     |
| SD   | PAD SLOPES                | BVC | BEGIN VERTICAL CURVE            |
| 0.8% | DIRECTION & RATE OF SLOPE | MVC | MID-POINT OF VERTICAL CURVE     |
|      |                           | EVC | END VERTICAL CURVE              |
|      |                           | PRV | POINT OF REVERSE VERTICAL CURVE |
|      |                           | PT  | POINT OF TANGENCY               |
|      |                           | NG  | NATURAL GROUND                  |
|      |                           | TF  | TOP OF FOOTING                  |

**Call before you Dig**  
1-800-227-2600

**Call before you OVERHEAD**  
1-702-593-6111

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.

DATE: 11-17-07  
PE # 10539

**CITY OF LAS VEGAS**  
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146  
PH. (702) 873-7550 FAX (702) 362-2597  
nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

**KB HOME**  
750 PILOT ROAD, SUITE F  
LAS VEGAS, NV 89119  
(702) 914-2800

**IRON MOUNTAIN RANCH VILLAGE 4 UNIT 2**

**GRADING PLAN**

DRAWN BY: NOV. 01  
DESIGNED BY: NOV. 01  
CHECKED BY: NOV. 01  
PROJECT NO.: 5818-2  
SCALE: 1"=40' HORIZ. VERT. 1"=10'

**PROFESSIONAL ENGINEER**  
KENNETH A. NICHOLSON  
NO. 10539  
CIVIL

SHEET **G1** OF 23 SHEETS  
DRAWING NO. 1071-4604-4-2