

DS #: 4555

APN: 137-34-313-007

PROJECT: Esperanza - Summerlin V23 A Parcel M - Phase 1

SUBMITTAL: Supplement

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

July 25, 2012

TO:

Land Development Services
Department of Public Works

FROM:

Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works

SUBJECT:

Drainage Study for:

Esperanza – Summerlin V23A Parcel M – Phase 1

Cross Streets:

NWC of Desert Moon Road & Fox Hill Drive

File Number:

F:\Depot\DSMemos\DS4555C.doc

Parcel Number:

137-34-313-002

Zoning Action:

TMP-44928

FEMA Flood Zone

YES

NO

X

Proposed Storm Drain

YES

NO

X

COPIES TO:

Slater Hanifan Group

Greystone Nevada / Lennar Homes

Bart Anderson, P.E., DevCo

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	5/14/2012	5/23/2012	Not Approved	\$400.00	283362: \$400
2 nd Submittal	6/7/2012	6/12/2012	Not Approved	\$400.00	285860: \$400
Supplement	6/27/2012 & 7/25/2012	7/25/2012	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. The developer/engineer proposed rough grading in the future *Phase 2* area. Consult with *City of Las Vegas Planning Department* for approval of the proposed rough grading prior to the final acceptance of the improvement plans.
2. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All Private Streets are P.U., Public Sewer Easements and Public Drainage Easements to be privately maintained by the HOA."
3. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
4. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
5. The subject drainage study addresses *Interim improvements (Phase 1)* as well as the *Final improvements (Phase 1 and Phase 2)*. However, if *Phase 2 Improvements* commence more than one year after the final approval of this study, a drainage study update will be required to address the future *Phase 2 Improvements*.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works Department requires all soil reports, drainage studies and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirement is effective on **July 1, 2011**. If there are any questions regarding these new requirements, please contact Albert Sung in the Flood Section at (702) 229-2001 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T20S/R59E/34

AREA K-34

 *** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 4487
 DESTINATION ADDRESS 2845399
 PSWD/SUBADDRESS
 DESTINATION ID
 ST. TIME 07/25 14:04
 USAGE T 00' 45
 PGS. 2
 RESULT OK

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

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July 25, 2012

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Land Development Services
 Department of Public Works

FROM:

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 Flood Control Project Engineer
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Drainage Study for:

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COPIES TO:

Slater Hanifan Group

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Bart Anderson, P.E., DevCo

Parcel Number:

137-34-313-002

Zoning Action:

TMP-44928

FEMA Flood Zone

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Proposed Storm Drain

YES

NO

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2. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All Private Streets are P.U., Public Sewer Easements and Public Drainage Easements to be privately maintained by the HOA."
3. All drainage easements must be public drainage easements to be privately maintained and common

TRANSMITTAL

To: Albert Sung, P.E.
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Date: July 25, 2012
Project No.: LEN1201.000

From: Steve Jones, P.E.

Subject: Supplement Plans for Technical Drainage Study for Esperanza (DS4555)

CC: Tracy Stratton, SHG **CC:** _____
CC: Chelsea Peltier, SHG **CC:** _____
CC: Mark Failla, SHG **CC:** _____

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____
Date: _____ Time: _____

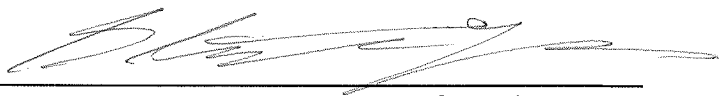
Copies	Description
<u>1</u>	<u>Phase 1 - Sheet G-1</u>
<u>1</u>	<u>Phase 1 - Sheet G-2</u>
<u>1</u>	<u>Phase 1 - Sheet G-3</u>
<u>1</u>	<u>Phase 1 - Sheet G-4</u>
<u>1</u>	<u>CD containing PDF of submitted sheets</u>

Comments:

Enclosed please find the sheets you requested over the phone, that added the storm drain note to the grading plans stating "all onsite storm drain and associated facilities are privately owned and maintained by the HOA". Note only the Phase 1 sheets have been revised with the added note, because Phase 2 does not propose storm drain improvements. These revised sheets are in support of the *Technical Drainage Study for Esperanza* which is a residential subdivision on Parcel M within Summerlin Village 23A.

Please contact us at 702-284-5300 if there are any questions, or need anything further. Thanks.

Signed: _____


Steve Jones, P.E.
Assistant Project Manager – Flood Control Division

TRANSMITTAL

To: **Albert Sung, P.E.**

Date: July 24, 2012

City of Las Vegas

Project No.: LEN1201.000

333 N. Rancho Drive

Las Vegas, NV 89106

From: **Steve Jones, P.E.**

Subject: **Supplement Plans for Technical Drainage Study for Esperanza (DS4555)**

CC: Tracy Stratton, SHG

CC:

CC: Chelsea Peltier, SHG

CC:

CC: Mark Failla, SHG

CC:

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____

Date: _____ Time: _____

Copies	Description
1	Sheet C-2
1	Sheet P-1
1	Sheet P-4
1	CD containing PDF of submitted sheets

Comments:

Enclosed please find the sheets you requested over the phone, that have revised the storm drain to "private" facilities. These revised sheets are in support of the *Technical Drainage Study for Esperanza* which is a residential subdivision on Parcel M within Summerlin Village 23A.

Please contact us at 702-284-5300 if there are any questions, or need anything further. Thanks.

Signed: _____

Steve Jones, P.E.
Assistant Project Manager – Flood Control Division

TECHNICAL DRAINAGE STUDY
SUPPLEMENT TO ADDENDUM NO. 1

Esperanza

City of Las Vegas, Nevada

Job No.: LEN1201.000

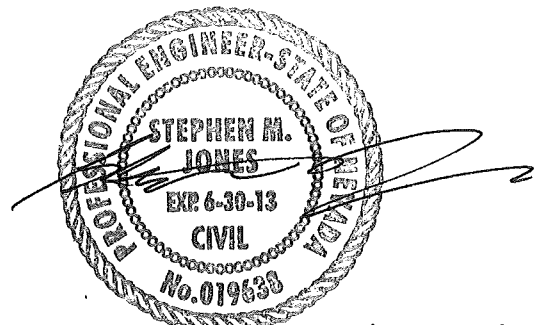
Date: June 2012

Prepared By:

Slater Hanifan Group, Inc.
5740 S. Arville Street, Suite 216
Las Vegas, Nevada 89118
Phone: 702-284-5300 • Fax: 702-284-5399

Prepared For:

Lennar Homes
2490 Paseo Verde Parkway, Suite 120
Henderson, NV 89014
Phone: 702-736-9100 • Fax: 702-736-9200



6/26/2012

Steve Jones, P.E.
NV Professional Engineer No. 19638

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Esperanza – Supplement to Addendum #1 Date: June 2012
 Location of Development: a) Descriptive (Cross Streets): North/South: Fox Hill Drive
East/West: Desert Moon Road
 b) Section: 34 Township: 20 South Range: 59 East
 c) APN: 137-34-313-002

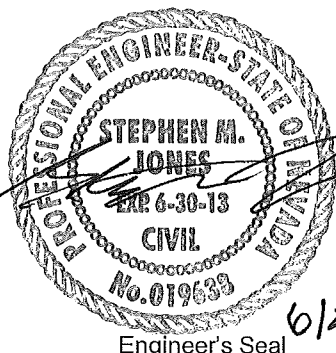
Name of Owner/Developer: Greystone Nevada, LLC / Lennar Homes
 Telephone No.: 702-736-9100 Fax No.: 702-736-9200 E-mail Address: Robert.Johnson@Lennar.com
 Address: 2490 Paseo Verde Parkway, Suite 120; Henderson, NV 89074

Contact Person – Name: Steve Jones, P.E. Telephone No.: 702-284-5300
 *E-mail Address: sjones@shg-inc.com Fax No.: 702-284-5399
 Firm: Slater Hanifan Group
 Address: 5740 S. Arville Street, Suite 216; Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and grading Only
☐ Parcel Map	☒ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☐ Building Permit	

- Total Owned Land Area: At Site: 22.7 Acres +/- Being Developed/Disturbed: All
- Is a portion or all of the subject property located in a FEMA Flood Hazard Area? ☐ Yes** ☒ No
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No
- Proposed type of development (Residential, Commercial, Etc.): Single-Family Residential
- Approximate upstream land area which drains to the subject site: 16.5 Acres
- Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation:
Conceptual Drainage Study for Summerlin Village 23A, by G.C. Wallace (DS3077);
Technical Drainage Study for Summerlin Village 23A Unit 1 Improvements, by G.C. Wallace (DS3126);
Technical Drainage Study for Summerlin Village 23A Unit 2 Improvements, by G.C. Wallace (DS3402)
- If known, please briefly identify the proposed discharge point(s) of runoff from the site: Existing Storm Drain in Fox Hill Drive
- Briefly describe your proposed schedule for the subject project: 2 Phases;
Both Phase 1 & Phase 2 technically addressed by this study.



Engineer's Seal

6/26/2012

Submit this form as part of the required drainage study to the local entity which has jurisdiction over The subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*Newly Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required

Revision	Date

Local Entity File No. _____

REFERENCE: **SHG Job LEN1201.000**

STANDARD FORM 1

Updated 05/01/2008

LEN1201.000

June 26, 2012

Albert Sung, P.E.
Flood Control Project Engineer
City of Las Vegas Department of Public Works
333 N. Rancho Drive
Las Vegas, Nevada 89106

**Subject: Supplement to Addendum No. 1 to Technical Drainage Study for Esperanza
(CLV # DS4555)**

Dear Mr. Sung:

The following are responses to comments contained in the June 12, 2012 review memorandum, regarding the above referenced project. A copy of the City of Las Vegas (CLV) comment letter has been provided in Appendix A of this submittal. Per a phone conversation with you on June 14, 2012, it is considered acceptable to submit this response to comments as a supplement without a review fee. The comments have been individually addressed as follows:

1. **Comment:** *Sites with a grade difference of 2 feet above or below existing are required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal;*

Response: The 2-ft grade difference has been approved by the Planning Department, and the associated coordination email from Linda Hartman-Maynard has been included in the appendix.

2. **Comment:** *The developer/engineer proposed rough grading in the future Phase 2 area. Consult with City of Las Vegas Planning Department for approval of the proposed rough grading prior to the final acceptance of the improvement plans;*

Response: Acknowledged.

3. **Comment:** *Sheet G-1 (Phase 1):*
 - *The cross reference of Construction Note #9 and Detail 15/D-1 does not specify the clear width of the proposed concrete flume. Provide concrete flume width in the next submittal;*
 - *Add "Public" adjacent to the text string "Varies Drainage Easement to be Privately Maintained";*

Response:

- The width of the concrete flume has been identified as 3-ft on Detail 15/D-1, per the concrete flume detail on Sheet D-1.
- The grading plan has been revised accordingly.

4. **Comment:** *Sheet G-4 (Phase 1):*

- *Extend the limit of the proposed drainage easement to cover the common lot until it meets the right-of-way line;*
- *Add "Public" adjacent to the text string "45-ft Drainage and Utility Easement to be Privately Maintained";*

Response:

- Per the included final map that dedicated Summerlin Village 23A Unit No. 2 including the infrastructure roadways, the common lot between Parcel M and the Fox Hill right-of-way has already been dedicated as a utility easement, allowing the construction of the proposed storm drain with rights to ingress and egress. Therefore, the requested revision is not necessary.
- The grading plan has been revised accordingly.

