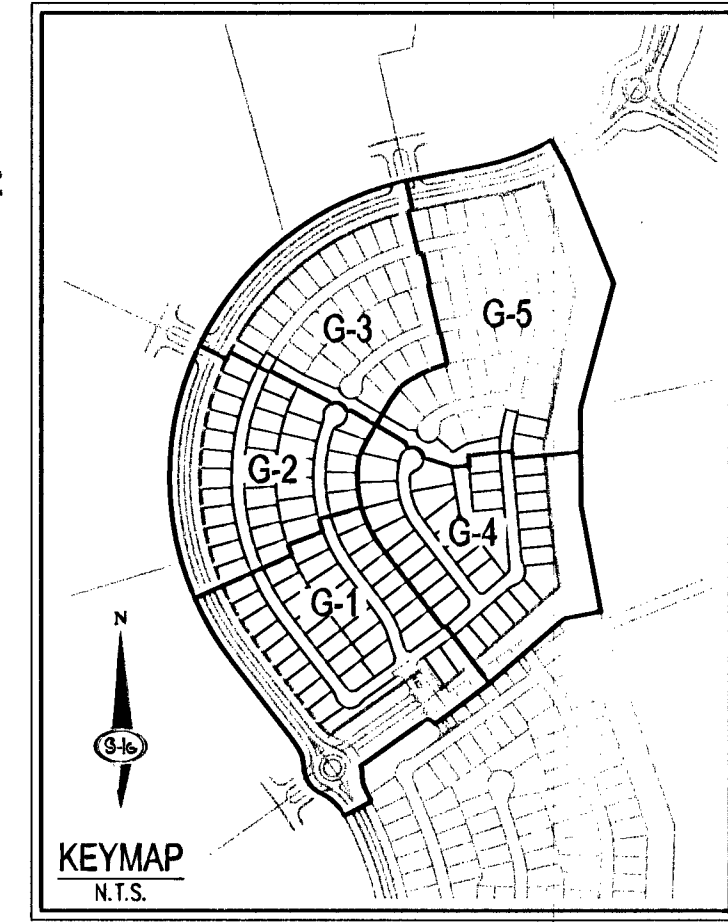


Call before you Dig  
 Call 811  
 1-800-227-2600  
 CLARK COUNTY TRAFFIC OPERATIONS  
 1-702-455-6000

Call before you do Under Ground  
 1-702-455-6000  
 CLARK COUNTY TRAFFIC OPERATIONS  
 AND  
 1-702-432-5300  
 FREIGHT AND AIRMAIL SYSTEM OF TRANSPORTATION

Call before you do Overhead  
 1-702-227-2929



**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=	HIGHSRING ST STA 10+0.00=

**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 GRADE ADJUMENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH UIC 2008, 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 SHEET P.
  - MAXIMUM MINIMUM 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 BONDED 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 ALL AGENCIES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DRAINAGE 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.
  - 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, FRESH FLOOR AND CONTOUR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3500'.

**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 AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS WELL AS ANY OTHER 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 UNFORESSEEN 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 NVR100000, 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 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.1.2.
- ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORMWATER EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

**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.

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

**EASEMENT NOTES**  
 E1 = PRIVATE 8' 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

- GRADING NOTES**
- CONSTRUCT 2" AC PAVEMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
  - CONSTRUCT 30" ROLL TYPE CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-48
  - CONSTRUCT SIDEWALK DRAIN PER OCAUSD NO. 235
  - CONSTRUCT 8" CROSS GUTTER PER DETAIL ON SHEET D-2
  - CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
  - CONSTRUCT SIDEWALK RAMP USING ASHUR TILE TRUNCATED DOWNS OR EQUIPMENT PER OCAUSD NO. 235
  - FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
  - CONSTRUCT 1" CURB TO ROLL CURB TRANSITION PER DETAIL ON SHEET D-2
  - CONSTRUCT "A" CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-49
  - STEP WALLS PER DETAIL 27 AND SHEET D-2.

- STORM DRAIN NOTES**
- LATERAL NO. 1. SEE SHEET P-4 FOR DESIGN
  - LATERAL NO. 2. SEE SHEET P-4 FOR DESIGN
  - LATERAL NO. 3. SEE SHEET P-4 FOR DESIGN
  - LATERAL NO. 4. SEE SHEET P-4 FOR DESIGN
  - LATERAL NO. 5. SEE SHEET P-4 FOR DESIGN
- DROP INLET NOTE: CAST-IN-PLACE MONOLITHIC POUR WITH WATER STOP BETWEEN SLAB AND WALLS. BASE WALLS AND TOP TO BE CONSTRUCTED WITH MECHANICAL WATER STOP, CENTER BULB, OR FLAT STRIP (VULTEX, GREENSTREAK PLASTIC PRODUCTS, OR APPROVED EQUAL).
- SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

**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

**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 32003C2150, 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 145, 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 AND DESERT SUNRISE ROAD, 700845854  
 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.  
 JERRY J. SLATER, P.E. 14167 DATE 3/16/14

**SLATER HANIFAN GROUP**  
 CONSULTING ENGINEERS & PLANNERS  
 5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118  
 PHONE (702) 284-5500 FAX (702) 284-5599

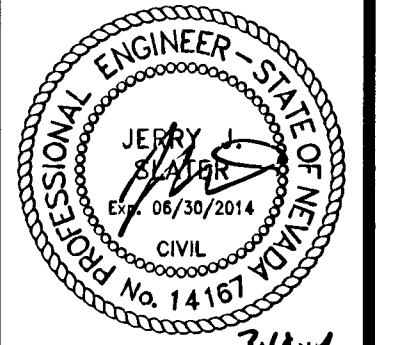
DATE	BY	APP.	DESCRIPTION

CITY OF LAS VEGAS

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

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

PROJECT NO.  
**LEN1303.000**



**G-3**  
 SHEET 5 OF 25  
 1074995-2