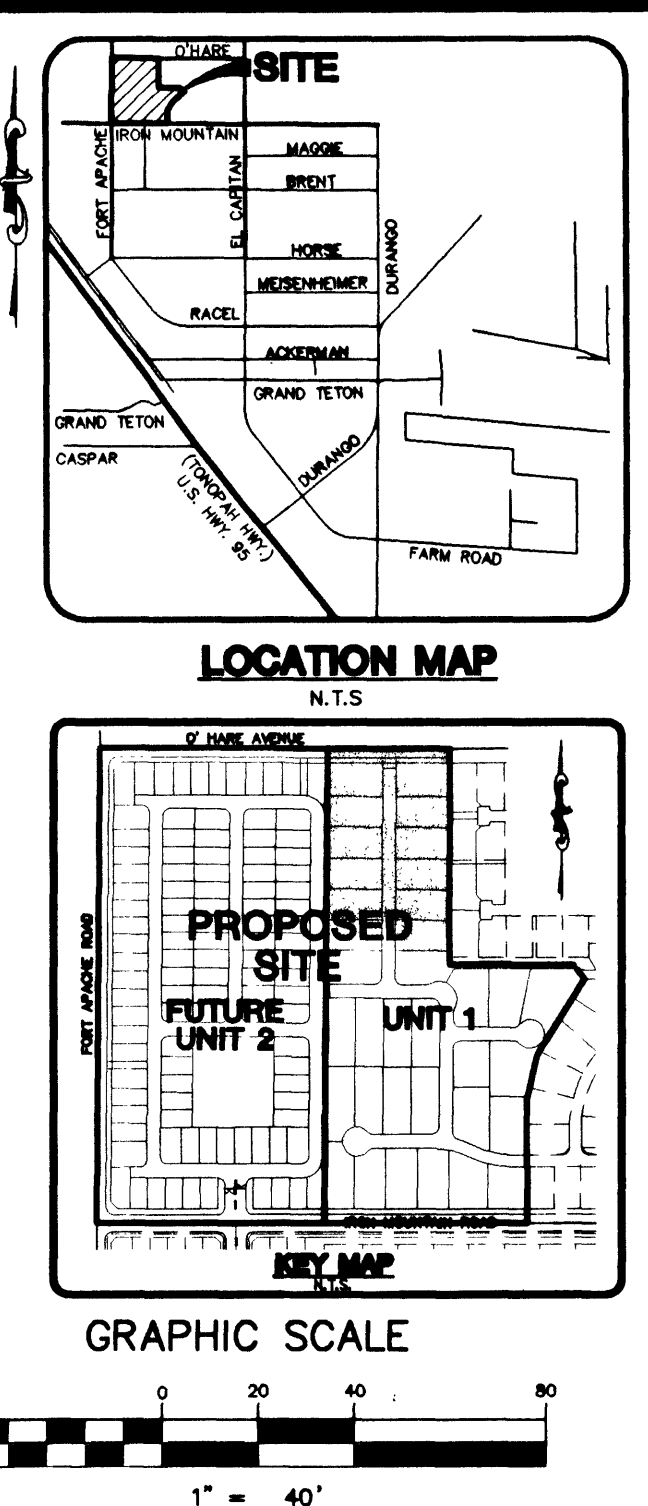
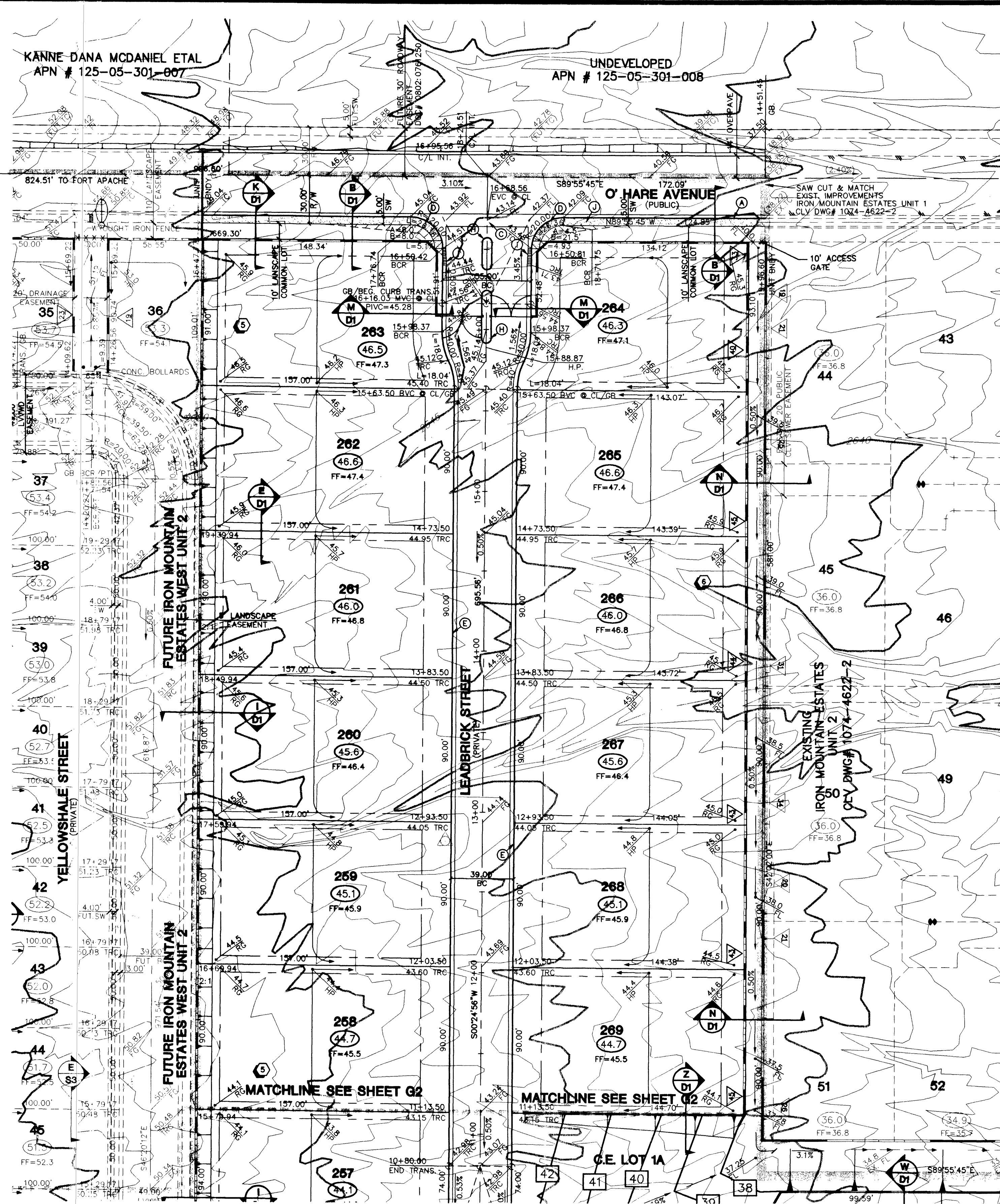




