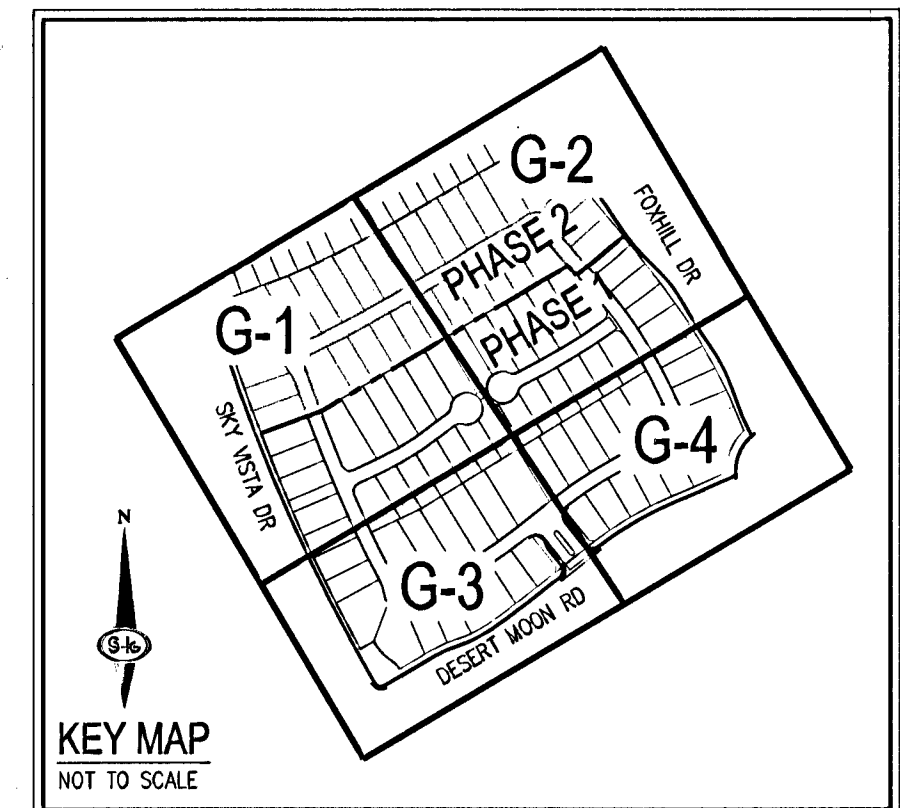
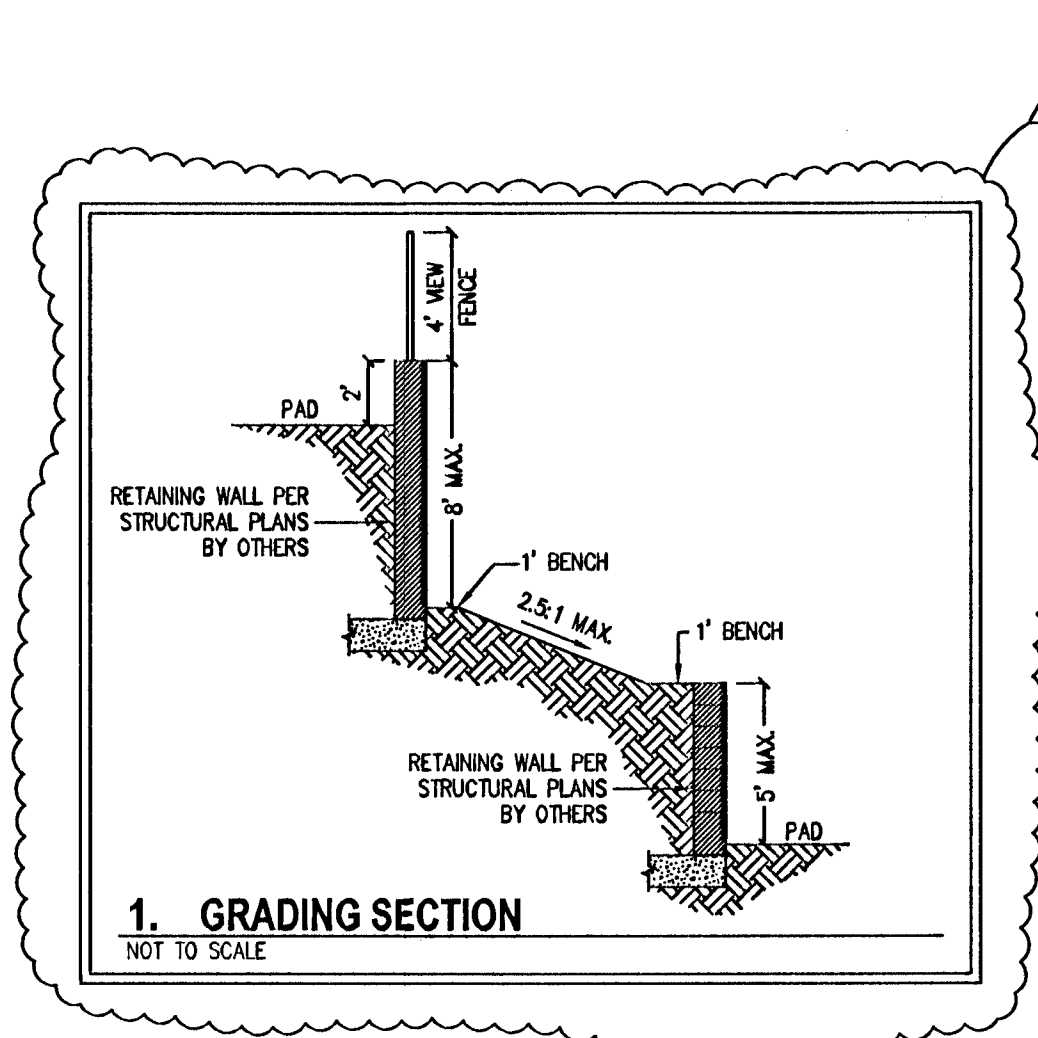
