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 (TRENCH AND UTILITY SYSTEMS OF TRANSPORTATION)

Call before you dig OVERHEAD
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SIDEWALK EASEMENT NOTE
 ALL PROPOSED SIDEWALK TO BE 4' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT.

- GENERAL NOTES**
- SEE PLAN AND PROFILE SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.
 - FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH 190 ZONING SECTION 2304.11.2.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY 5% MINIMUM ANTIWASH SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 - SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
 - ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDING FOR AND INSPECTED.
 - CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.
 - 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 PROBLEMS THAT EXIST PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING PROBLEMS PRIOR TO CONSTRUCTION COMMENCING.
 - 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.
 - ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD, FINISHED FLOOR, AND CONTOUR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300'.

- STORMWATER RUNOFF MANAGEMENT**
 (REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))
- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAY 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.
 - 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.
 - 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 NV100000, SECTION III.A.2.
 - 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 ENTRANCES 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 NV100000, SECTION III.A.2.
 - 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.

STORM DRAIN NOTE
 ALL ONSITE STORM DRAIN AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION

LEGAL DESCRIPTION
 A PORTION OF PARCEL A AS SHOWN ON FILE IN BOOK 145, PAGE 28 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 27, 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 PLAN), PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C2150E, DATED SEPTEMBER 27, 2002.

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.

BENCHMARK
 RIVET & PLATE IN TOP OF CURB IN THE SOUTHEAST CORNER OF DESERT MOON ROAD & DESERT SUNRISE ROAD, 7LV093454WA
 NAVD 88 ELEV = 1008.289 METERS = 3301.47 FEET

FLOOD CERTIFICATION
 I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.
 DATE: 3-11-14
 JERRY L. SLATER, P.E. 14187

EASEMENT NOTES
 E1 = PRIVATE 6' WIDE EASEMENT FOR STREET LIGHTS AND TRAFFIC CONTROL DEVICES TO BE PRIVATELY MAINTAINED BY THE HOA
 E2 = PRIVATE 8' WIDE EASEMENT FOR STREET LIGHTS AND TRAFFIC CONTROL DEVICES TO BE PRIVATELY MAINTAINED BY THE HOA

STORMWATER QUALITY STAMP AND SIGN NOTE
 ALL NEW DROP INLETS TO BE CONSTRUCTED WITH STORM WATER QUALITY STAMP AND SIGN PER CCAUSD #421

EARTHWORKS (UNADJUSTED)
 CUT VOLUME (UNADJUSTED) 1381011 CU. YD.
 FILL VOLUME (UNADJUSTED) 13870195 CU. YD.
 NET VOLUME (UNADJUSTED) 138918 CU. YD. (CUT)

WALLS ADJACENT TO COMMON LOTS
 SCREEN WALLS ADJACENT TO COMMON LOTS SHALL END NO COLDER THAN 20" TO BACK OF CURB. RETAINING WALLS SHALL END NO COLDER THAN 5" TO BACK OF CURB.

INTERSECTION DATA
 ELDER VIEW ST STA 10+00.00= ARKWOOD AVE STA 104+00.00
 ARKWOOD AVE STA 124+27.74= CALGROVE CT STA 134+01.34
 ARKWOOD AVE STA 154+60.53= OAKRUN CT STA 104+00.00
 ARKWOOD AVE STA 174+25.27= HIGHSRING ST STA 104+00.00

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

LENNAR
 DELANO - PHASE 1
 (SUMMERLIN VILLAGE 23B - PARCEL RS)
 GRADING PLAN I

CITY OF LAS VEGAS NO. DESCRIPTION

DATE	BY	APP.	DESCRIPTION
03/18/14	BCC		DRAFTER: BCC
	BCC		DESIGNER: BCC
	STS		CHECKED: STS
			PROJECT NO. LEN1303.000
			PROFESSIONAL ENGINEER - STATE OF NEVADA JERRY L. SLATER CIVIL NO. 14187 3-11-14
			G-1 SHEET 3 OF 25