5. **Comment:** *Sheet D-1 (Phase 1):*

- *Detail 15 – Specify the width of the concrete flume;*
- *Detail 16 – Identify a proposed 36-inch RCP storm drain in the detail section;*

Response:

- The detail has been revised to show the proposed flume as 3-ft wide.
- The subject detail has been re-located to Detail 17/D-2, and has been revised to show the proposed 36-inch RCP with its horizontal and depth dimensions identified appropriately.

6. **Comment:** *Private streets must be public drainage easements. Provide a note on the grading plans "Note: All Private Streets are P.U., Public Sewer Easements and Public Drainage Easements to be privately maintained by the H.O.A.";*

Response: The note had been added to the grading plans on the previous submittal. Refer to the notes area, located to the right of the plan view on the sheets. As a result of this note, all drainage facilities proposed by this project are to be public facilities. In prior submittals, the storm drain had been shown as private facilities; however, the applicable profile sheets have been revised and included in this submittal to show the storm drain as public facilities.

7. **Comment:** *All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map;*

Response: Acknowledged and the grading plans show the drainage easements correctly.

8. **Comment:** *The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected;*

Response: Refer to Sheet C-2 on the plans for the quantity estimate of all drainage improvements. In reference to Response to Comment No. 6, all proposed drainage facilities are identified as public facilities in the subject table.

9. **Comment:** *The subject drainage study addresses Interim Improvements (Phase 1) as well as the Final Improvements (Phase 1 and Phase 2). However, if Phase 2 Improvements commence more than one year after the final approval of this study, a drainage study update will be required to address the future Phase 2 Improvements;*

Response: Acknowledged.

Additional Revisions

In order to satisfy maximum retaining wall heights, Lot 61 became wider than previously shown, and the locations of Lots 62 thru 65 were also shifted. As a result, the finished floor elevations for Lots 61 thru 65 have changed. The revised finished floor evaluation for these lots has been included in the appendix showing that the revised Lots 61 thru 65 still meet minimum flood protection criteria.

Phase 1 grading, profile and detail sheets that address CLV comments have been included in this submittal. The Phase 2 sheets have not been revised and have not been re-included for your review. If you have any questions or require additional information, please do not hesitate to contact us at 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP



Steve Jones, P.E.
Assistant Project Manager - Flood Control Division

pc: Tracy Stratton - SHG
Mark Failla, P.E., CFM - SHG
Jerry Slater, P.E. - SHG



6/26/2012

APPENDIX CONTENTS

1. 5/24/2012 CLV Comments
2. Planning Department Approval of 2-ft Grading Difference
3. Final Map (Response to Comment No. 4)
4. Revised Finished Floor Evaluation (Lots 61 thru 65)
5. Revised Phase 1 Grading, Profile and Detail Sheets

CITY OF LAS VEGAS		DATE:	
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SUBJECT: Drainage Study for: Esperanza – Summerlin V23A Parcel M		COPIES TO: Slater Hanifan Group	
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END OF REMARKS

ays

T/R/S: T20S/R59E/34
AREA K-34

Steve Jones

From: Tracy Stratton
Sent: Wednesday, June 20, 2012 4:29 PM
To: Steve Jones
Subject: Fwd: RE: Summerlin Village 23A Parcels M and N - Planning Approvals of TDS items

Fyi

----- Original Message -----

Subject: RE: Summerlin Village 23A Parcels M and N - Planning Approvals of TDS Items
From: Linda Hartman-Maynard <lmaynard@LasVegasNevada.GOV>
To: Tracy Stratton <tstratton@shg-inc.com>
CC:

Tracy,

The two grade difference for Esperanza has been approved.

A Tentative Map for Catalina will not be heard by the Planning Commission until 7/10/12. I will hold request until the map is approved.

Thank you,

Linda Hartman-Maynard
City of Las Vegas
Department of Building and Safety
W: (702)229-6899
F: (702)382-1240
lmaynard@lasvegasnevada.gov

From: Tracy Stratton [<mailto:tstratton@shg-inc.com>]
Sent: Wednesday, June 20, 2012 8:00 AM
To: Linda Hartman-Maynard
Cc: Steve Jones
Subject: RE: Summerlin Village 23A Parcels M and N - Planning Approvals of TDS items

Thank you so much!

Have a great day.

S. Tracy Stratton
Project Manager

SLATER HANIFAN GROUP
"The Benchmark of Our Profession."

LAS VEGAS
5740 S. ARVILLE STREET #216
LAS VEGAS, NEVADA 89118
PHONE: (702) 284-5300
FAX: (702) 284-5399

PHOENIX
11801 N. TATUM BLVD. #124
PHOENIX, ARIZONA 85028
PHONE: (602) 687-9664
FAX: (602) 687-9693

Any files contained within are to be used for information ONLY. Accuracy and/or design information to be verified from approved original plans. Use of electronic media is at the sole risk of the user.

From: Linda Hartman-Maynard [<mailto:lmaynard@LasVegasNevada.GOV>]
Sent: Wednesday, June 20, 2012 7:48 AM
To: Tracy Stratton
Subject: RE: Summerlin Village 23A Parcels M and N - Planning Approvals of TDS items

Good Morning Tracy,

Sorry for the delayed response, I have been out of the office for the last two days. I will be doing catch up today and tomorrow. Will review your submittal as soon as possible.

Linda Hartman-Maynard
City of Las Vegas
Department of Building and Safety
W: (702)229-6899
F: (702)382-1240
lmaynard@lasvegasnevada.gov

From: Tracy Stratton [<mailto:tstratton@shg-inc.com>]
Sent: Wednesday, June 20, 2012 7:37 AM
To: Linda Hartman-Maynard
Cc: Steve Jones
Subject: Summerlin Village 23A Parcels M and N - Planning Approvals of TDS items

Linda,

On Monday I submitted the attached letter and grading plans with a request for CLV Planning approval of the 2' grading difference (kick-out) for Summerlin Village 23A Parcels M and N. Albert Sung has stated that I can't resubmit my TDS for approval until we receive approval from you, so this item is delaying the approval of these projects. I was just wondering when you will be able to review my submittal and provide approval?

If you have any questions please contact me at 284-5300.

Thank you,

S. Tracy Stratton
Project Manager

SLATER HANIFAN GROUP
"The Benchmark of Our Profession."

LAS VEGAS
5740 S. ARVILLE STREET #216
LAS VEGAS, NEVADA 89118
PHONE: (702) 284-5300
FAX: (702) 284-5399
www.shg-inc.com

PHOENIX
11801 N. TATUM BLVD. #124
PHOENIX, ARIZONA 85028
PHONE: (602) 687-9664
FAX: (602) 687-9693

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20041203-0001300
20041203-0001300
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11-05-07
105 Fee: \$5.00
20041203
CLARK COUNTY
G.C. WALLACE, INC.
Frances Deane
Clark County Recorder
S.D. 10
Pgs: 10

FINAL MAP OF SUMMERLIN VILLAGE 23A UNIT NO. 2 A PLANNED COMMUNITY

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS AND LOT 10 OF BLOCK C OF "SUMMERLIN VILLAGE 23A UNIT NO. 1" ON FILE IN BOOK 108, PAGE 29 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP & EASEMENT DEDICATION

THE HOWARD HUGHES CORPORATION, A DELAWARE CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

SUMMERLIN VILLAGE 23A UNIT NO. 2

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT THE EASEMENTS INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, SPRINT, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR SUCCESSORS AND ASSIGNS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, FOR WATER FACILITIES, ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS; AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS; AND A PERMANENT EASEMENT SHOWN HEREON AS COMMON LOTS "A" THROUGH "S", WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REMOVAL AND/OR ABANDONMENT OF SUBTERRANEAN AND ABOVE-GROUND UTILITY AND CABLE TV LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHERMORE, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT WIDE PUBLIC EASEMENT ADJACENT TO ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, PUBLIC DRAINAGE FACILITIES AND PUBLIC TRAFFIC SIGNALS; AND AN ADDITIONAL FIVE FOOT WIDE EASEMENT SURROUNDING SUCH FACILITIES AND A FIVE FOOT WIDE EASEMENT CENTERED ON UNDERGROUND CONDUIT, PIPELINES AND APPURTENANCES SERVING SUCH FACILITIES WHEN THESE FACILITIES LIE OUTSIDE THE FIVE FOOT WIDE PUBLIC EASEMENT ABUTTING PUBLIC STREETS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF ANY PUBLIC FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM; AND A PERMANENT EASEMENT SHOWN HEREON AS COMMON LOT "A" THROUGH COMMON LOT "S" FOR PUBLIC PEDESTRIAN ACCESS TO SIDEWALKS.

DATED THIS 24th DAY OF May, 2004.
THE HOWARD HUGHES CORPORATION, A DELAWARE CORPORATION.

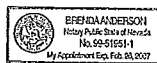
BY: Lawrence A. Scordato
Executive Vice President

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 24th, 2004,
BY Lawrence A. Scordato AS Executive Vice President
OF THE HOWARD HUGHES CORPORATION, A DELAWARE CORPORATION.

Brenda Anderson
BRENDA ANDERSON
NOTARY PUBLIC
MY APPOINTMENT EXPIRES:



CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Gary Lange 5/25/04
LAS VEGAS VALLEY WATER DISTRICT - Gary Lange DATE

Joe Martell 6/30/04
SOUTHWEST GAS CORPORATION Joe Martell DATE

Roger Tiestrahl 07/14/04
NEVADA POWER COMPANY Roger Tiestrahl DATE

Frank Hatzendorf 5/25/04
SPRINT Frank Hatzendorf DATE

Lisel Gonzalez 5/25/04
COX COMMUNICATIONS LAS VEGAS, INC. LISSEL GONZALEZ DATE

Charles Kalkowski, Jr. 12/2/2004
CITY OF LAS VEGAS CHARLES KALKOWSKI, JR. PE#4784 DATE

SURVEYOR'S CERTIFICATE

I, RANDY W. MROWICKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR G.C. WALLACE, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE HOWARD HUGHES CORPORATION, A DELAWARE CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 03, 2003.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY April 30, 2006 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

RANDY W. MROWICKI
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11441



LEGAL DESCRIPTION

SEE SHEET 2 AND 3 FOR LEGAL DESCRIPTION

BASIS OF BEARINGS

NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, 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 CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

WATER COMMITMENT STATEMENT

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK	WATER COMMITMENT ACRE-FEET/YEAR
1/C	1.0
2/C	1.0
3/C	1.0
4/C	1.0
5/A	1.0
6/A	1.0
7/B	1.0
8/B	1.0

CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

SUMMERLIN VILLAGE 23A UNIT NO. 2

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE THE 30th DAY OF April, 2006.

Alan R. Riecki
ALAN R. RIEKKI, PLS
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

12/3/04
DATE



DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Edmund J. Wojcik
Edmund J. Wojcik, P.E.
DATE

CERTIFICATE OF WATER RESOURCES DIVISION

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Robert Coache, P.E.
DIVISION OF WATER RESOURCES ROBERT COACHE, P.E.
DATE

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE 2nd DAY OF DECEMBER, 2004.

