

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'

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.

SIDEWALK RAMPS TABLE			
PER STD. DWG 235 CASE 1			
NO.	DIM "A"	DIM "B"	CASE
1	8.0'	8.0'	I

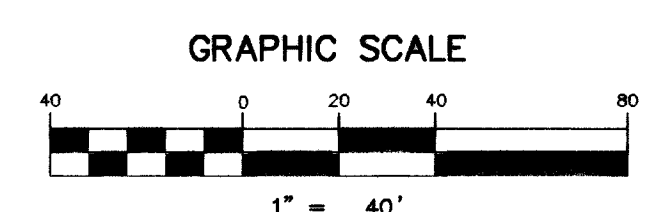
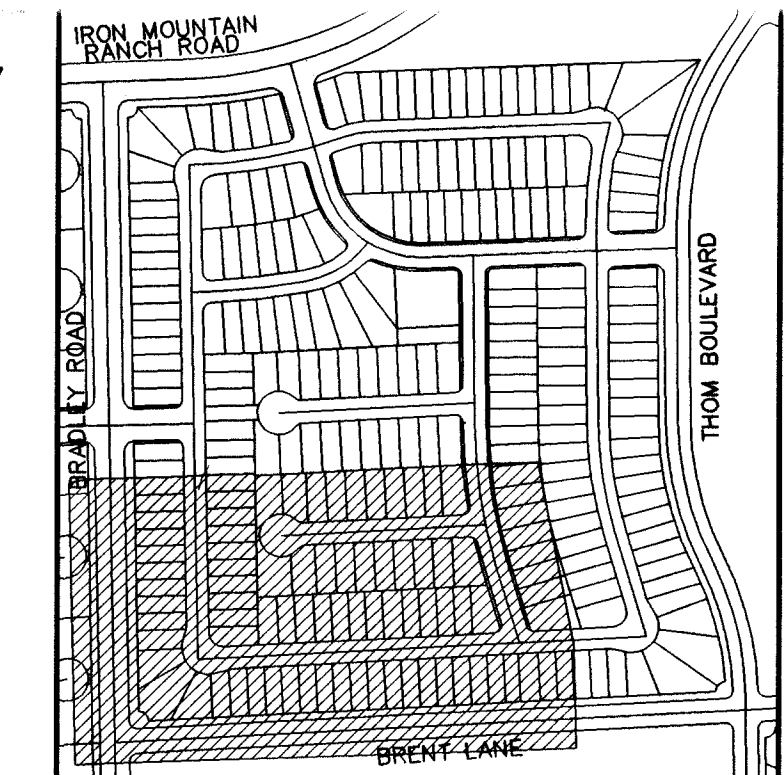
PRIVATE FLOOD CONTROL IMPROVEMENT

3 COURSES SOLID GROUTED STEM WALL PERIMETER WALL

QUANTITY

1,372 L.F.

1,323 L.F.

