

Call before you Dig
 Avoid cutting underground utility lines.
Call 811
 1-800-227-2600
 CLARK COUNTY 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 OPERATIONS
 1-702-432-5300
 FREEWAY AND AIRPORT SYSTEM OF TRANSPORTATION

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

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

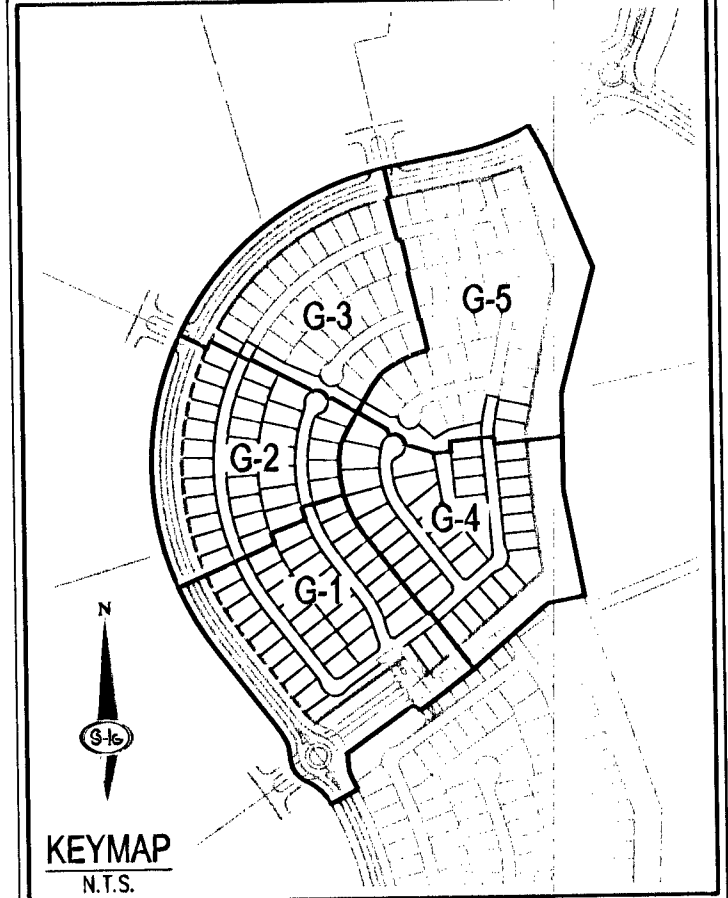
INTERSECTION DATA
 ELDER VIEW ST STA 10+00.00
 ARTWOOD AVE STA 10+00.00
 ARTWOOD AVE STA 12+27.74+
 CALGROVE CT STA 13+01.34
 ARTWOOD AVE STA 15+60.53+
 OAKRUN CT STA 10+00.00
 ARTWOOD AVE STA 17+25.27+
 HIGHSRING ST STA 10+00.00

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.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS FOR AND INSPECT 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 THESE RECORDS.
6. SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
7. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE SIGNED 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 UTILITIES, SERVICES 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 NOTICED 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 CURB OR CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.
11. ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD, FINISHED FLOOR, AND CONTOUR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3.000.

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 SHALL 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 NWR000000, 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 AND 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 NWR000000, SECTION III.A.7.
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.



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 RAFTS USING AGUOR TILE TRUNCATED CURBS OR EQUIVALENT PER CCAUSD NO. 235
7. FIELD VERIFY AND TIE INTO EXISTING CURBS AND GUTTER
8. CONSTRUCT 1" 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

1. LATERAL NO. 1. SEE SHEET P-4 FOR DESIGN
2. LATERAL NO. 2. SEE SHEET P-4 FOR DESIGN
3. LATERAL NO. 3. SEE SHEET P-4 FOR DESIGN
4. LATERAL NO. 4. SEE SHEET P-4 FOR DESIGN
5. LATERAL NO. 5. SEE SHEET P-4 FOR DESIGN

DROP INLET NOTE: CAST-IN-PLACE MONOLITHIC POUR WITH W/TER STOP (MIN. 5" x 14" WALLS). BASE WALLS AND TOP TO BE CONSTRUCTED WITH MECHANICAL WATER STOPS, CENTER BULB OR FLAT STRIP (VINYLX, GREENSREAK 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 ON-SITE 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.L., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA

STORM DRAIN NOTE
 ALL ON-SITE 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, 7L9094568A
 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 **021113** ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.
 JERRY J. SLATER, P.E. 14187
 DATE 3-18-14

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

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 CLOSER THAN 5" TO BACK OF CURB.

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

PASEO EXISTING CONTOUR GRADING BY GREY PICKET

HOWARD HUGHES COMPANY LLC
 ZONING CLASSIFICATION: PLANNED COMMUNITY DISTRICT
 DOC# 99721801041

SLATER HANIFAN GROUP
S-G
 CONSULTING ENGINEERS & PLANNERS
 5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
 PHONE (702) 284-5300 FAX (702) 284-5390

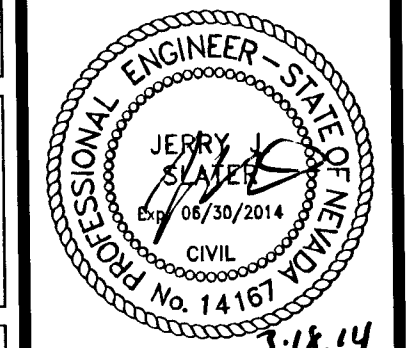
DATE	BY	APP.	DESCRIPTION

CITY OF LAS VEGAS

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

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

PROJECT NO.
LEN1303.000



G-4
 SHEET 6 OF 25
 11-50904
 12747925-2

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