



- CONSTRUCTION NOTES**
- CONSTRUCT 2" AC PAVEMENT WITH 4" TYPE II AGGREGATE BASE
 - INSTALL 30" ROLL CURB PER CCAUSD NO. 217.51
 - INSTALL 4" WIDE CONCRETE SIDEWALK (4" THICK WITH 5" TYPE II AGGREGATE BASE) PER CCAUSD NO. 234
 - INSTALL 8" CROSS GUTTER PER CCAUSD NO. 228
 - CONSTRUCT SIDEWALK RAMP USING ARNOR TILE TRUNCATED DOWNS OR EQUIVALENT CCAUSD NO. 235, CASE 1
 - SAWTOOTH AND MATCH EXISTING IMPROVEMENTS PER CCAUSD NO. 503 & 500.2
 - INSTALL WROUGHT IRON FENCE & GATE PER DETAIL 37 ON SHEET D-3
 - LANDSCAPE EASEMENT TO BE MAINTAINED BY HOA
 - INSTALL PILASTER PER NOTE 35 ON SHEET D-3

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 320303C2150E, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY DS 4117 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROPERTY.

ANGELA R. PINLEY, P.E. 5-19-16

- 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 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.
 - 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 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 NWR00000, 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 NWR00000, 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.

LEGAL DESCRIPTION

SUMMERLIN VILLAGE 23B UNIT NO. 3
PLAT BOOK 145, PAGE 95
LOT Y

BASIS OF BEARING

NORTH 89°46'49" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SHOWN BY MAP IN BOOK 145, PAGE 95 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE NEVADA.

BENCHMARK

CLV BENCHMARK 5LV09 34NES
RIVET AND PLATE IN TOP OF CURB AT NW CORNER AT VISTA RUN AND ALTA DRIVE.
ELEVATION 996.953 METERS (3270.84 FEET)
PER THE CITY OF LAS VEGAS INTERACTIVE WEBSITE AS OF JANUARY 7, 2015.

- GENERAL NOTES**
- FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, SECTION 2304.11.2.2.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
 - ALL PUBLIC 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 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.
 - NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LEAST 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES, MEASURED FROM THE TOP OF ADJACENT ASPHALT DRIVEWAY OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

PERIMETER SIDEWALKS

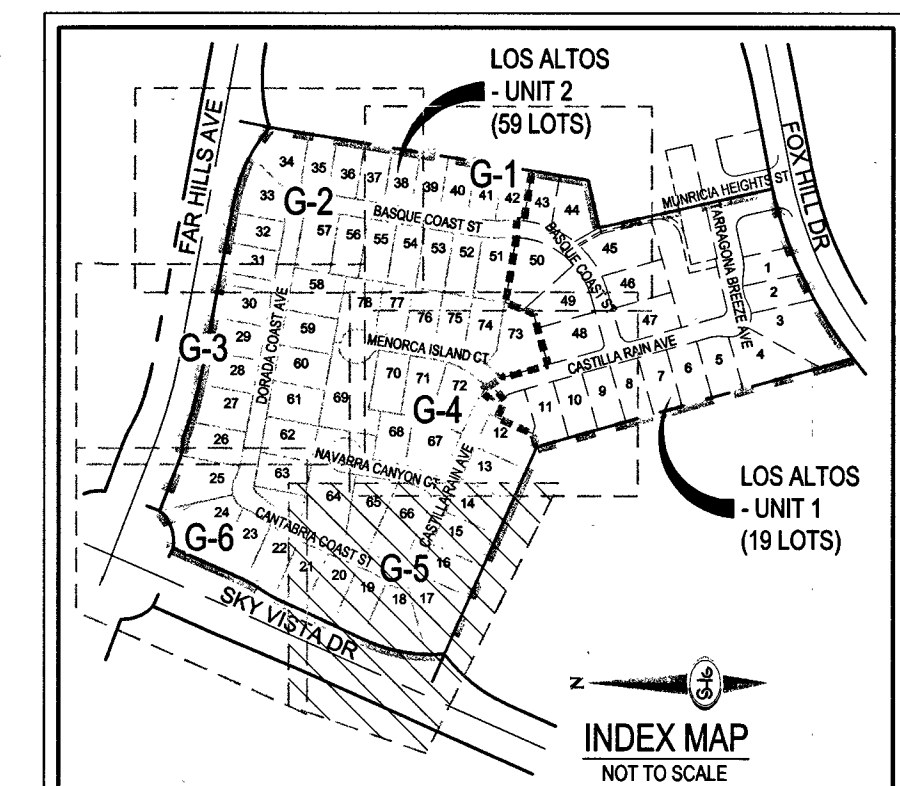
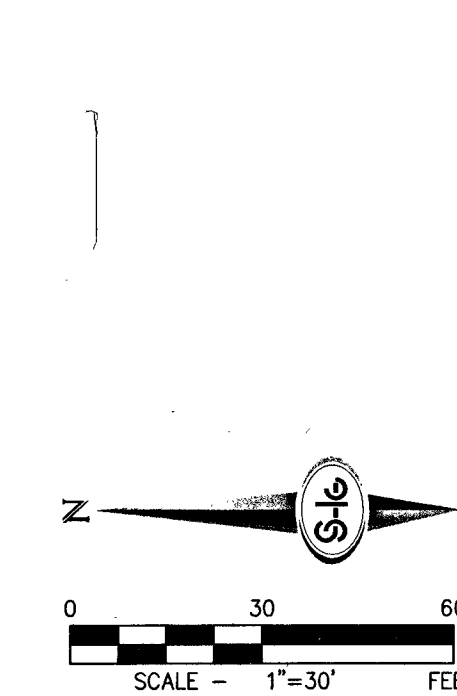
PERIMETER SIDEWALK DISPLAYED FOR CONCEPTUAL PURPOSES ONLY. MASTER DEVELOPER TO PROVIDE DESIGN AND CONNECTIONS FOR ONSITE PEDESTRIAN ACCESS

PRIVATE STREETS NOTE

ALL PRIVATE STREETS ARE P.U.E. 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 PUBLIC AND TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION



SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

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Toll Brothers

LOS ALTOS - UNIT 2

GRADING PLAN 5

DATE: 4/29/15

DRAFTER: IG

DESIGNER: IG

CHECKED: ARP

PROJECT NO. TOL1401

ANGELA R. PINLEY
Exp. 12/31/2015
CIVIL
No. 21373

G-5

SHEET 7 OF 30

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