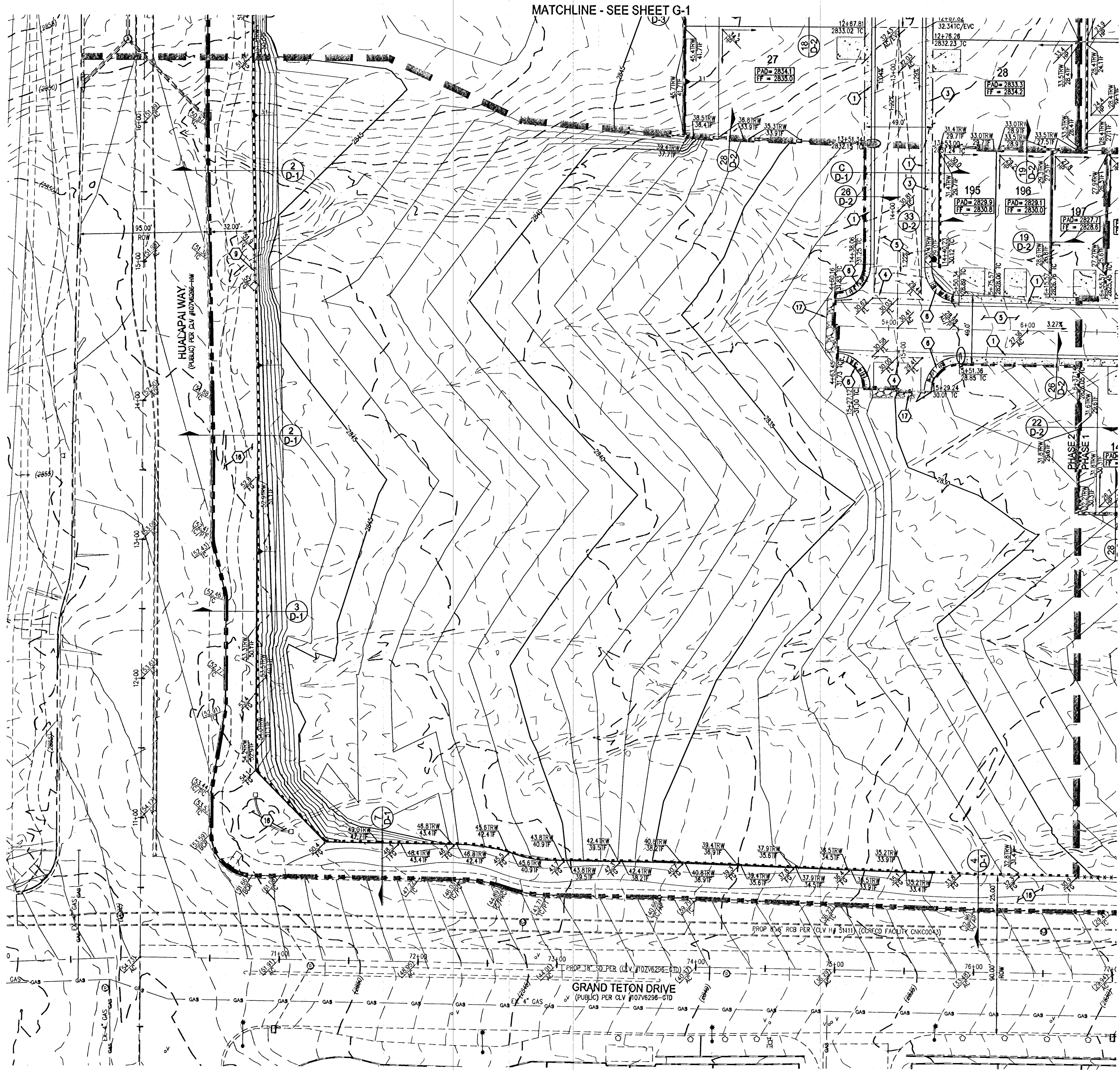




WALLS ADJACENT TO COMMON LOTS
SCREEN WALLS ADJACENT TO COMMON LOTS SHALL END NO CLOSER THAN 20' TO BACK OF CURB. RETAINING WALLS SHALL END NO CLOSER THAN 5' TO BACK OF CURB.

STORM DRAIN NOTE
ALL ON-SITE STORM DRAIN AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DRAINAGE EASEMENT NOTE
ALL DRAINAGE EASEMENTS AND COMMON LOTS ARE PUBLIC DRAINAGE EASEMENTS PRIVATELY MAINTAINED BY THE HOA.

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 AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS 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 THE CITY OF NORTH LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. 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 NV1000000, 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 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 NV1000000, SECTION III.A.2.
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.