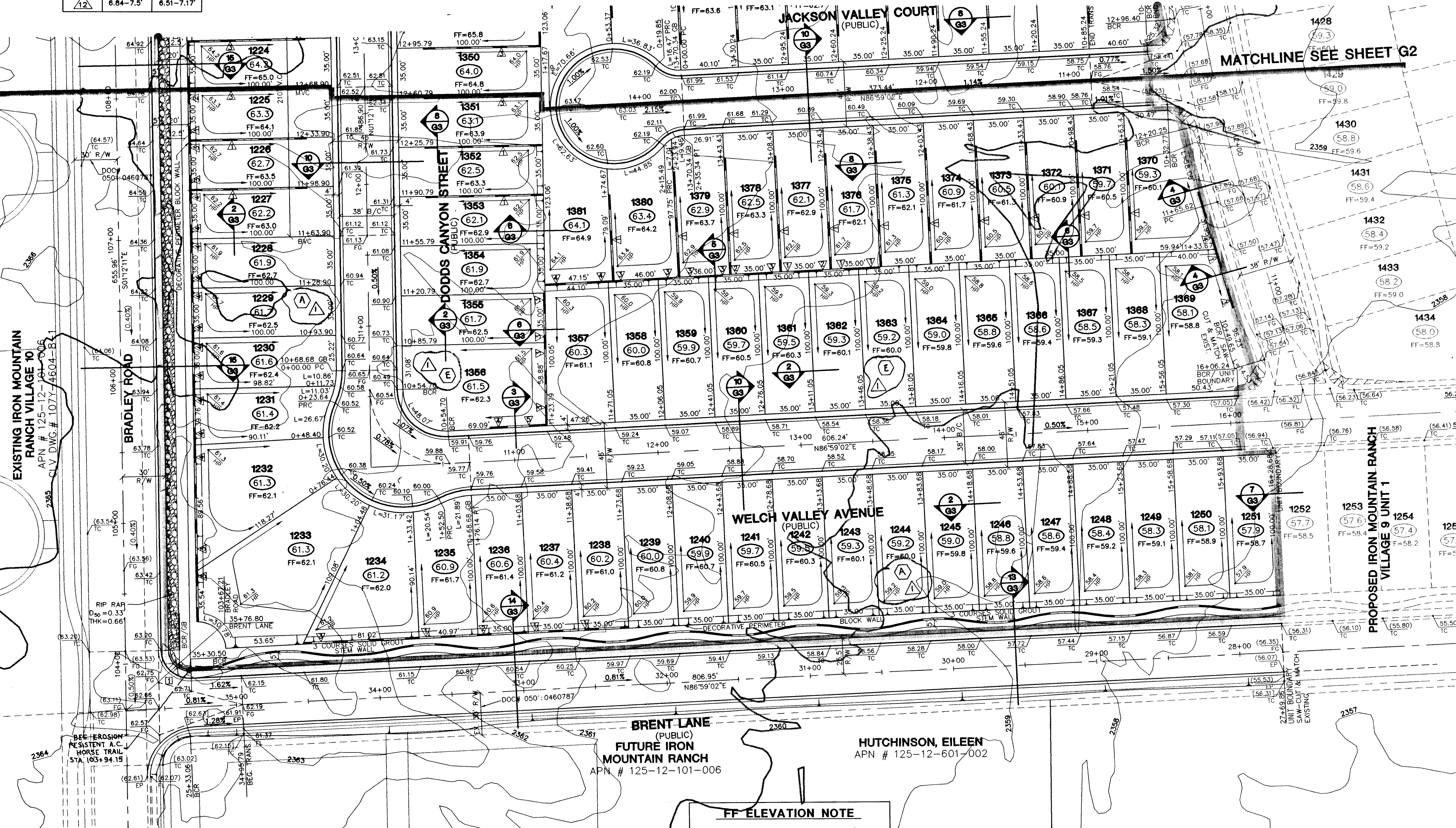


NOTE:

ALL DRAINAGE EASEMENTS ARE COMMON LOTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.

- 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 | PROPOSED PAD GRADE |
| EAC | EDGE OF ASPHALT PAVEMENT | FUT./EXIST. PAD GRADE |
| FUT. | FUTURE | SLOPE AND FLOW DIRECTION |
| VG | VALLEY GUTTER | EDGE OF EXIST. A.C. |
| NG | NATURAL GROUND | SAW CUT & MATCH A.C. |
| H.P. | HIGH POINT | SIDEWALK RAMP |
| L.P. | LOW POINT | PAD SWALE SLOPES |
| C/L | CENTER LINE | SCARP AREA |
| O/C | OFFSET CROWN | LOT NUMBER |
| BC | BACK OF CURB | BLOCK NUMBER |
| BCR | BEGIN CURB RETURN | RETAINING HEIGHT (FEET) |
| TF | TOP OF FOOTING | SIGHT VISIBILITY ZONES |
| GB | GRADE BREAK | PROJECT BOUNDARY LINE |
| PC | POINT OF CURVATURE | R/W OR P/L |
| PT | POINT OF TANGENCY | EXIST. IMPROVEMENTS |
| PRC | POINT OF REVERSE CURVATURE | FUTURE IMPROVEMENTS |
| PCC | POINT OF COMPOUND CURVATURE | CENTER LINE |
| BVC | BEGIN VERTICAL CURVE | RETAINING WALL |
| MVC | MID-POINT OF VERTICAL CURVE | CONC. BLOCK WALL |
| EVC | END VERTICAL CURVE | EXIST. CONC. BLOCK WALL |
| PRVC | POINT OF REVERSE VERTICAL CURVE | EXIST. DIRT ROAD |
| VPI | VERTICAL POINT OF INTERSECTION | EXIST. AC |
| TPW | TOP OF PLANTER WALL | MATCHLINE |
| TRW | TOP OF RETAINMENT WALL | |
| TOP | TOP OF SIDEWALK | |
| TOE | TOE OF CHANNEL/SCARP | |
| TOB | TOP OF BOX | |
| PP | POWER POLE | |
| TRANS. | TRANSITION | |
| INT. | INTERSECTION | |
| D.G. | DESIGN GRADE | |
| FF | FINISH FLOOR | |
| OFF | GARAGE FINISH FLOOR | |
| BFE | BASE FLOOD ELEVATION | |
| R/W | RIGHT-OF-WAY | |
| S/W | SIDEWALK | |

- 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+ to 0.1+ See Soils Report |
| B. ENGINEERING FILL | 0.5+ to 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 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, BERM, ROAD SIGNS AND BARRICADES, ETC.



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.

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) 1" DIAMETER CONCRETE MONUMENT 77 FEET SOUTH & 54 FEET WEST OF N.E. CORNER SEC. 13T19R60E TO EAST OF LARGE POWER POLE.

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.

NOTE:

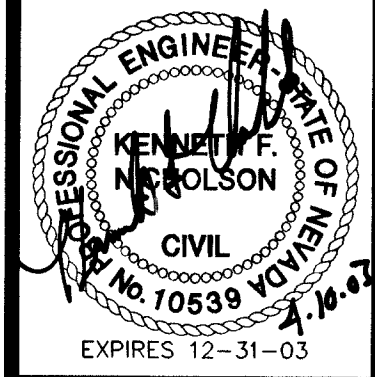
FLOW ALONG BRENT LANE IS LESS THAN 5 FPS. EROSION CONTROL IS NOT NEEDED.

Call before you Overhead 1-702-593-6111

Call before you Dig 1-800-227-2600

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 DATE 4.10.03



SHEET G1 6 OF 19 SHEETS

DRAWING NO. 10744604-9-2

KB HOME

750 PILOT ROAD, SUITE F 8919 (702) 814-2500

IRON MOUNTAIN RANCH VILLAGE 9 UNIT 2

CITY OF LAS VEGAS

227 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH: (702) 873-7550 FAX: (702) 362-2597

neveda CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

60538 Rlm 62346