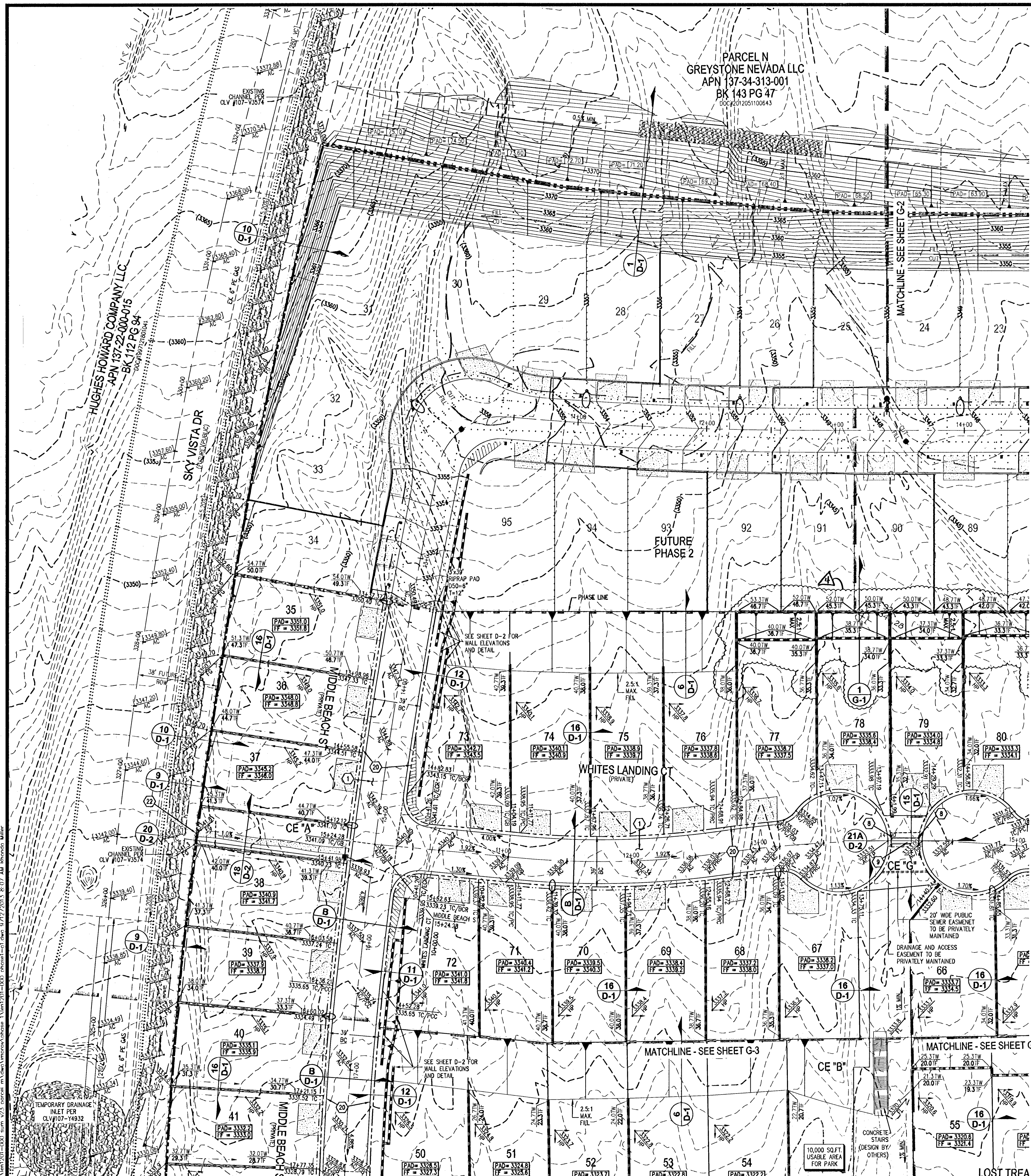




Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call
811
1-800-227-2600
CLARK COUNTY TRINITY OPERATIONS
1-702-455-6000

Avoid hitting underground traffic signal systems and street light system conduits. It's costly.
Call before you do UnderGround
1-702-455-6000
CLARK COUNTY TRINITY OPERATIONS
1-702-432-5300
PERMIT AND MATERIAL SYSTEM OF TRANSPORTATION

Avoid hitting overhead power lines. It's costly.
Call before you do Overhead
1-702-227-2929

STORMWATER RUNOFF MANAGEMENT
(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))
1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

GENERAL NOTES
1. SEE TRAFFIC SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.
2. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2006, SECTION 2304.11.2.2.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
5. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
6. SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
7. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
8. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.
9. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
10. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.
11. TRUNCATED ELEVATIONS ARE THE VALUE SHOWN PLUS 3300'.

DRAINAGE EASEMENT NOTE
ALL DRAINAGE EASEMENTS AND COMMON LOTS ARE PUBLIC DRAINAGE EASEMENTS PRIVATELY MAINTAINED BY THE HOA

PRIVATE STREETS NOTE
ALL PRIVATE STREETS ARE P.U., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA

LEGAL DESCRIPTION
PARCEL M AS SHOWN ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

FEMA FLOOD ZONE DESIGNATION
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (AREA OUTSIDE THE 500-YEAR FLOOD PLAIN) PER FIRM PANEL 32003C2150E, DATED SEPTEMBER 27, 2002.

PERIMETER SIDEWALKS
PERIMETER SIDEWALKS DISPLAYED FOR CONCEPTUAL PURPOSES ONLY. CONTRACTOR TO PROVIDE DESIGN AND CONNECTIONS FOR ON-SITE PEDESTRIAN ACCESS

BENCHMARK
RIVET & PLATE IN TOP OF CURB IN THE SOUTHEAST CORNER OF DESERT MOON ROAD & DESERT SUNRISE ROAD, 7LV093456A
NAVD 88 ELEVATION = 1008.289 METERS = 3301.47 FEET

BASIS OF BEARING
NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

FLOOD CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY (DESIGN) ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.
JERRY J. SLATER, P.E. 14167
DATE: 7/10/13

SUMMERLIN
SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE
THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.
DATE: 7/10/13
11445516

SLATER HANIFAN GROUP
ENGINEERS & PLANNERS
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216 LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

LENNAR
LAS VEGAS, NEVADA
ESPERANZA PHASE 1
GRADING PLAN I

NO.	DESCRIPTION	DATE	BY	APP.
1	ADD RETAINING WALL	05/07/13	BCC	JERRY J. SLATER

DATE: 05/07/13
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.: LEN1201.000
SHEET 3 OF 18
10715900