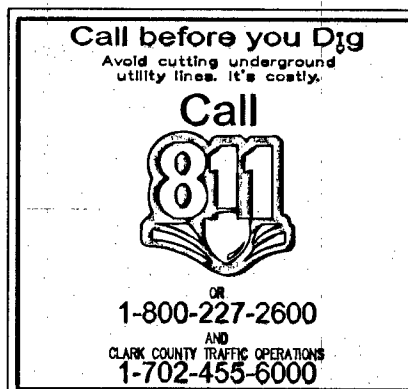
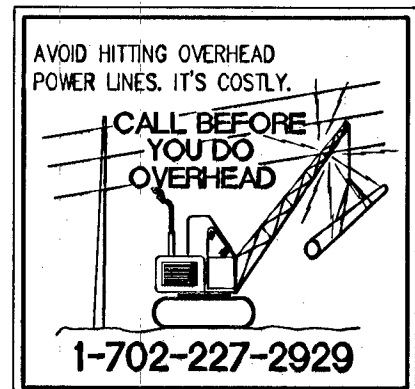
FLOOD ZONE
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C1735E, 32003C1745E & 32003C1750E DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

FLOOD CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY NO. 054882 OF FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.
COLEY A. LEBER, P.E. 015875 DATE 12/18/14

BASIS OF BEARING
NORTH 89°11'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

BENCHMARK
USDA GRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE #25994T, SOUTHWEST CORNER OF THE U.S. 95/KYLE CANYON TURNOFF.
ELEVATION = 2817.81 FEET, 858.810 METERS
N.A.V.D. 88 DATUM
PER THE CLARK COUNTY VERTICAL CONTROL LAST REVISED 2003

LEGAL DESCRIPTION
BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.



- GENERAL NOTES**
- SEE PLAN AND PROFILE SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.
 - FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2006, 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.
 - 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 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.
 - 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 EXIST) WITHIN THE SIGHT VISIBILITY ZONES.
 - ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD, FINISHED FLOOR AND CONTOUR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300'.

- GRADING NOTES**
- INSTALL 30" ROLL CURB PER CCAUSD NO. 217.51 OVER 6" TYPE II AGGREGATE BASE.
 - INSTALL 1" TYPE CURB AND GUTTER PER CCAUSD #216.
 - INSTALL 5" WIDE CONCRETE SIDEWALK (5" THICK OVER 6" TYPE II AGGREGATE BASE) PER CCAUSD #234.
 - INSTALL 8" FT CROSS GUTTER PER DETAIL 34 ON SHEET D-2.
 - INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE.
 - CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT CCAUSD NO. 235, CASE 1 & 235.1.
 - CONSTRUCT 10' TRANSITION FROM 1" CURB TO MOD. ROLL CURB PER DETAIL 30 ON SHEET D-2.
 - INSTALL WROUGHT IRON GATE PER DETAIL 29 ON SHEET D-2.
 - INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS.
 - INSTALL 60" TYPE III STORM DRAIN MANHOLE PER CCAUSD #408.
 - INSTALL CLASS IV RCP SD (PRIVATE) PIPE SIZE PER PLAN.
 - INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
 - INSTALL 10.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
 - INSTALL 12.5' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
 - INSTALL 20.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
 - PERIMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER DEVELOPER.
 - INSTALL 5' X 39" RIPRAP PAD D50-8", THK-18".
 - INSTALL SIDEWALK DRAIN PER CCAUSD #236.
 - REMOVE FLARE END SECTION AND CONNECT TO CLASS IV RCP SD (PUBLIC) PIPE SIZE PER PLAN.
 - REMOVE EXISTING RIP-RAP.

SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

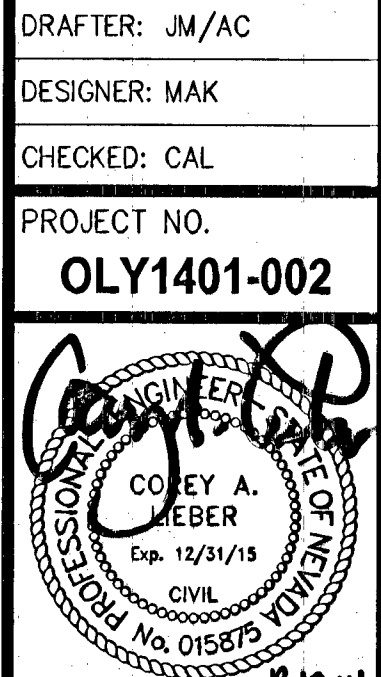
PERIMETER SIDEWALKS
PERIMETER SIDEWALK DISPLAYED FOR CONCEPTUAL PURPOSES ONLY. MASTER DEVELOPER TO PROVIDE DESIGN AND CONNECTIONS FOR ON-SITE PEDESTRIAN ACCESS.

PRIVATE STREETS NOTE
ALL PRIVATE STREETS ARE P.U., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

DISCLAIMER NOTE
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 IN THEIR PROPER LOCATION.

NO.	DESCRIPTION	DATE	BY	APP.

DATE: 10/20/14
DRAFTER: JM/AC
DESIGNER: MAK
CHECKED: CAL
PROJECT NO. OLY1401-002



1156627