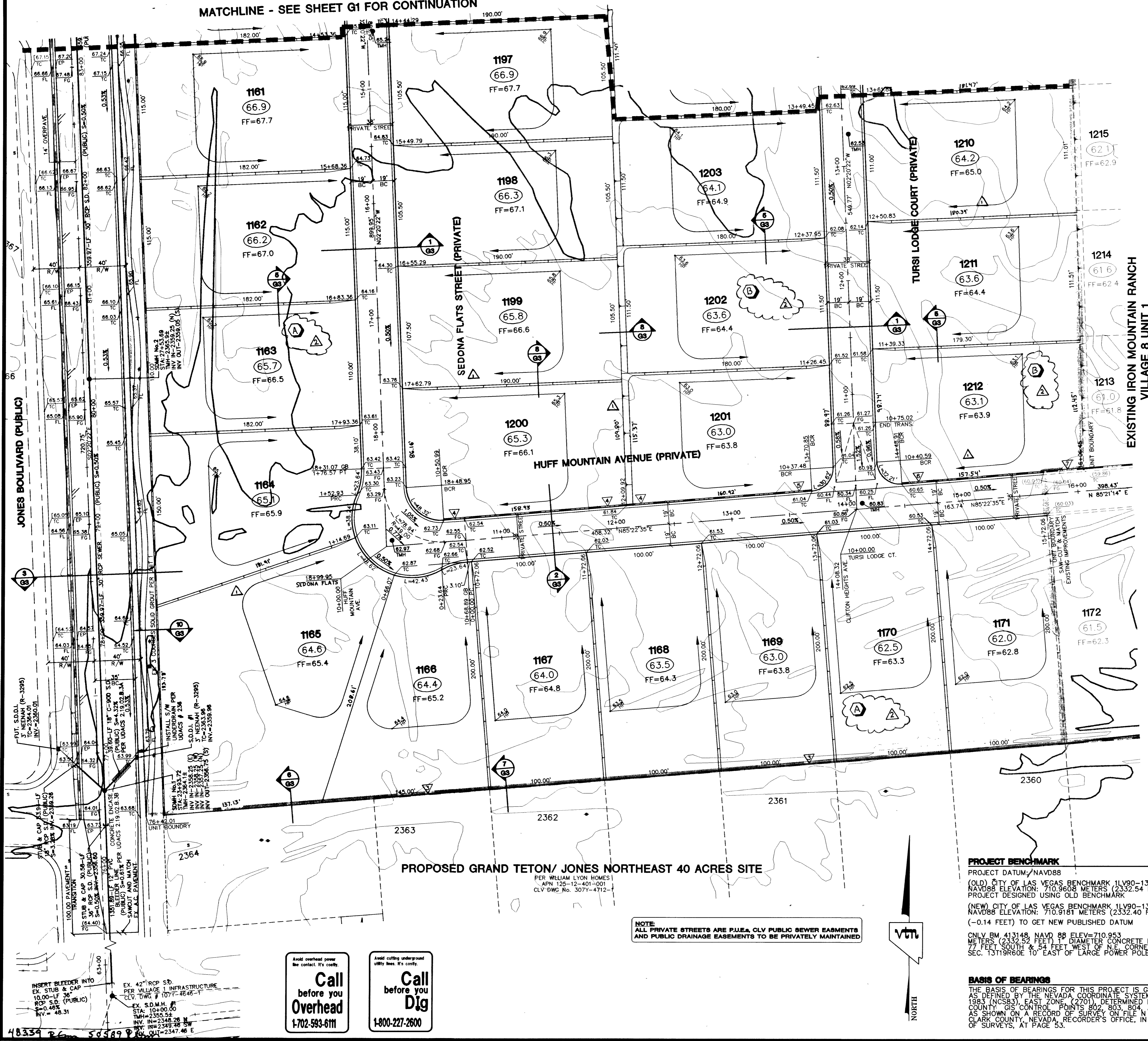


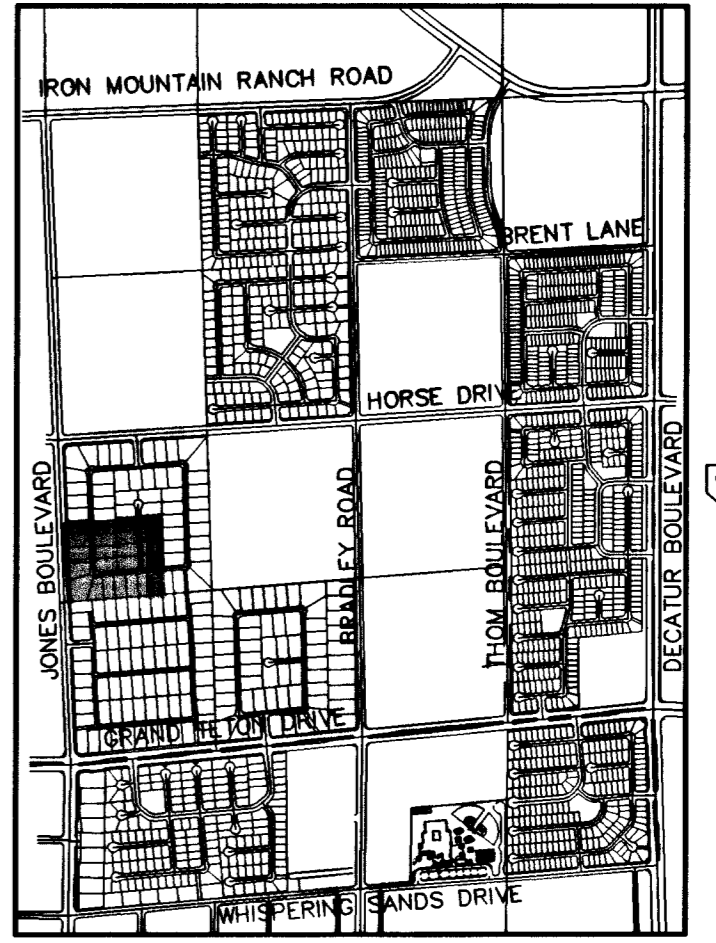
MATCHLINE - SEE SHEET G1 FOR CONTINUATION



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'



KEY MAP GRAPHIC SCALE
1" = 40'

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)

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 OF 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
- 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
- GPF GARAGE FINISH FLOOR
- BF BASE FLOOR ELEVATION
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- EX. CONTOUR(5' INTERVAL)
- EX. CONTOUR(1' INTERVAL)
- PROPOSED CONTOUR
- PROPOSED PAD GRADE
- FUT./EXIST. PAD GRADE
- SLOPE AND FLOW DIRECTION
- EDGE OF EXIST. A.C.
- SAW CUT & MATCH A.C.
- SIDEWALK RAMP
- PAD SWALE SLOPES
- SCARP AREA
- LOT NUMBER
- BLOCK NUMBER
- RETAINING HEIGHT (FEET)
- SIGHT VISIBILITY ZONES
- PROJECT BOUNDARY 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
- UNIT BOUNDARY

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+ +0.01 to 0.1'
B. ENGINEERED FILL	+0.1 to 0.1'

 See Soils Report for DIRECTION. See Soils Report for COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL 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.