Robert S. Genzer
ROBERT S. GENZER
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA
DATE

FMP-4297
62A.23.402
SUMMERLIN VILLAGE
23A UNIT NO. 2

NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX.
N.R.S. 27B.5695

SHEET 1 OF 10

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89145
PHONE: (702) 804-2000

INSTRUMENT NO. 2001300
OFFICIAL RECORDS
BOOK NO. 2004/203
FILED AT THE REQUEST OF
G.C. WALLACE, INC.
DATE 12-3-04 AT 11:04 AM
BOOK 121 PAGE 0012
OF PLATS
CLARK COUNTY, NEVADA RECORDS
FRANCES DEANE, RECORDER
FEE \$ 144.00 DEPUTY Suo

BOOK 121 PAGE 0012

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS AND LOT 10 OF BLOCK C OF "SUMMERLIN VILLAGE 23A UNIT NO. 1" ON FILE IN BOOK 108, PAGE 29 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

▲ SET 5/8" REBAR AND ALCAP
STAMPED PLS 11441

○ LOCATION OF MONUMENT SET
PER BOOK 108, PAGE 29 OF PLATS

● SET TYPE III MONUMENT STAMPED
R. MROWICKI PLS 11441 WITH TYPE IV-A
MONUMENT SET IN TOP OF CURB
(UNLESS OTHERWISE NOTED)

 BLOCK NUMBER

S.F. SQUARE FEET

 CURVE NUMBER

L1 SQUARE FEET

— S.V.R.Z. SIGHT VISIBILITY RESTRICTION ZONE LINE TO
BE PRIVATELY MAINTAINED.
(NO LANDSCAPING OR SIGHT RESTRICTING
IMPROVEMENTS TALLER THAN 24 INCHES
ALLOWED)

(R) RADIAL BEARING OR LINE

R1 TABLED RADIAL BEARING

———— SUBDIVISION BOUNDARY LINE

———— STREET CENTERLINE

—— MATCH LINE

—— LOT LINE

----- EXISTING PARCEL/LOT LINE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	17°01'50"	276.00'	82.04'	41.32'
2	13°09'27"	324.00'	74.40'	37.37'
3	28°23'24"	66.00'	32.70'	16.69'
4	28°00'09"	104.00'	50.83'	25.93'

ESPERANZA - SUPPLEMENT TO ADDENDUM NO. 1
FINISH FLOOR ANALYSIS - CITY OF LAS VEGAS JURISDICTION

INPUT INFORMATION					FINISHED FLOORS					NOTES
Lot Number	Hydraulic Section Utilized	T/C ¹ (ft)	F/L ² (ft)	D ₁₀₀ (ft)	Flowline F.F. _{min} ³ (ft)	T/C + 6" F.F. _{min} ⁴ (ft)	F.F. _{Design} (ft)	Flowline Check	T/C + 6" Check	Phase?
61	C2	3326.92	3326.54	0.39	3327.32	3327.42	3328.8	OK	OK	1
62	C2	3328.52	3328.14	0.39	3328.92	3329.02	3330.4	OK	OK	1
63	C2	3329.63	3329.25	0.39	3330.03	3330.13	3331.5	OK	OK	1
64	C2	3330.71	3330.33	0.39	3331.11	3331.21	3332.6	OK	OK	1
65	C2	3331.81	3331.43	0.39	3332.21	3332.31	3333.7	OK	OK	1

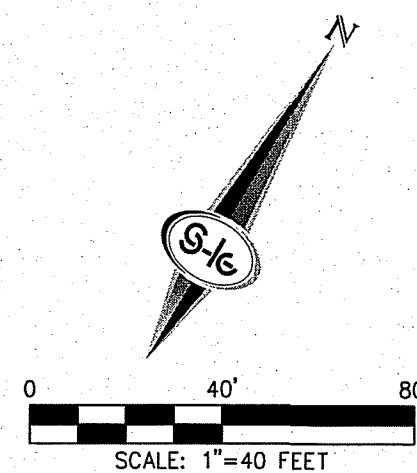
Where:

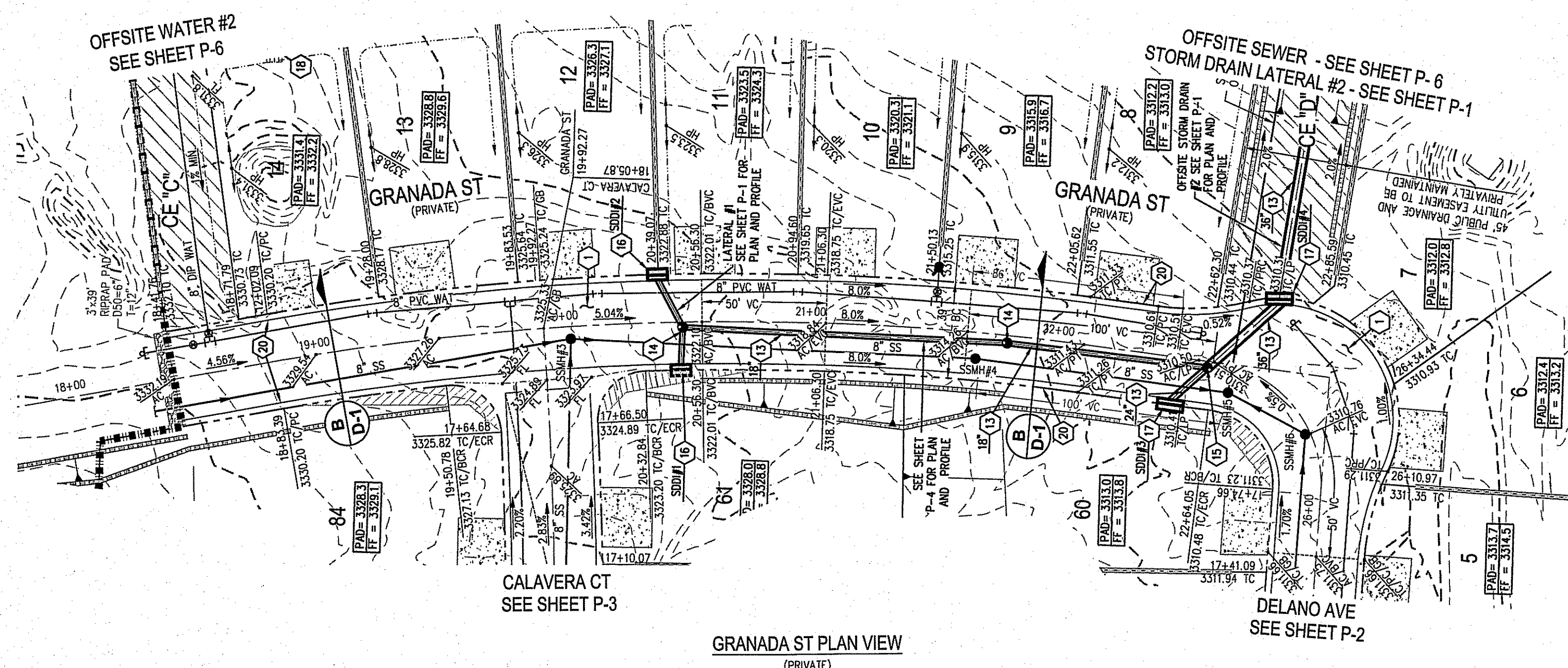
- 1: Top of Curb at High Side of Lot
- 2: TC-0.38 (For Roll Curb)
- 3: Minimum Allowable Finished Floor Elevation above flowline elevation @ high side of lot = (2 x D₁₀₀) + F/L
- 4: City of Las Vegas minimum allowable finished floor elevation = T.C. @ high side of lot + 6-inches

City of Las Vegas Finished Floor Criteria:

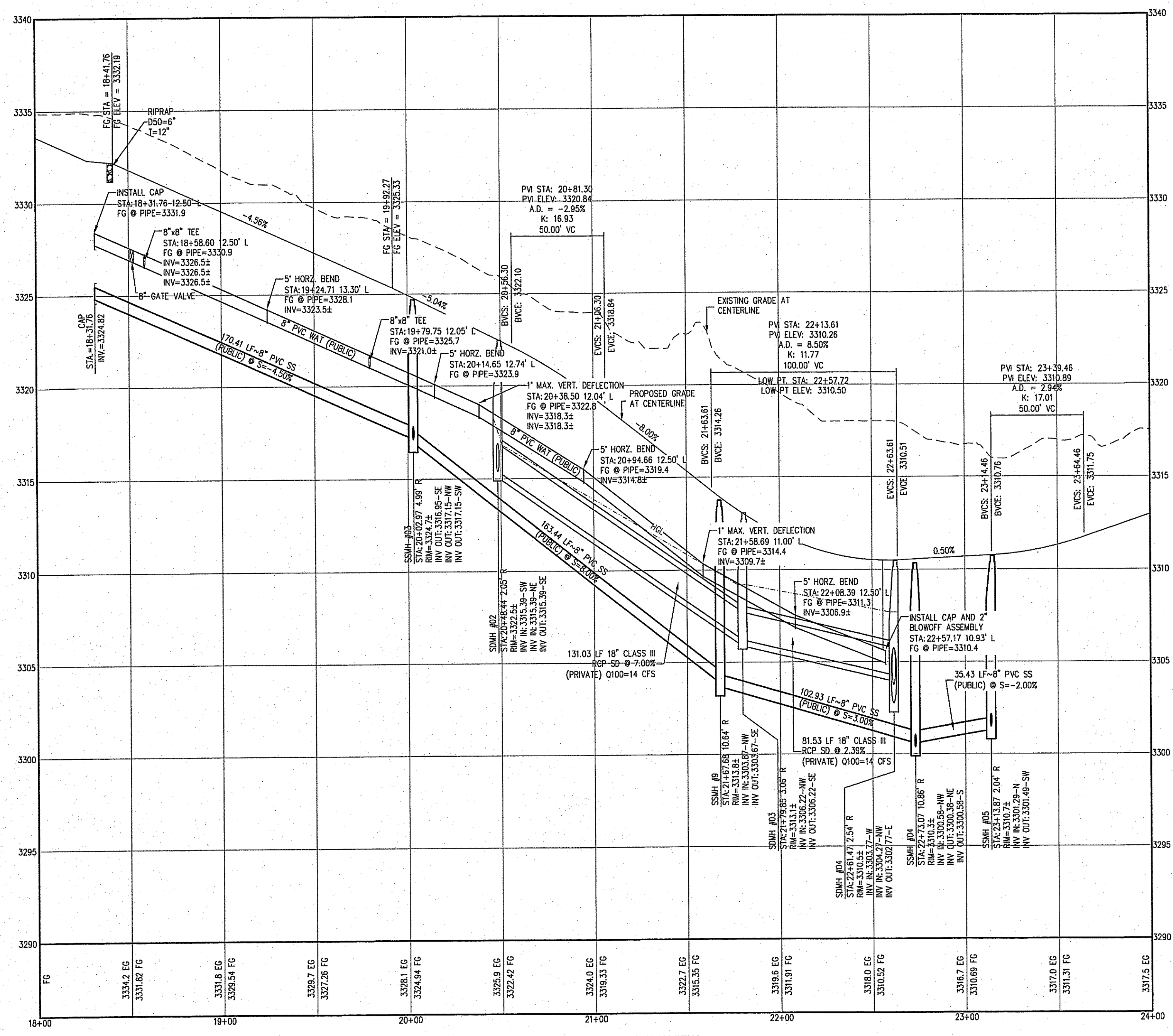
- The finished floor shall be set a vertical distance above the gutter flowline of at least twice the depth of flow in the gutter flowline up to a maximum of 18 inches above the WSEL in the street.
- The finished floor shall be set a vertical distance of at least 6-inches above the highest adjacent top of curb.



