

- 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. THE 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' 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 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 AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

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 GROUT PER UNIT 1
	PERIMETER WALL PER 13/G3, 16/G3, 17/G3; EX. PER VILLAGE 8 UNIT 1

(BOND REQUIRED)

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 MAINWAYS 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.

Deanne Yull 10/2/02
SOUTHERN NEVADA WATER AUTHORITY DATE

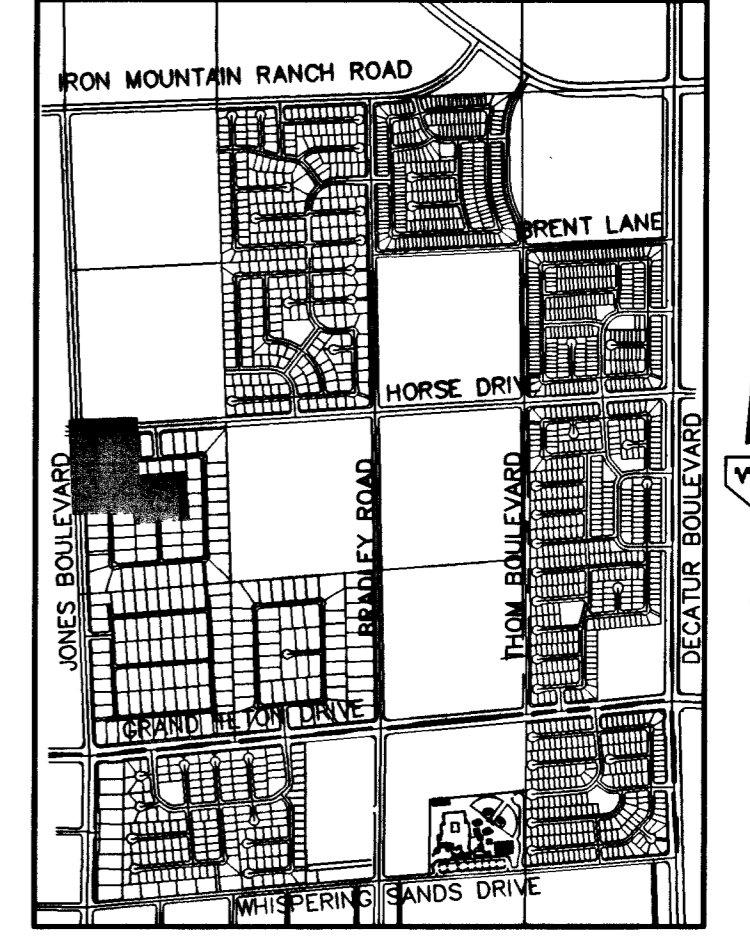
SNWA APPROVAL IS VALID FOR ONE (1) YEAR FROM THE SIGNATURE DATE. IF CONSTRUCTION WITHIN THE EASEMENT OR RESTRICTED PIPE SAFETY ZONE IS NOT COMPLETE, PLANS MUST BE RESUBMITTED TO SNWA FOR APPROVAL.

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 (NAD83) 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.

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
M7 FEET SOUTH & 54 FEET WEST OF N.E. CORNER
SEC. 13T19R06E 10' EAST OF LARGE POWER POLE.



- LEGEND**
- FG FINISH GRADE
 - FL FLOW LINE
 - TC TOP OF CURB
 - TRC 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
 - GRD BREAK 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
 - EVC POINT OF REVERSE VERTICAL CURVE
 - VPI VERTICAL POINT OF INTERSECTION
 - 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
 - OFF-GARAGE FINISH FLOOR
 - BFC-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
 - SLOPE OF EXIST. A.C.
 - SAW CUT & MATCH A.C.
 - SIDEWALK RAMP
 - 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

KB HOME GRADING PLAN

IRON MOUNTAIN RANCH VILLAGE 8 UNIT 2

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
750 PILOT ROAD, SUITE F LAS VEGAS, NV 89119
PH. (702) 873-7550 FAX (702) 362-2587

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

EXPIRES 12-31-03

SHEET 7 OF 24 SHEETS

DRAWING NO. 107N-4664-B-2

DATE 10-29-02

DESIGNED BY: RNS
CHECKED BY: KFN
PROJECT NO: 6027-02

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

novada