

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.
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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.

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'
13	7.51-8.17'	7.18-7.83'
14	8.18-8.83'	7.84-8.5'
15	8.84-9.5'	8.51-9.17'

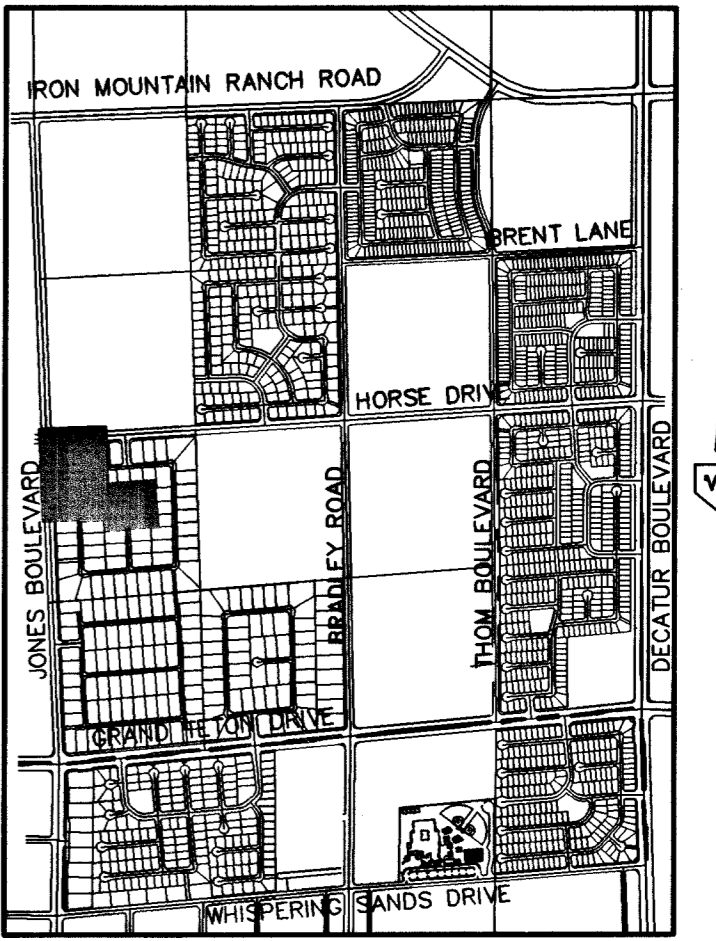
ENGINEERS ESTIMATE OF PRIVATE FLOOD CONTROL REQUIRED QUANTITIES

QUANTITY	DESCRIPTION
4,861-LF	EX. 3 COURSES SOLID GROUTED PERIMETER WALL PER 13/G3, 16/G3, 17/G3; EX. PER VILLAGE 8 UNIT 1

(BOND REQUIRED)

FF ELEVATION NOTE

ALL FF'S ARE TO HAVE AN ADDITIONAL 0.3' ADDED TO THE EXISTING ELEVATION TO ALLOW FOR A TOTAL OF 1.1' ELEVATION DIFFERENCE BETWEEN THE PAD ELEVATION AND THE FINISH FLOOR ELEVATION.