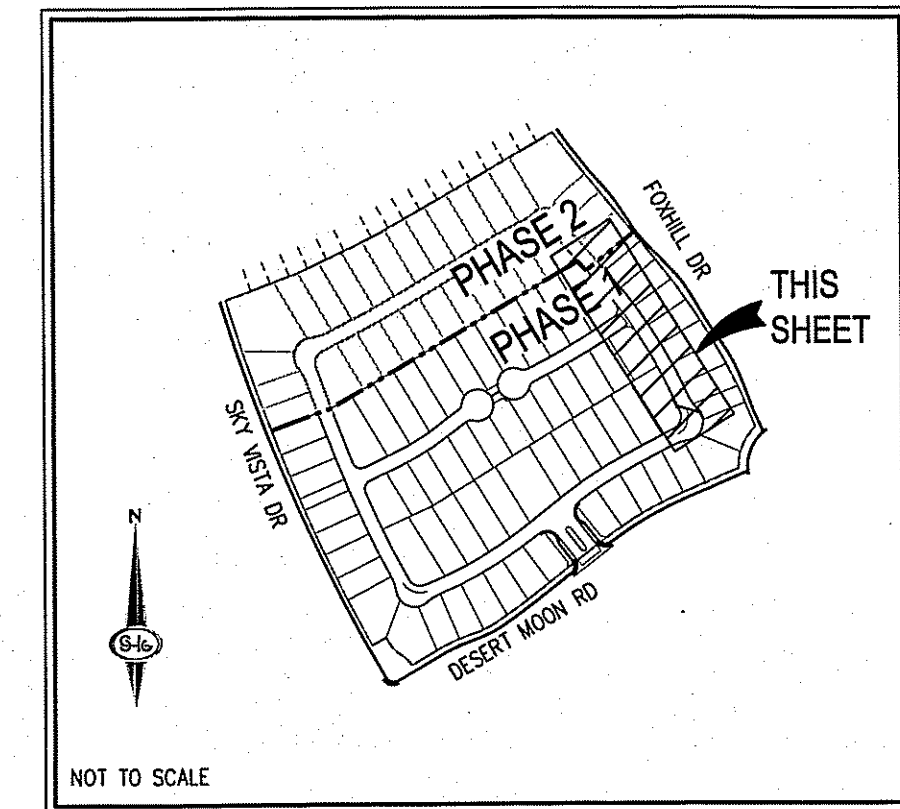
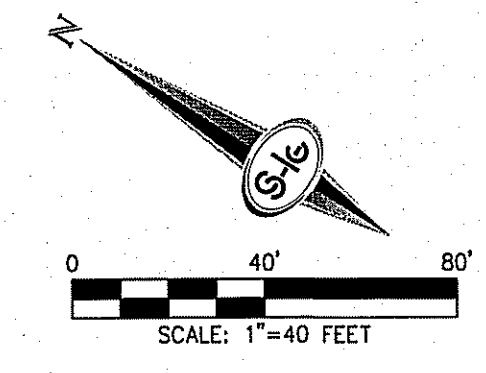




GRANADA ST PLAN VIEW
(PRIVATE)



GRANADA ST PROFILE VIEW
VERT. SCALE: 1"=4'



- GRADING NOTES**
- CONSTRUCT 2" AC PAVEMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
 - CONSTRUCT 3" AC PAVEMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
 - SAWCUT AND MATCH EXISTING IMPROVEMENTS
 - INSTALL "L" TYPE CURB AND GUTTER PER CCAUSD #216
 - INSTALL "A" TYPE ISLAND CURB PER CCAUSD #219
 - CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-84
 - CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
 - INSTALL ROLL CURB DEPRESSION PER DETAIL ON SHEET D-1
 - INSTALL CONCRETE FLUME PER DETAIL ON SHEET D-1
 - CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD NO. 2361
 - FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
 - INSTALL ROLL CURB TO "L" CURB TRANSITION PER DETAIL ON SHEET D-1
 - INSTALL RCP SD (CLASS III) (SIZE PER PLAN)
 - INSTALL 48" TYPE I STORM DRAIN MANHOLE
 - INSTALL 60" TYPE II STORM DRAIN MANHOLE
 - INSTALL 7.5" TYPE CM2 DROP INLET (2) GRATES PER CCAUSD NO. 412A "TYPE C-D MODIFIED DROP INLET AND CAULSD #421
 - INSTALL 10" TYPE CM2 DROP INLET (4) GRATES PER CCAUSD NO. 412A "TYPE C-D MODIFIED DROP INLET AND CAULSD #421
 - REMOVE EXISTING STORM DRAIN TO WEST OF EX. INLET AND REPAIR INLET AS NEEDED
 - INSTALL 30" ROLL CURB PER CCAUSD NO. 217.51 OVER 6" TYPE II AGGREGATE BASE
 - INSTALL RCP END SECTION PER NDOT R-2.3.1
- SEE SHEET C-2 FOR ABBREVIATIONS

BENCHMARK
FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION 787+19.42 OF CHARLESTON BLVD, OLVO9-34S56
NAVD 88 ELEVATION = 978.351 METERS = 3209.81 FEET

BASIS OF BEARING
NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. _____ DATE _____

SUMMERLIN
SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE
DATE _____
THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

LAS VEGAS, NEVADA

LENNAR

ESPERANZA PHASE 1

SLATER HANFAN GROUP

G

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89116

PHONE (702) 284-5300

FAX (702) 284-5399

PROJECT NO.

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07/16/12

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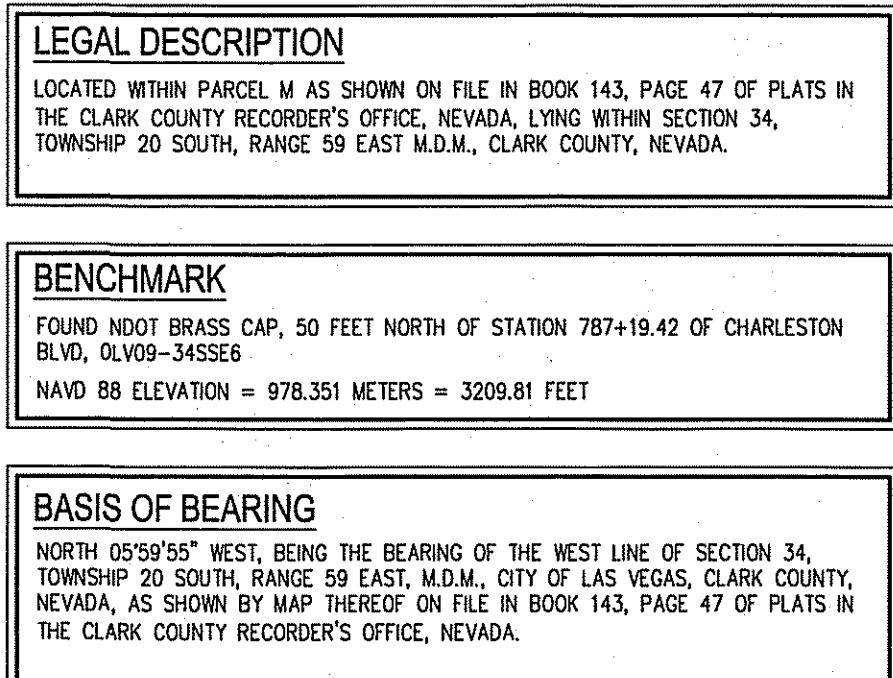
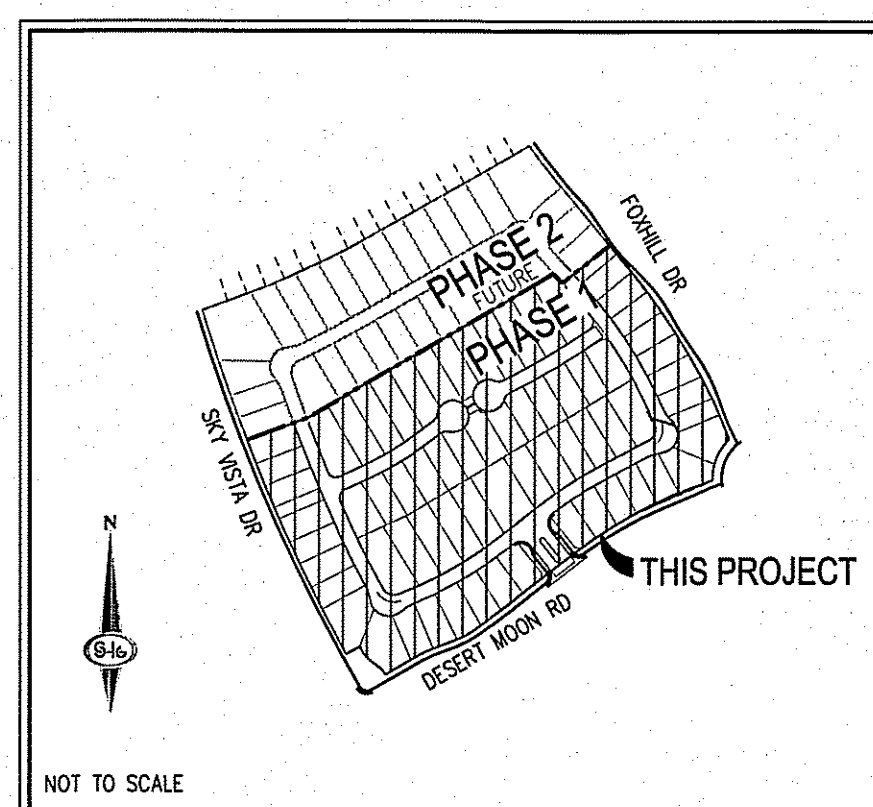
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DESIGNER:

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ESPERANZA PHASE 1

A SINGLE FAMILY DETACHED
RESIDENTIAL COMMUNITY
A PORTION OF APN 137-34-313-002



SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C-1	COVER SHEET
2	C-2	NOTES SHEET
3	G-1	GRADING PLAN I
4	G-2	GRADING PLAN II
5	G-3	GRADING PLAN III
6	G-4	GRADING PLAN IV
7	B-1	GRADING SECTIONS AND DETAILS I
8	D-2	GRADING SECTIONS AND DETAILS II
9	P-1	PLAN AND PROFILE I
10	P-2	PLAN AND PROFILE II
11	P-3	PLAN AND PROFILE III
12	P-4	PLAN AND PROFILE IV
13	P-5	PLAN AND PROFILE V
14	P-6	PLAN AND PROFILE VI
15	U-1	UTILITY PLAN I
16	U-2	UTILITY PLAN II
17	T-1	TRAFFIC PLAN I
18	T-2	TRAFFIC PLAN II

NOTE

NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STURPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: <http://www.state.nv.us/nrcp/storm01n.htm> PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND SURFACE MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. MVR100000 ALONG WITH THE APPROPRIATE FILLING FEE.