- 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.
- 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 IN THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROPOSED GRAND TETON/ JONES NORTHEAST 40 ACRES SITE

PER WILLIAM LYON HOMES I
APN 125-12-401-001
CLV DWG No. 3077-4712-1

NOTE: ALL PRIVATE STREETS ARE P.U.E. & 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

PROJECT BENCHMARK

PROJECT DATUM/NAVD88
(OLD) CITY OF LAS VEGAS BENCHMARK 11V90-13NES
NAVD88 ELEVATION: 710.9608 METERS (2332.54 FEET)
PROJECT DESIGNED USING OLD BENCHMARK
(NEW) CITY OF LAS VEGAS BENCHMARK 11V90-13NES
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
7 FEET SOUTH & 54 FEET WEST OF N.E. CORNER
SEC. 13T19R6DE 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 33.

CITY OF LAS VEGAS

KB HOME
760 PILOT ROAD SUITE F
LAS VEGAS, NV 89118
(702) 614-2500

IRON MOUNTAIN RANCH VILLAGE 8 UNIT 2

GRADING PLAN

DRAWN BY: MMD JULY 2002
DESIGNED BY: RNS JULY 2002
CHECKED BY: KFN JULY 2002
PROJECT NO: 8027-02
SCALE: 1"=40' HORIZ. VERT. NA

EXPIRES 12-31-03

SHEET 8 OF 24 SHEETS
DRAWING NO. 1674-4604-B-2

ADD'D: DLOM, NUN, G&S, W, E, L, A, S
REVISE: ST, NAME, / LAST, DIM, /
DATE BY