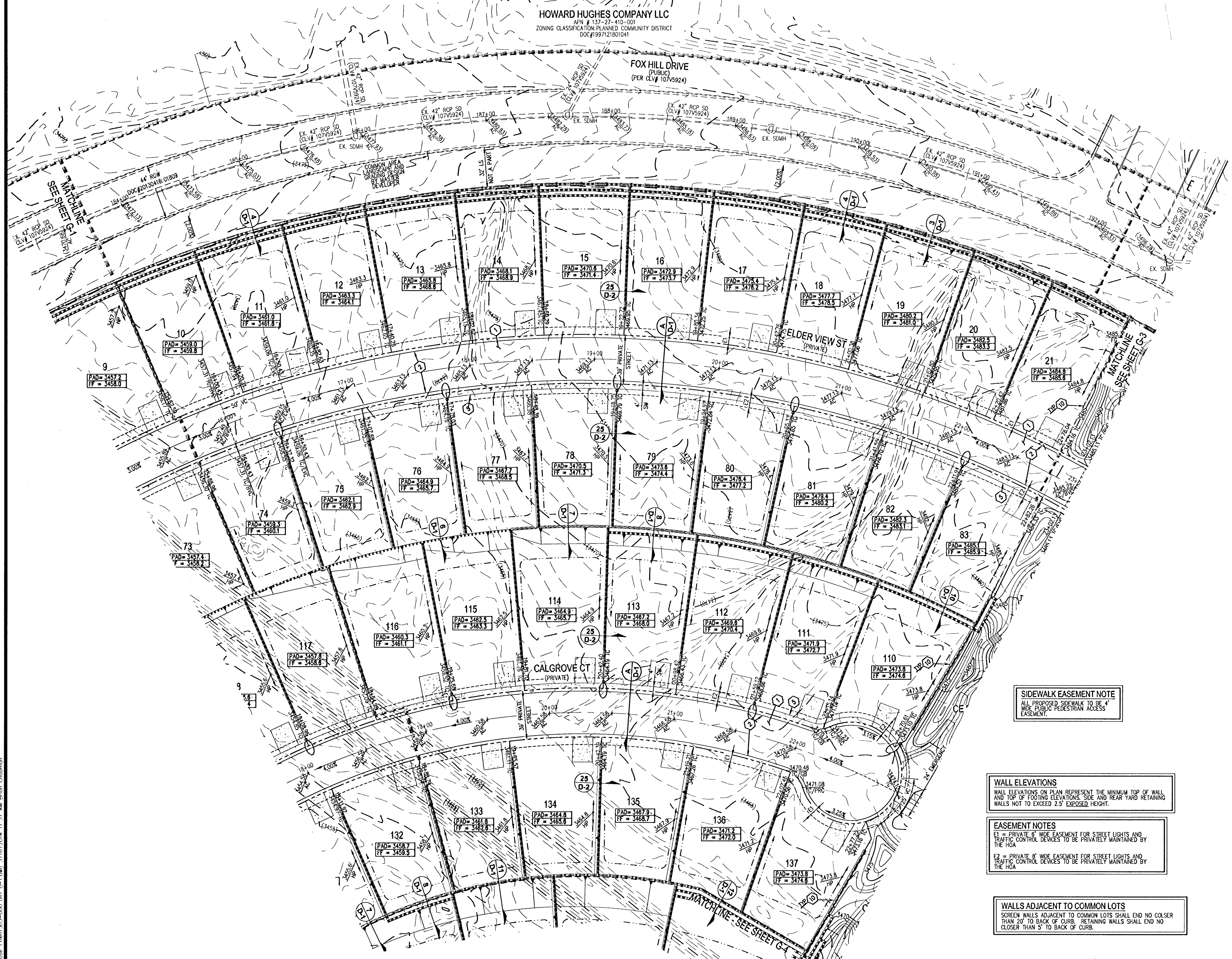


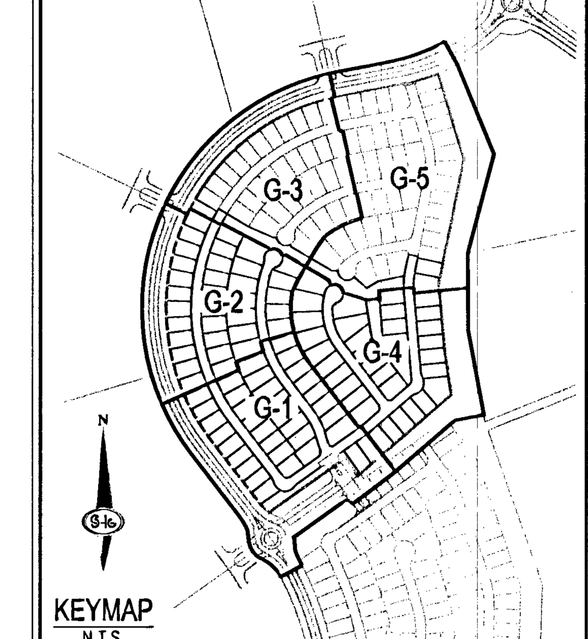
0 40' 80'