APPROVALS

ACTING CITY ENGINEER-DAVID BOWERS PE, PTOE #16736	DATE
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OF RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEViate FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FORM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.	

CLV FIRE MARSHALL	DATE
-------------------	------

DOUG RANKIN, AICP
PLANNING MANAGER

DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND
DEVELOPMENT DEPARTMENT.

CENTURYLINK	DATE
THE AFFIXED EMBARO APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.	

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 117426 DATE: _____
SHEETS: _____

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM LAS VEGAS VALLEY WATER DISTRICT.

NV ENERGY DATE

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS	DATE
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COX COMMUNICATIONS LAS VEGAS, INC. DATE

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

OWNER/DEVELOPER

LENNAR COMMUNITIES NEVADA, LLC
2490 PASEO VERDE PARKWAY
SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700
FX (702) 889-0801

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

PROJECT INFORMATION	
APN: 137-34-313-002	
NET ACREAGE	15.63 AC
RESIDENTIAL LOTS	64
COMMON ELEMENTS	6
DENSITY	4.09 - DU/AC
TYPICAL LOT SIZE	4,950 SF (45'x110' 6,050 SF (55'x110')
ZONING	P-C
EARTHWORK SUMMARY (ADJUSTED)	
CUT	58816 CY
FILL	51487 CY
SITE IMPORT	7329 CY

S-I
SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

LAS VEGAS, NEVADA

LEZAR[®]

**ESPERANZA PHASE 1
COVER SHEET**

DATE: 06/26/12

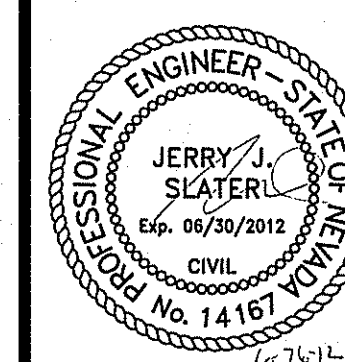
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PROJECT NO.

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SHEET 1 OF 18

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2.1 CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISION, AND THE "SUMMERLIN IMPROVEMENT STANDARDS FOR WORK IN THE SUMMERLIN AREA" AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CIVIL PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORILY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.

6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTENDED-TYPE CURB.

8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPLETION, EXCEPT AT SIDEWALK RIMS AND CROSS GUTTERS.

9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.

10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.

12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY GEOTEK, REPORT #2842-LVB, JUNE 4, 2010 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND SIGNED BY THE PREPARER, AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.E.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.

15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER. ALL AROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF 18.12.040.

WALL NOTES:

16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.

18. CONTRACTOR SHALL ADJUST ALL NEW EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.

21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE OFFSITE INSPECTION AND TESTING SECTION PRIOR TO PROJECT ACCEPTANCE. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, AND THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXITS THE PUBLIC RIGHT-OF-WAY. THE LOCATION SHALL BE DESCRIBED BY STATE PLANE COORDINATES WHICH SHALL BE BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, EAST ZONE" AS DEFINED BY THE NEVADA REVISED STATUTES CHAPTER 327, AND TIED TO THE CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK NETWORK. COORDINATES MUST BE CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTANTIES OF +/- 0.1 METER (+/- 0.3 FEET). A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

22. SANITARY SEWER SERVICE LATERALS REQUIRE THE INSTALLATION OF A MARKER BALL AT THE CONNECTION OF THE SEWER SERVICE LATERAL TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY. STORM DRAIN LATERALS REQUIRE THE INSTALLATION OF A MARKER BALL AT THE CONNECTION OF THE STORM DRAIN LATERAL TO THE STORM DRAIN MAIN AND WHERE THE STORM DRAIN LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR WHERE THE STORM DRAIN LATERAL CONNECTIONS TO A DROP INLET, THE MARKER BALL SHALL BE 3M 4" MARKER BALL 1404-XR OR APPROVED EQUIV.

23. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST ADDITION.

24. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

2.2 CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA, LATEST REVISION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.

3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.

4. POLYVIT (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE I AGGREGATE BASE.

5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.

6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.

7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.

8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.

9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.

10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

2.3 CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVISORY SIGNAGE TO ADVISE THE CONTRACTOR ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.

4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED AROUND BY A CONSTRUCTION ZONE AND PUBLIC AND SCHOOL STAFF DEVELOPS A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF THE TIME CHILDREN ARE LIKELY TO BE PRESENT.

5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKINGS, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LINE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE PLY CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUIV. ALL NEW TRAFFIC SIGNS, EXCEPT STREET NAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIV. ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SUPPORT OF ANY KIND, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREON. THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. STREET SIGNS AND STOPS SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.

10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATESA TRAFFIC CONTROL TECHNICIAN OR MESA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.

11. WORK IN PUBLIC STREETS, ONCE BEGIN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.

14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.

15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) PRIOR TO INITIATING PROJECTS. THE CONTRACTOR SHALL BE REQUIRED TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNED THAT ARE REQUIRED TO MATCH EXISTING PAVEMENT TRANSITIONS. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPENDING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNED, WHICH MAY INCLUDE CHANGING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE MAINTAINED.

2.4 CITY OF LAS VEGAS STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST REVISION, AND ANY ADOPTED SPECIAL AREA STANDARDS.

2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.

3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

4. ALL STREET LIGHTING CONDUITS SUBD SHALL HAVE AT LEAST ONE GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE. WHEN "EMPTY" CONDUIT IS COMPLETELY INSTALLED FROM PB TO PB, IT SHALL HAVE MINIMUM OF 2 #4 AND 1 #8 THW WIRE WITH THE ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.

5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE USD NO. 320A.

6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TEO PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWINGS NEEDS TO BE SUBMITTED AS-BUILT AND SIGNED BY THE PREPARER.

7. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE CIVIL PLANS.

8. IT SHALL BE ASSURED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.

9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED, AT NO EXPENSE TO THE CITY OF LAS VEGAS, BEFORE STREETLIGHTS ARE INSTALLED.

10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.

11. THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALLED UNDER THIS DESIGN PRIOR TO BOND RELEASE OR PROJECT COMPLETION. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ALL ITEMS ASSOCIATED WITH THE INSTALLATION, CONSTRUCTION, ENERGIZING, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHTS AND/OR SERVICE IS INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THIS PROJECT. THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEO) AT (702) 229-6331.

2.5 CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED TO BE REMOVED FROM THE PUBLICLY OWNED PROPERTY FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

6. CONTRACTOR SHALL CHOOSE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

REPORT	A. PAVEMENT AREA SUBGRADE	HORIZONTAL	VERTICAL COMPACTION	SEE SOILS
B. ENGINEERED FILL <td>0.5"<td>+0.0' TO -0.1'<td></td><td>SEE SOILS</td></td></td>	0.5" <td>+0.0' TO -0.1'<td></td><td>SEE SOILS</td></td>	+0.0' TO -0.1' <td></td> <td>SEE SOILS</td>		SEE SOILS
C. REPORT COMPACTION <td><td>TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.<td></td><td></td></td></td>	<td>TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.<td></td><td></td></td>	TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE. <td></td> <td></td>		

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

CITY OF LAS VEGAS FIRE AND RESCUE GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT'S ORDINANCE # 5667, "HYDRANT SPECIFICATIONS", AND "HYDRANT INSTALLATION SPECIFICATION".

2. AUTHORIZED FIRE HYDRANTS FOR THIS PROJECT ARE:
A. KENNEDY - GUARDIAN MODELS K61A AND K61D
B. MUELLER - SUPER NATION MODEL A-423
C. CLOW - MEDALLION MODEL F-2548VLD
D. TROY VALVE - PATRIOT MODEL PT800N WATER VALVE
E. U.S. FIRE - METROLFW/M-01

3. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS REQUIRED FOR ANY CONSTRUCTION CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW.

4. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF STREET ADJACENT TO THE FIRE HYDRANTS AS REQUIRED BY ORDINANCE # 5667.

5. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES SHALL BE CONDUCTED BEFORE COVERING THE LINES. CALL THE CITY OF LAS VEGAS INSPECTION HOT-LINE AT 229-2201 TO REQUEST AN INSPECTION BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.

6. PAINTING OF THE CURBS AND FIRE HYDRANTS AND ALL OTHER WORK NECESSARY AS REQUIRED BY ORDINANCE # 5667, FOR THE PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.

7. A PERMIT IS REQUIRED FROM THE CITY OF LAS VEGAS FIRE DEPARTMENT FOR THE ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL, AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE PROJECT ENGINEER BEFORE COMMENCEMENT OF WORK.

8. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.

9. PRIOR TO THE FINAL OCCUPANCY, A FLOW TEST MUST BE WITNESSED BY THE CITY OF LAS VEGAS FIRE DEPARTMENT TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW.

10. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.N.A. APPROVED, AND SHALL BE TAPED FOR THE APPROPRIATE WORKING PRESSURE.

11. FIRE HYDRANTS SPACING SHALL BE:
RESIDENTIAL - 500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED.
COMMERCIAL - 300 FEET UNSPRINKLERED; 400 FEET SPRINKLERED.

12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT MAXIMUM 1,000 FOOT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FEET ON AN ALTERNATING BASIS.

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION.

15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FEET, AS MEASURED BY AN APPROVED ROUTE.

16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FEET, AS MEASURED BY AN APPROVED ROUTE.

17. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FEET.

18. TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN.

19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS.

20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 60 FEET PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%.

21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADII.

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN 13 FEET 6 INCHES.

23. FIRE DEPARTMENT ACCESS ROADS IN ALL RESIDENTIAL DEVELOPMENTS (EXCEPT FOR THE APARTMENT BUILDINGS) SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 36 FEET FLOW LINE TO THE FLOW LINE (THIS WIDTH MAY BE REDUCED TO 24 FEET, IF ALL BUILDINGS FRONTING THE STREET ARE SPRINKLERED) FOR MAIN RESIDENTIAL STREETS. WITH PARKING PERMITTED ON BOTH SIDES OF THE STREET, PRIVATE DRIVE LINES, DRIVEWAYS, ETC. SHALL BE ALLOWED TO BE REDUCED TO A MINIMUM WIDTH OF 24 FEET FLOW LINE TO THE FLOW LINE WHEN SERVING NO MORE THAN 6 RESIDENCES, AND WHEN ON STREET PARKING IS DISALLOWED.

24. ALL FIRE APPARATUS ACCESS ROADS IN COMMERCIAL DEVELOPMENTS AND APARTMENT COMPLEXES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FEET (FLOW LINE TO THE FLOW LINE), PROVIDED NO PARKING IS ALLOWED ON EITHER SIDE; 32 FEET (FLOW LINE TO THE FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON ONE SIDE ONLY; AND 40 FEET (FLOW LINE TO THE FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. THESE WIDTHS MAY BE REDUCED BY 4 FEET IF ALL BUILDINGS ARE SPRINKLERED.

25. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50 FEET OF A SINGLE EXTERIOR DOOR PROVIDING ACCESS TO THE INTERIOR OF THE BUILDING.

26. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS ACCESS SHALL BE INCREASED TO 250 FEET IF THE BUILDING IS SPRINKLERED.

27. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, (ROADS) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FEET, AND FOR ALL COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

28. ALL DEAD-END FIRE APPARATUS ACCESS ROADS AND OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA HAVING A MINIMUM DIAMETER OF 61 FEET.

29. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE FIRE LINE. THE FIRE LINE SHALL BE DESIGNATED FIRE LINE, ONE SIGN AT THE END OF THE FIRE LINE AND WITH SIGNS AT INTERVALS 100 FEET ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 8 FEET FROM ROADWAY LEVEL OR CURB ALONG OR ON THE PAVEMENT OR CEMENT IF A CURB IS NOT PROVIDED SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.

30. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT #

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.

2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS), THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.

3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.

14. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.

5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.

6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.

7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.

8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.

9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.

10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.

11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.

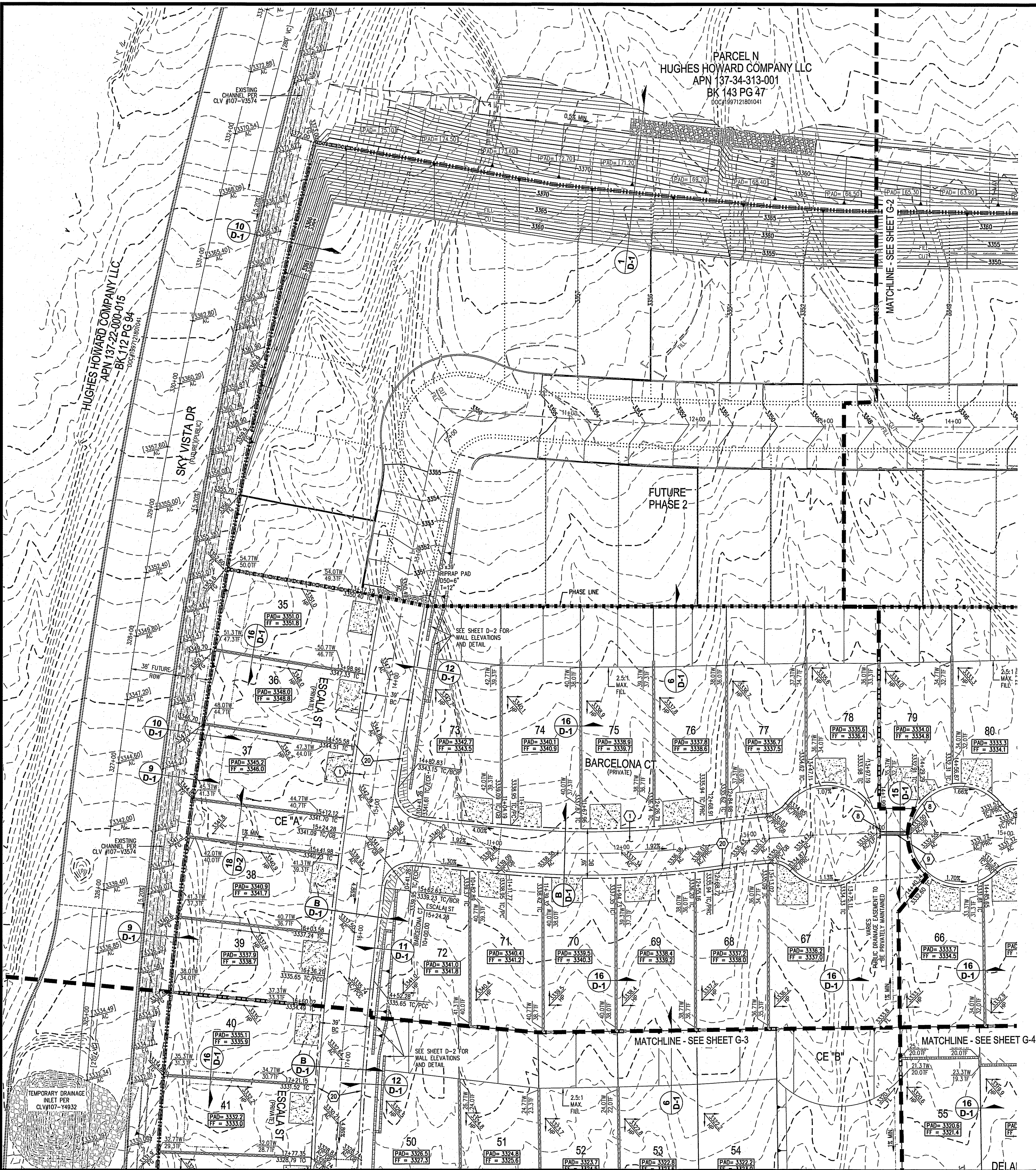
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES. LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-6600.

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 WAYS OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT AND/OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.



Call before you Dig
Avoid hitting underground utility lines. It's costly.
Call 811
1-800-227-2600
OR
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you do UnderGround
1-702-455-6000
OR
CLARK COUNTY TRAFFIC OPERATIONS
1-702-432-5300
(FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION)

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

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 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.
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 TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES 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 NVRI00000, 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 BUMPS 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 NVRI00000, 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.

DRAINAGE EASEMENT NOTE
ALL DRAINAGE EASEMENTS ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA

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

LEGAL DESCRIPTION
PARCEL M AS SHOWN ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

FEMA FLOOD ZONE DESIGNATION
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (AREA OUTSIDE THE 500-YEAR FLOOD PLAIN) PER FIRM PANEL 32003C2150E, DATED SEPTEMBER 21, 2002.

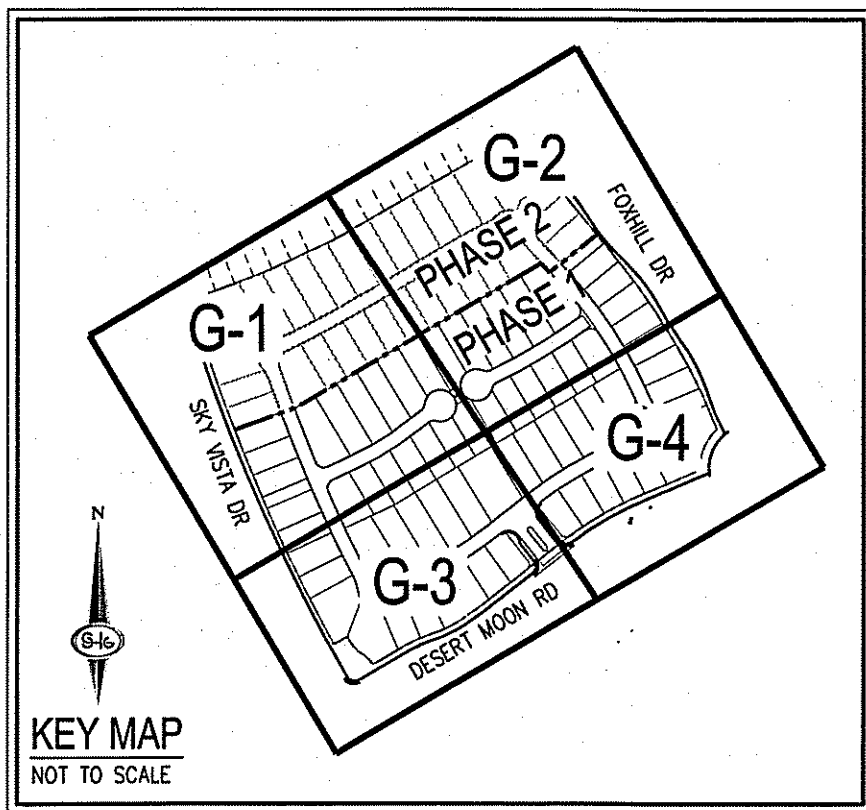
PERIMETER SIDEWALKS
PERIMETER SIDEWALK DISPLAYED FOR CONCEPTUAL DESIGN ONLY. MASTER DEVELOPER TO PROVIDE DESIGN AND CONNECTIONS FOR ON-SITE PEDESTRIAN ACCESS

BENCHMARK
FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION 787+18.42 OF CHARLESTON BLVD, OLIVAS-SSR.
PER CAUSD NO. 4124 "TYPE C-D MODIFIED DROP INLET" AND CAUSD #421
NAVD 88 ELEVATION = 978.351 METERS = 3209.81 FEET

BASIS OF BEARING
NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREON ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

FLOOD CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY AND DESIGN CRITERIA FOR THE CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.
JERRY J. SLATER, P.E. 14167 DATE _____

SUMMERLIN
THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.
SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE _____



GENERAL NOTES

1. SEE TRAFFIC SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.
2. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH BE 2006, SECTION 23A.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 SWPP.
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 BONDED FOR AND INSPECTED.
8. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.
9. 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 SHALL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCEMENT.
10. 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.
11. ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD AND FINISHED FLOOR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300'.

GRADING NOTES

1. CONSTRUCT 2" AC PAVEMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
2. CONSTRUCT 3" AC PAVEMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
3. SAWCUT AND MATCH EXISTING IMPROVEMENTS
4. INSTALL "L" TYPE CURB AND GUTTER PER CAUSD #216
5. INSTALL "A" TYPE ISLAND CURB PER CAUSD #219
6. CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS 5-64
7. CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS 5-72
8. INSTALL ROLL CURB DEPRESSION PER DETAIL ON SHEET D-1
9. INSTALL CONCRETE FLUME PER DETAIL ON SHEET D-1
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CAUSD NO. 2351
11. FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
12. INSTALL ROLL CURB TO "L" CURB TRANSITION PER DETAIL ON SHEET D-1
13. INSTALL RCP SD (CLASS III) (SIZE PER PLAN)
14. INSTALL 48" TYPE I STORM DRAIN MANHOLE
15. INSTALL 60" TYPE II STORM DRAIN MANHOLE
16. INSTALL 7.5" TYPE CM2 DROP INLET (2) GRATES PER CAUSD NO. 4124 "TYPE C-D MODIFIED DROP INLET" AND CAUSD #421
17. INSTALL 10" TYPE CM2 DROP INLET (4) GRATES PER CAUSD NO. 4124 "TYPE C-D MODIFIED DROP INLET" AND CAUSD #421
18. REMOVE EXISTING STORM DRAIN TO WEST OF EX. INLET AND REPAIR INLET AS NEEDED
19. REMOVE EX. STORM DRAIN AND CONNECT TO EXISTING STORM DRAIN MANHOLE
20. INSTALL 30" ROLL CURB PER CAUSD NO. 217.51 OVER EXISTING STORM DRAIN MANHOLE
21. INSTALL RCP END SECTION PER NDOT R-2.3.1

