

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S 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.

Avoid overhead power line contact. It's costly.

Call before you dig
1-702-227-2929
Nevada Power
Environment and Safety
Services Department

Call before you dig
Add utility and/or ground utility lines. It's costly.

Call before you dig
1-800-277-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

CONSTRUCTION NOTES

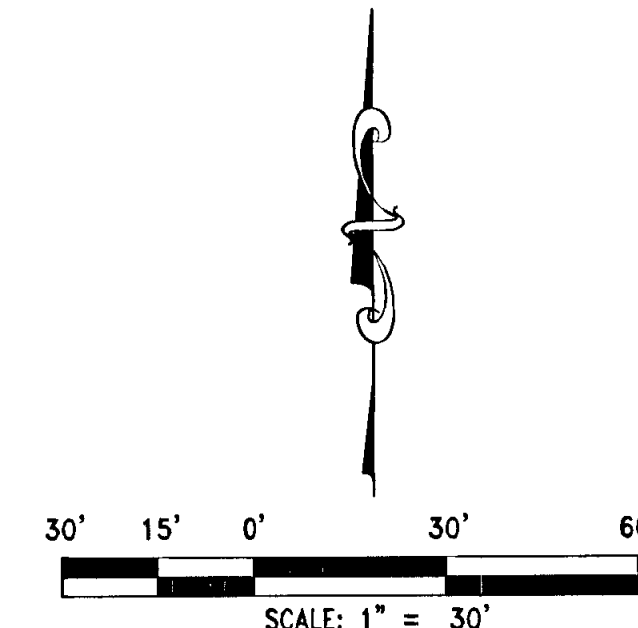
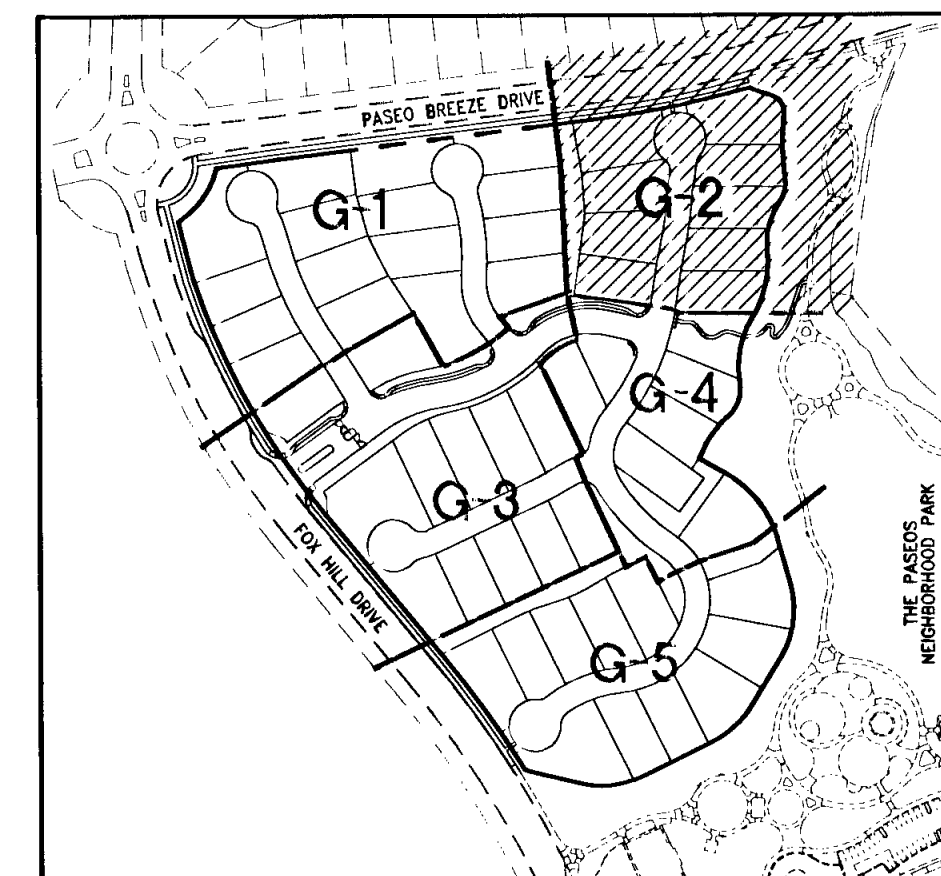
1. CONSTRUCT AC PAVEMENT PER DETAILS ON SHEET D-1
2. CONSTRUCT 30" ROLL CURB PER SUMMERLIN STD DWG NO. S-48
3. CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN STD DWG NO. S-48
4. CONSTRUCT 5" SIDEWALK PER CCAUSD # 234
5. CONSTRUCT 8" SIDEWALK PER CCAUSD # 234
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD # 235 (CASE 1)
7. CONSTRUCT 24" "L" TYPE CURB AND GUTTER PER CCAUSD # 216
8. CONSTRUCT 10" CURB TRANSITION FROM "L" CURB TO ROLL CURB
9. CONSTRUCT 5" WIDE PEDESTRIAN ACCESS GATE PER DETAIL 41 SHEET D-3

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.

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 & INSPECTION SERVICES
PROJECT NO. E-12-044
DATED: MAY 25, 2012
9. CUT/FILL ESTIMATES:
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 44,000 CY
NET FILL: 37,200 CY
10. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1
11. ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.



LINE TABLE			
LINE	BEARING	LENGTH	
L8	N 14°16'30" W	11.55'	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	32°48'49"	350.00'	200.45'
C19	6°3'45"	1000.00'	105.81'
C20	10°24'16"	250.00'	45.40'
C21	10°3'2"	250.00'	43.85'
C22	26°40'33"	100.00'	46.56'

FLOOD ZONE NOTE
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32003C2150F DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

BENCHMARK
CITY OF LAS VEGAS BENCHMARK No. 7LV09 34C4
A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF PASEO MIST DR AND DESERT MOON DR.
ELEVATION=997.024 METERS (NAVD'88)
ELEVATION=3271.07 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS
SOUTH 83°00'00" WEST BEING THE BEARING OF THE CENTERLINE OF PASEO BREEZE DRIVE AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 121, PAGE 12 OF PLATS

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.

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY D814589 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

JOHN I. LAND, PE NO. 16441
4/12/2013
4/12/2013
4/12/2013

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-242-8600 FAX: 702-242-8610

Engineering
RCI
3224 SOUTH HIGHLAND DRIVE, SUITE 810, LAS VEGAS, NV 89109
PHONE: 702-652-0000 FAX: 702-652-0001

IMPROVEMENT PLANS FOR
SANTALUZ AT SUMMERLIN VILLAGE 23A
PARCELS ES-1 AND WS-1

GRADING PLAN (SHEET 2 OF 5)

NEVADA

CITY OF LAS VEGAS

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