BASIS OF BEARING
SOUTH 89° 56' 57" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, AS SHOWN ON THAT CERTAIN PLAT OF "IRON MOUNTAIN ESTATES UNIT 1" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 92 OF PLATS, AT PAGE 07.

BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY BENCHMARK USCGS V-169
NAVD88 ELEVATION: 791.316 METERS (2596.17 FEET)
USCGS BRASS CAP 400 FT. SOUTH OF LOG CABIN WAY AND 100 FT. EAST OF EL CAPITAN WAY JUST EAST OF A BARBED WIRE FENCE.

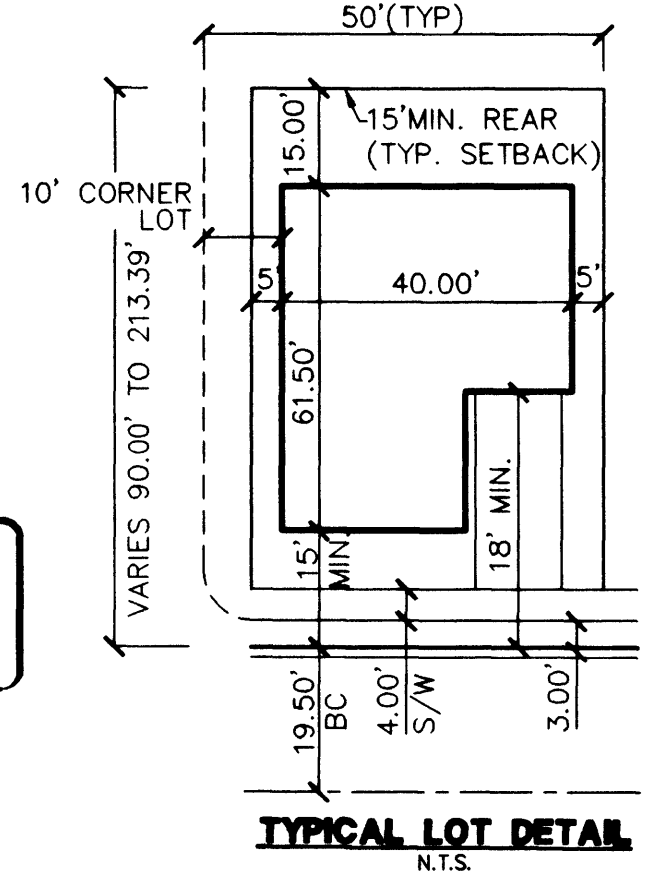
FOR ALL GRADING & STREET SECTIONS SEE SHEET S3