SEE SHEET C-2 FOR ABBREVIATIONS

SLATER HANFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

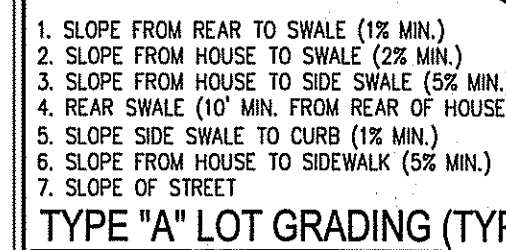
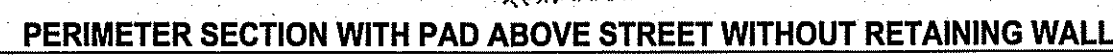
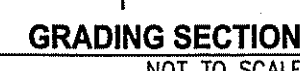
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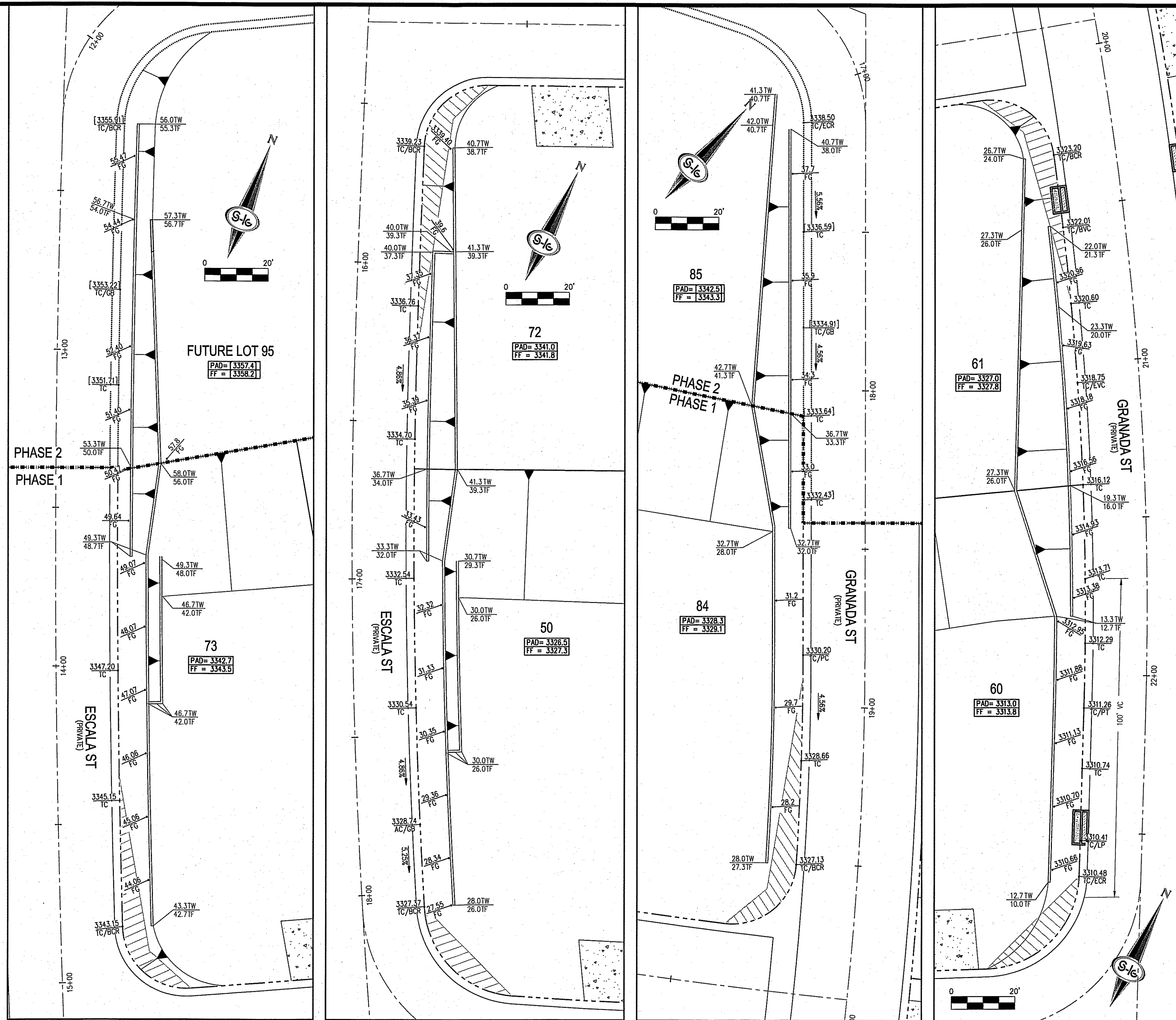
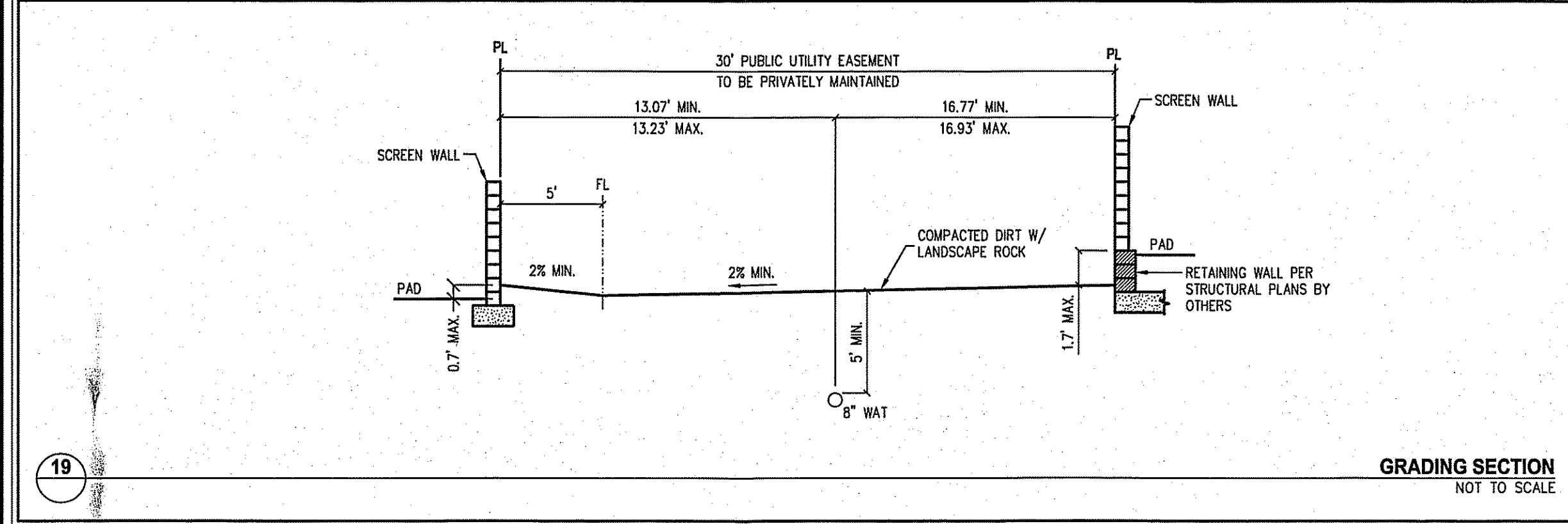
PROJECT NO.
LEN1201.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2012
CIVIL
No. 14167

