



LEGAL DESCRIPTION

PARCEL X AS SHOWN ON THE FINAL MAP OF SUMMERLIN VILLAGE 23B, UNIT No. 1 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA IN BOOK 145 OF PLATS AT PAGE 28, SITUATE IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION 5LV09 34NE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA DRIVE.

ELEVATION = 1007.197 METERS (NAV'D'88)
ELEVATION = 3304.45 US SURVEY FEET (NAV'D'88)

BASIS OF BEARINGS

NORTH 89°48'49" 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 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CLARK COUNTY PUBLIC WORKS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBTUSCURED DURING CONSTRUCTION.

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION.

SIGHT VISIBILITY ZONE

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.

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32003C2150E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

NOTE

1. ALL ON-SITE STORM DRAINS AND THE ASSOCIATED STORM FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA.
2. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE: GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY: ENGINEER: NOVA GEOTECHNICAL PROJECT NO. E-08-107 DATED: AUGUST 9, 2006 UPDATED: MAY 6, 2013
9. CUT/FILL ESTIMATES EXISTING TO FINISH GRADE ELEVATIONS NET CUT: 183,900 CY NET FILL: 46,982 CY
10. SEE DETAIL 33/0-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 4 ON SHEET D-1
2. CONSTRUCT 24" "L" TYPE CURB AND GUTTER PER CCAUSD # 217.51
3. CONSTRUCT 30" ROLL CURB PER CCAUSD # 217.51
4. CONSTRUCT "A" CURB PER CCAUSD # 219
5. CONSTRUCT 8" CROSS GUTTER PER CCAUSD # 228
6. CONSTRUCT 4" SIDEWALK PER CCAUSD # 234
7. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD # 235 (CASE I)
8. CONSTRUCT 5" CURB TRANSITION FROM "L" CURB TO ROLL CURB
9. CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
10. CONSTRUCT 15" TYPE "CM" DROP INLET PER USDOCA #412.1 & #421
11. CONSTRUCT 10" TYPE "CM" DROP INLET PER USDOCA #412.1 & #421
12. CONSTRUCT 12.5" TYPE "CM" DROP INLET PER USDOCA #412.1 & #421
13. CONSTRUCT 2'x2' JENSEN PRECAST DROP INLET PER DETAIL 34 SHEET D-2

DISCLAIMER NOTE:
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you dig
Avoid overhead power line contact. It's costly.
Call before you dig
Call before you dig
Call before you dig
1-702-227-2929
Nevada Power
Environment and Safety
Services Department

Call before you dig
Call before you dig
Call before you dig
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

DATE: MAY 17, 2014	REVISION:	DESCRIPTION:	BY:	APP'D:	DATE:
HORIZ. SCALE: 1"=30'	VERT. SCALE: 1"=5'	DESIGNED BY: JLL	CHECKED BY: JLL	APPROVED BY: JLL	PROJECT #: 3110.0017
<p>TOLL SOUTH LV, LLC 1140 TOWN CENTER DRIVE SUITE 230 LAS VEGAS, NV 89144 PHONE: 702-243-3800 FAX: 702-243-8610</p> <p>RCI Engineering 4825 Dean Martin Drive Suite 200, Las Vegas, NV 89103 PHONE: 702-455-0800 FAX: 702-455-0801</p>					
<p>MONTECITO AT SUMMERLIN VILLAGE 23B PARCEL X A SINGLE FAMILY RESIDENTIAL SUBDIVISION GRADING PLAN (SHEET 5 OF 7)</p>					
<p>JOHN I. LAND, P.E. NO. 16441</p>					

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY IS 1650 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

DATE: 5/22/2014

CLY DRAWING NUMBER: 1405331B
10248997