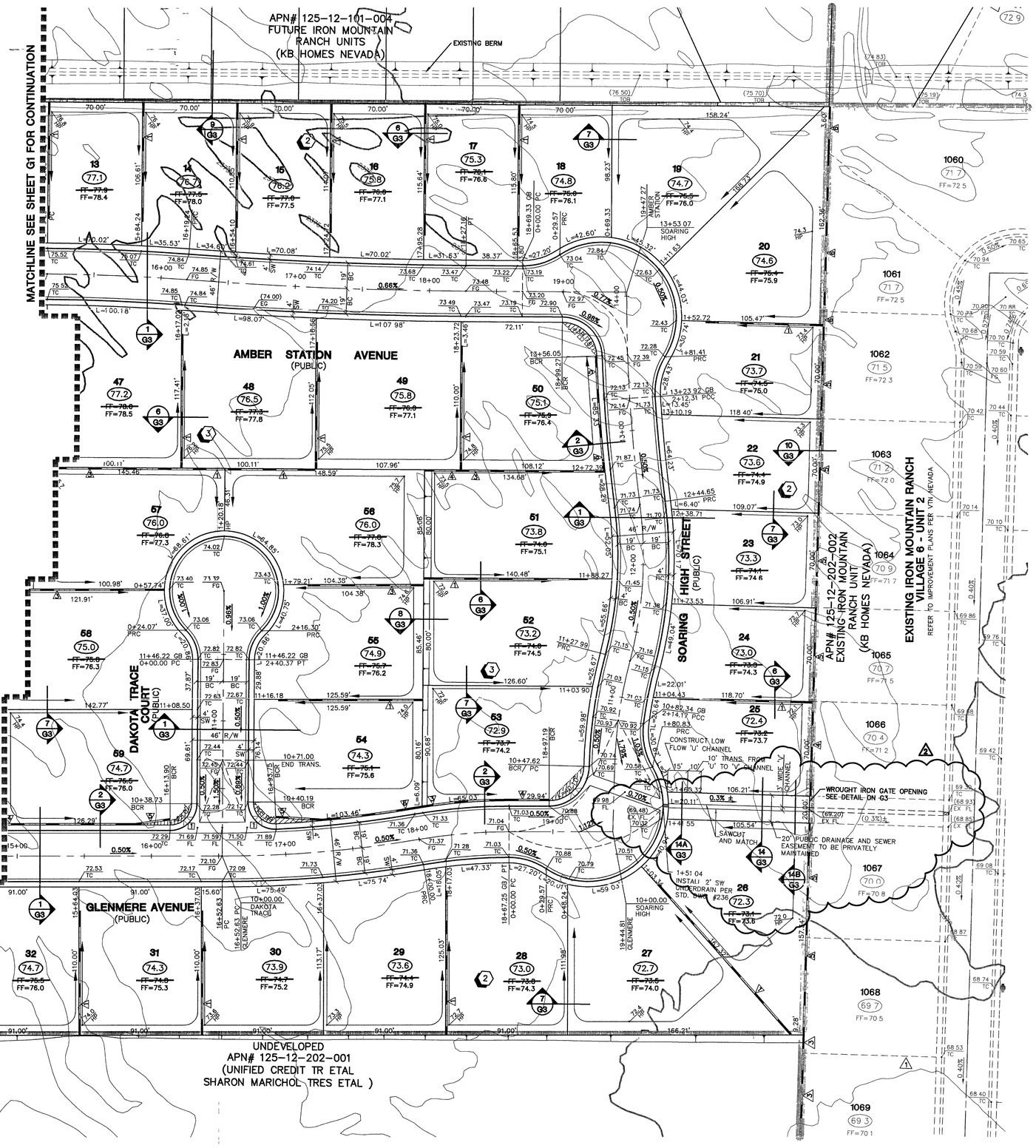


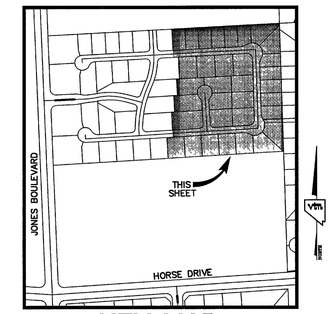


## KEY MAP

N.T.S.