CONTRACTOR NOTE:
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- CONSTRUCTION NOTES:**
- (A) CONSTRUCT "L" CURB & GUTTER PER STD. # 216
 - (B) CONSTRUCT 4' SIDEWALK PER STD. # 234
 - (C) CONSTRUCT 8' CROSS GUTTER PER STD. # 228
 - (D) CONSTRUCT SIDEWALK RAMP PER STD. # 235
 - (E) CONSTRUCT "ROLL" CURB & GUTTER PER STD. # 217A
 - (F) CONSTRUCT DEPRESSED CURB PER DETAIL SHEET D1
 - (G) CONSTRUCT SIDEWALK UNDERDRAIN PER STD. # 236
 - (H) CONSTRUCT "A" TYPE CURB PER STD. # 219
 - (I) CONSTRUCT 10' CURB TRANSITION "ROLL" TO "L"
 - (J) CONSTRUCT 5' SIDEWALK PER STD. # 234

GRADING TO BE IN COMPLIANCE WITH CITY OF LAS VEGAS REVISED UNIFORM BUILDING CODE, LATEST EDITION.

CUT = 46,860 C.Y.
FILL = 23,596 C.Y.



- 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.
 - 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 +0.01 to -0.11 See Soils Report
B. ENGINEERED FILL 0.5+ to +0.1 to -0.11 See Soils Report
C. 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, BERMIS, ROAD SIGNS AND BARRICADES, ETC.

- LEGEND**
- FF FINISH FLOOR
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 CROWN
BC BACK OF CURB
BCR BEGIN CURB RETURN
TF TOP OF FOOTING
TB TOP OF BOX
PZ TRANSITION
RET. RETAINMENT
INT. INTERSECTION
D.G. DESIGN GRADE
TSW TOP OF SIDEWALK
FF FINISH FLOOR
GFF GARAGE FINISH FLOOR
BFE BASE FLOOD ELEVATION
P/W RIGHT-OF-WAY
S/W SIDEWALK
- BVC BEGIN VERTICAL CURVE
MVC MID-POINT OF VERTICAL CURVE
EVC END VERTICAL CURVE
PRVC POINT OF REVERSE VERTICAL CURVE
VPI VERTICAL POINT OF INTERSECTION
TRW TOP OF RETAINMENT WALL
TOE TOP OF CHANNEL/SCARP
TOB TOP OF BOX
PZ TRANSITION
RET. RETAINMENT
INT. INTERSECTION
D.G. DESIGN GRADE
TSW TOP OF SIDEWALK
FF FINISH FLOOR
GFF GARAGE FINISH FLOOR
BFE BASE FLOOD ELEVATION
P/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
SETBACK 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. A.C.
CONSTRUCTION PHASE LINE
OR UNIT BOUNDARY LINE
MATCHLINE

STREET NOTE
NOTE: ALL PRIVATE STREETS ARE P.U.E.'S. CLV SEWER EASEMENTS & PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.

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 CITY OF LAS VEGAS NEVADA FOR THIS PROJECT."

CHRISTOPHER R. GRUBBS No. 13956 DATE 6/11/02

ASTORIA HOMES		CITY OF LAS VEGAS, NEVADA	
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597		REVISION	
IRON MOUNTAIN ESTATES WEST UNIT 1		DATE BY	
DRAWN BY: M.D.		12/04/01	
DESIGNED BY:		12/04/01	
CHECKED BY: C.R.G.		12/04/01	
PROJECT NO: 5463-4		SCALE: 1" = 40' HORIZ. 1" = 4' VERT.	
SHEET G1		6 OF 17 SHEETS	
DRAWING NO: 1074-4691-1		DATE 6/11/02	