



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 ONSITE 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, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAY 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 BY 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 NVR100000, 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 SWMS 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 NVR100000, SECTION III.A.12.
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. INSTALL 30" ROLL CURB PER CCAUSD NO. 217.51 OVER 6" TYPE II AGGREGATE BASE.
2. INSTALL 7" TYPE CURB AND GUTTER PER CCAUSD #216.
3. INSTALL 5" WIDE CONCRETE SIDEWALK (5" THICK OVER 6" TYPE II AGGREGATE BASE) PER CCAUSD #234.
4. INSTALL 8" CROSS GUTTER PER DETAIL 34 ON SHEET D-2.
5. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE I AGGREGATE BASE.
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR THE TRUNCATED DOWNS OR EQUIVALENT CCAUSD NO. 235, CASE 1 & 2351.
7. CONSTRUCT 10' TRANSITION FROM 1" CURB TO MOD. ROLL CURB PER DETAIL 30 ON SHEET D-2.
8. INSTALL WROUGHT IRON GATE PER DETAIL 29 ON SHEET D-2 WITH PEDESTRIAN ACCESS.
9. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS.
10. INSTALL 60" TYPE III STORM DRAIN MANHOLE PER CCAUSD #406.
11. INSTALL CLASS IV RCP SD (PRIVATE) PIPE SIZE PER PLAN.
12. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
13. INSTALL 12.5' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
14. INSTALL 20.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
15. PERIMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER DEVELOPER.
16. INSTALL 5' X 39" RIRIPAP PAD D50=8", THK=16".
17. REMOVE FLARE END SECTION AND CONNECT TO CLASS IV RCP SD (PUBLIC) PIPE SIZE PER PLAN.
18. REMOVE EXISTING DR. RCP.
19. INSTALL CONCRETE PAVEMENT W/ 1" SAND (PER GEOTECH REPORT #21111-17.1). SEE DETAIL A ON SHEET G-4.
20. INSTALL CONCRETE BANDING (ORIGINAL MATERIAL SPECIFICATION BY OTHERS) SEE DETAIL B ON G-4.
21. SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES.
22. INSTALL 3" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE.

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.

FLOOR CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPLICABLE NEVADA AND CITY OF LAS VEGAS FLOOR CERTIFICATION ACT.
COREY A. LIEBER, P.E. 015875 DATE: 7-16-14

BASIS OF BEARING
NORTH 89°13'30" 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 BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE #269941, SOUTHWEST CORNER OF THE U.S. 95/KYLE CANYON TURNOFF.
ELEVATION = 2817.61 FEET, 858.810 METERS
N.A.S.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.

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

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you dig
1-702-455-6000
1-702-432-5300

Call before you Dig
1-800-227-2600
CLARK COUNTY PUBLIC WORKS
1-702-455-6000

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 2304.11.2.2.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES 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 GEOTECH REPORT.
6. SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
7. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.
8. 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 FACILITIES PRIOR TO CONSTRUCTION COMMENCING.
9. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED WITHIN TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT 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 3.00'.

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., 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 EXCEPT 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.

KEY MAP
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-5300 FAX (702) 384-5300

CITY OF LAS VEGAS, NEVADA

WOODSIDE HOMES
BETTER BY DESIGN

SKYE CANYON PARCEL 1.3 - PHASE 1
GRADING PLAN II

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

10/20/14
SHEET 4 OF 35