SCALE: 1"=40 FEET

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR 1-800-227-2600
AND CLARK COUNTY TRAFFIC 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 TRAFFIC OPERATIONS
AND
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929



KEYMAP
N.T.S.

GRADING NOTES

1. CONSTRUCT 2" AC PAVEMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
2. CONSTRUCT 30" ROLL TYPE CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-48
3. CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 236
4. CONSTRUCT 8' CROSS GUTTER PER DETAIL ON SHEET D-2
5. CONSTRUCT 4' WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235
7. FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
8. CONSTRUCT "L" CURB TO ROLL CURB TRANSITION PER DETAIL ON SHEET D-2
9. CONSTRUCT "A" CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-49
10. STEP WALLS PER DETAIL 27 AND SHEET D-2.

STORM DRAIN NOTES

SD1 LATERAL NO. 1. SEE SHEET P-4 FOR DESIGN
SD2 LATERAL NO. 2. SEE SHEET P-4 FOR DESIGN
SD3 LATERAL NO. 3. SEE SHEET P-4 FOR DESIGN
SD4 LATERAL NO. 4. SEE SHEET P-4 FOR DESIGN
SD5 LATERAL NO. 5. SEE SHEET P-4 FOR DESIGN
SD6 DROP INLET NOTE: CAST-IN-PLACE MONOLITHIC POUR WITH WTER STOP BETWEEN SLAB AND WALLS. BASE, WALLS AND TOP TO BE CONSTRUCTED WITH MECHANICAL WATER STOPS, CENTER BULB, OR FLAT STRIP (VINYLEX, GREENSTREAK PLASTIC PRODUCTS, OR APPROVED EQUAL)

SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

GENERAL NOTES

1. SEE PLAN AND PROFILE 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 EXIST) WITHIN THE SIGHT VISIBILITY ZONES.
11. ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD, FINISHED FLOOR, AND CONTOUR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300'.

PERIMETER SIDEWALKS

PERIMETER SIDEWALK DISPLAYED FOR CONCEPTUAL PURPOSES ONLY. MASTER DEVELOPER TO PROVIDE DESIGN AND CONNECTIONS FOR ONSITE PEDESTRIAN ACCESS

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

SIDEWALK EASEMENT NOTE

ALL PROPOSED SIDEWALK TO BE 4' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT.

WALL ELEVATIONS

WALL ELEVATIONS ON PLAN REPRESENT THE MINIMUM TOP OF WALL AND TOP OF FOOTING ELEVATIONS. SIDE AND REAR YARD RETAINING WALLS NOT TO EXCEED 2.5' EXPOSED HEIGHT.

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

WALLS ADJACENT TO COMMON LOTS

SCREEN WALLS ADJACENT TO COMMON LOTS SHALL END NO COLSER THAN 20' TO BACK OF CURB. RETAINING WALLS SHALL END NO CLOSER THAN 5' TO BACK OF CURB.

INTERSECTION DATA

ELDER VIEW ST STA 10+00.00=
ARTWOOD AVE STA 10+00.00

ARTWOOD AVE STA 12+27.74=
CALGROVE CT STA 13+01.34

ARTWOOD AVE STA 15+60.53=
OAKRUN CT STA 10+00.00

ARTWOOD AVE STA 17+25.27=
HIGHSPRING ST STA 10+0.00

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 ,MUD, 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.

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 PLAIN), 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, 7LV0934SW6A

NAVD 88 ELEV = 1006.289 METERS = 3301.47 FEET

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY D34624 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

JERRY J. SLATER, P.E. 14167 3.18.14
DATE

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

LENNAR®

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

S27 T20 R59

DATE: 03/18/14
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS

PROJECT NO.
LEN1303.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167
3.18.14

G-2
SHEET 4 OF 25

H-52924
107V4993-2

i:\len1303-000 summ v23 parcel rs\dwg\improv\phase 1\len1303-000 ph1 g-1.dwg 3/18/2014 11:57 AM Brian Chapman