LEGEND

FG	FINISH GRADE	EX. CONTOUR(5' INTERVAL)
FL	FLOW LINE	EX. CONTOUR(1' INTERVAL)
TC	TOP OF CURB	PROPOSED CONTOUR
TRC	TOP OF ROLL CURB	FUT./EXIST. PAD GRADE
EAC	EDGE OF ASPHALT PAVEMENT	SLOPE AND FLOW DIRECTION
FUT.	FUTURE	EDGE OF EXIST. A.C.
EXIST	EXISTING (EX.)	SAW CUT & MATCH A.C.
VG	VALLEY GUTTER	SIDEWALK RAMP
NG	NATURAL GROUND	PAD SWALE SLOPES
H.P.	HIGH POINT	SCARP AREA
L.P.	LOW POINT	POINT OF TANGENCY
C/L	CENTER LINE	POINT OF REVERSE CURVATURE
O/C	OFFSET CROWN	POINT OF COMPOUND CURVATURE
BC	BACK OF CURB	BEGIN VERTICAL CURVE
BCR	BEGIN CURB RETURN	MID-POINT OF VERTICAL CURVE
IF	TOP OF FOOTING	END VERTICAL CURVE
GB	GRADE BREAK	POINT OF REVERSE VERTICAL CURVE
PC	POINT OF CURVATURE	VERTICAL POINT OF INTERSECTION
PT	POINT OF TANGENCY	TOP OF PLASTER WALL
PRC	POINT OF REVERSE CURVATURE	TOP OF RETAINMENT WALL
PCC	POINT OF COMPOUND CURVATURE	TOP OF CHANNEL/SCARP
BVC	BEGIN VERTICAL CURVE	TOE OF CHANNEL/SCARP
KVC	KID-POINT OF VERTICAL CURVE	TOE OF POWER POLE
EVC	END VERTICAL CURVE	TRANSITION
PRVC	POINT OF REVERSE VERTICAL CURVE	RETAINMENT
VPI	VERTICAL POINT OF INTERSECTION	INT. INTERSECTION
TRW	TOP OF RETAINMENT WALL	D.G. DESIGN GRADE
TOP	TOP OF CHANNEL/SCARP	TOP OF SIDEWALK
TOE	TOE OF CHANNEL/SCARP	FINISH FLOOR
TOB	TOE OF POWER POLE	GARAGE FINISH FLOOR
PP	POWER POLE	EXIST. CONC. BLOCK WALL
TRANS.	TRANSITION	EXIST. DIRT ROAD
RET.	RETAINMENT	EXIST. AC
INT.	INTERSECTION	UNIT BOUNDARY
D.G.	DESIGN GRADE	
TSW	TOP OF SIDEWALK	
FF	FINISH FLOOR	
GFC	GARAGE FINISH FLOOR	
BFE	BASE FLOOD ELEVATION	
R/W	RIGHT-OF-WAY	
S/W	SIDEWALK	

SIDEWALK RAMPS TABLE
PER STD. DWG. 235 CASE 1

NO.	DIM "A"	DIM "B"	CASE
1	8.0'	8.0'	I
2	4.5'	12.0'	I

NOTE: ALL PRIVATE STREETS ARE P.U.E.A. CLV PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.

Call before you Overhead 1-702-593-6111

Call before you Dig 1-800-227-2600

CONTRACTOR SHALL FIELD LOCATE AND PROTECT ALL SNWA/SNWS APPURTENANCES INCLUDING, BUT NOT LIMITED TO AV/AR, ACCESS MANWAYS AND CATHODIC PROTECTION SYSTEMS. ALL ABOVE GROUND STRUCTURES AND AT GRADE STRUCTURES MUST BE ADJUSTED TO NEW GRADE AT CONTRACTOR'S EXPENSE. CATHODIC PROTECTION TEST STATIONS, RECTIFIERS, AND AV/AR'S MUST BE RELOCATED TO THE SIDEWALK PER SNWA STANDARDS AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO NOTIFY SOUTHERN NEVADA WATER AUTHORITY, DEVELOPMENT PLAN REVIEW, AT (702) 862-3444 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.

James Yule 10/3/02
SOUTHERN NEVADA WATER AUTHORITY DATE

SNWA APPROVAL IS VALID FOR ONE (1) YEAR FROM THE SIGNATURE DATE. IF CONSTRUCTION WITHIN THE EASEMENT OR RESTRICTED PIPE SAFETY ZONE IS NOT COMPLETE, PLANS MUST BE RESUBMITTED TO SNWA FOR APPROVAL.

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 10-29-02
KEN NICHOLSON (P.E. No. 10539) DATE

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83) AS SET FORTH IN SECTION 270.1, DETERMINED BY CLARK COUNTY ENGINEER JOHN G. COOPER, CIVIL ENGINEER, 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, 70013

PROJECT BENCHMARK
PROJECT DATUM: NAVD88 (OLD) CITY OF LAS VEGAS BENCHMARK 1LV90-13NES NAVD88 ELEVATION: 710.9608 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 ONLY BM 413148, NAVD 88 ELEV=710.953 METERS (2332.52 FEET) DIAMETER CONCRETE MONUMENT 77 FEET SOUTH & 54 FEET WEST OF NE CORNER SEC. 13T19R60E 10' EAST OF LARGE POWER POLE.

CITY OF LAS VEGAS

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

IRON MOUNTAIN RANCH VILLAGE 8 UNIT 2
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597

GRADING PLAN

DESIGNED BY: JULY 2002
CHECKED BY: JULY 2002
PROJECT NO: 6022-02

SCALE: 1"=40' HORZ. VERT. NA

SHEET 7 OF 24 SHEETS
DRAWING NO. 10T-4604-B-2

REVISION

48338 Rgm 50929 AN 52395