GRAPHIC SCALE

40 0 20 40 80

1" = 40'

### SIDEWALK RAMPS TABLE

PER STD DWG 235 CASE I

| NO. | DIM "A" | DIM "B" | CASE |
|---|---|---|---|
| 1 | 8.0' | 8.0' | I |

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' |

### 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 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 |
| EVC | 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 |
| GFF= | GARAGE FINISH FLOOR |
| BFE= | BASE FLOOD ELEVATION |
| RCP | REINFORCED CONCRETE PIPE |
| SD | STORM DRAIN |
| DI | DROP INLET |
| R/W | RIGHT–OF–WAY |
| S/W | SIDEWALK |
| BCL | BACK OF CURB LENGTH |

EX. CONTOUR(5' INTERVAL)
EX. CONTOUR(1' INTERVAL)
PROPOSED CONTOUR
42.1 PROPOSED PAD GRADE
42.1 FUT./EXIST. PAD GRADE
0.50% SLOPE AND FLOW DIRECTION
EDGE OF EXIST A.C.
SAW CUT & MATCH A.C.
OR SIDEWALK RAMP
PAD SWALE SLOPES
SCARP AREA
27 LOT NUMBER
4 BLOCK NUMBER
RETAINING HEIGHT (FEET)
SIGHT VISIBILITY ZONES
PROJECT BOUNDARY LINE
SETBACK LINE
R/W OR P/L
CENTER LINE
BACK OF CURB
LIP OF GUTTER
EXIST. IMPROVEMENTS
FUTURE IMPROVEMENTS
RETAINING WALL
CONC. BLOCK WALL
EXIST.CONC. BLOCK WALL
EXIST. DIRT ROAD
EXIST. AC
CONSTRUCTION PHASE LINE OR UNIT BOUNDARY LINE
MATCHLINE

### LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N 1/2) OF WEST HALF (W 1/2) OF SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

### BENCHMARK

PROJECT DATUM: NAVD88

CITY OF LAS VEGAS BENCHMARK 1LV90–13NES
NAVD88 ELEVATION. 710.9608 METERS (2332.54 FEET)

CNLV 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 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 N THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN BOOK 88 OF SURVEYS, AT PAGE 53

### ENGINEER DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HERON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HERON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS.

DARRIN J. PAPPA, P.E. NO. 15815 — DATE 6/20/06

| REV | DATE | BY | REVISION |
|---|---|---|---|
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | 5/12/06 | SJB | REVISED 20' PUBLIC DRAINAGE EASEMENT |
| 1 | 2/17/04 | DKP | RAISED ALL FINISH FLOOR ELEVATIONS PER CLIENT |

CITY OF LAS VEGAS, NEVADA

U.S. HOME
3765 E. SUNSET #B1
LAS VEGAS, NEVADA 89120
(702) 458–7700

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146–5148
PH. (702) 873–7550 FAX (702) 362–2597

# GRADING PLAN

# JONES/HORSE AT IRON MOUNTAIN RANCH

DRAWN BY: KDH — JULY '03
DESIGNED BY: D.M.S. — JULY '03
CHECKED BY: D.J.P. — JULY '03
PROJECT NO: 6121 — SCALE: 1"=40' HORIZ. N/A VERT.

PROFESSIONAL ENGINEER — STATE OF NEVADA — DARRIN J. PAPPA — CIVIL — No. 15815 — 6/20/06

SHEET G2
9 OF 26 SHEETS
DRAWING NO. 107Y4771

Z:\6121\6121GR-01.DWG (G2)

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