G-1
SHEET 3 OF 18







CORNER LOT WALL AND GRADING DETAIL

**S-I-G SLATER
HANIFAN
GROUP**
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PH (702) 284-5300
FAX (702) 284-5399

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LAS VEGAS, NEVADA

LENNAR

ESPERANZA PHASE 1

GRADING SECTIONS AND DETAILS II

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DATE: 06/26/12

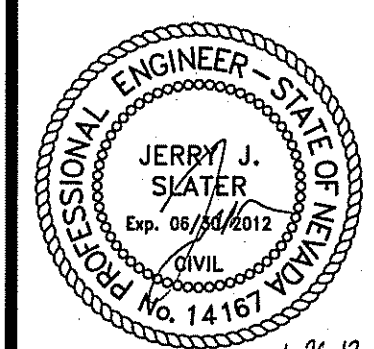
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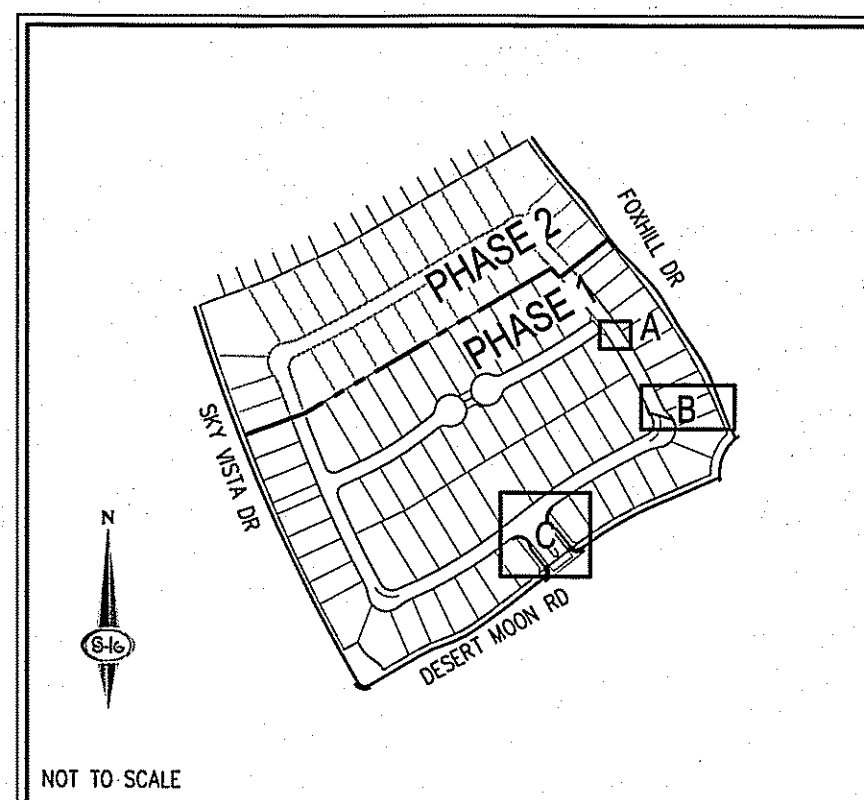
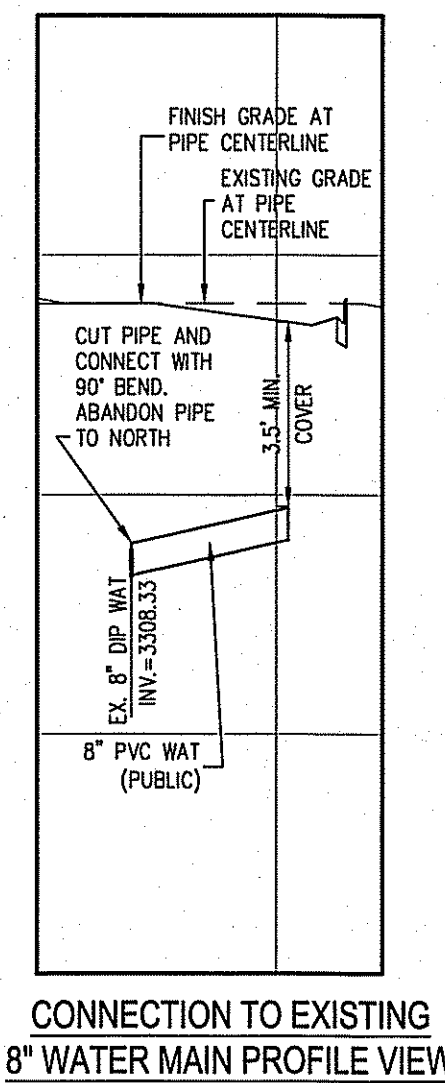
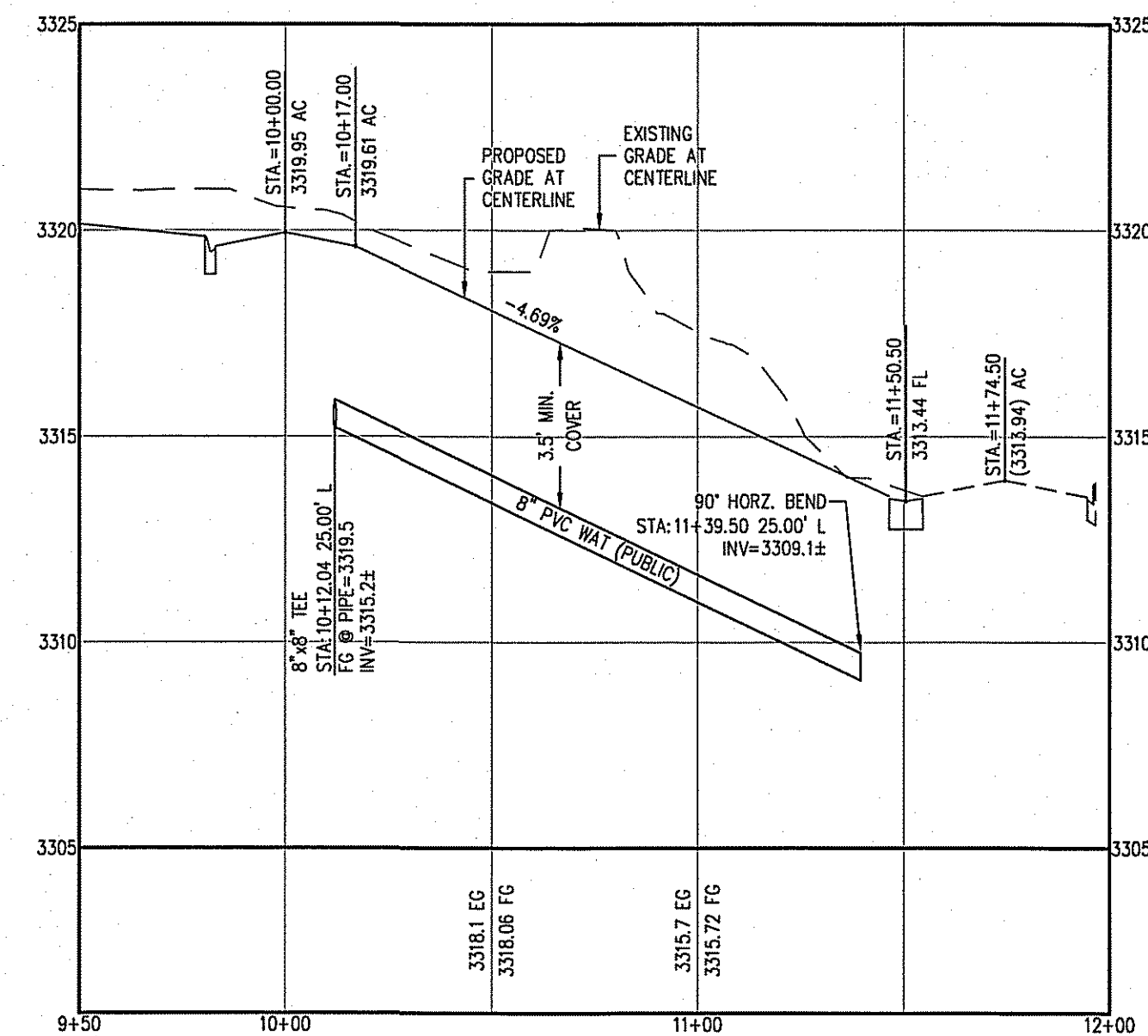
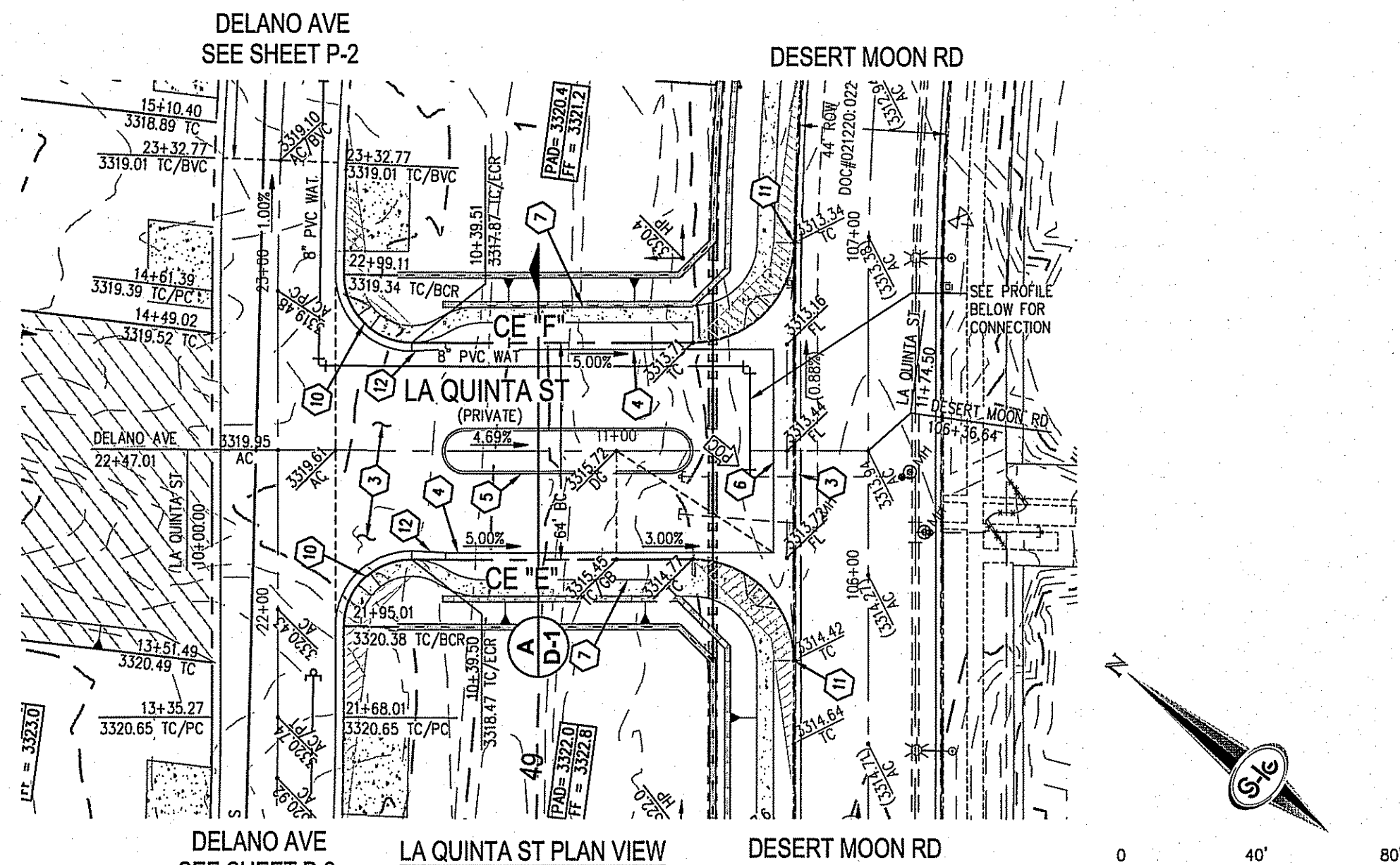
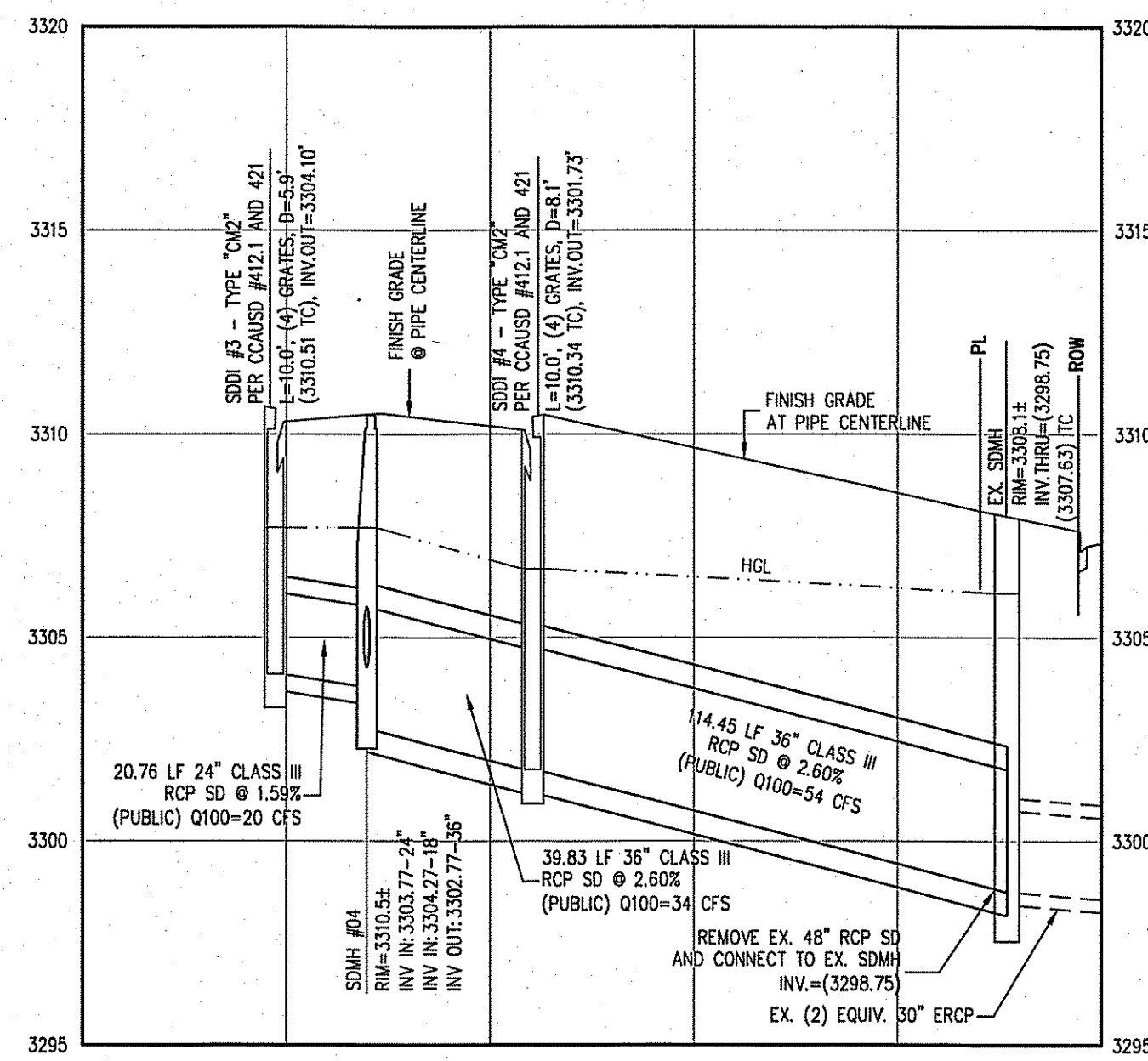
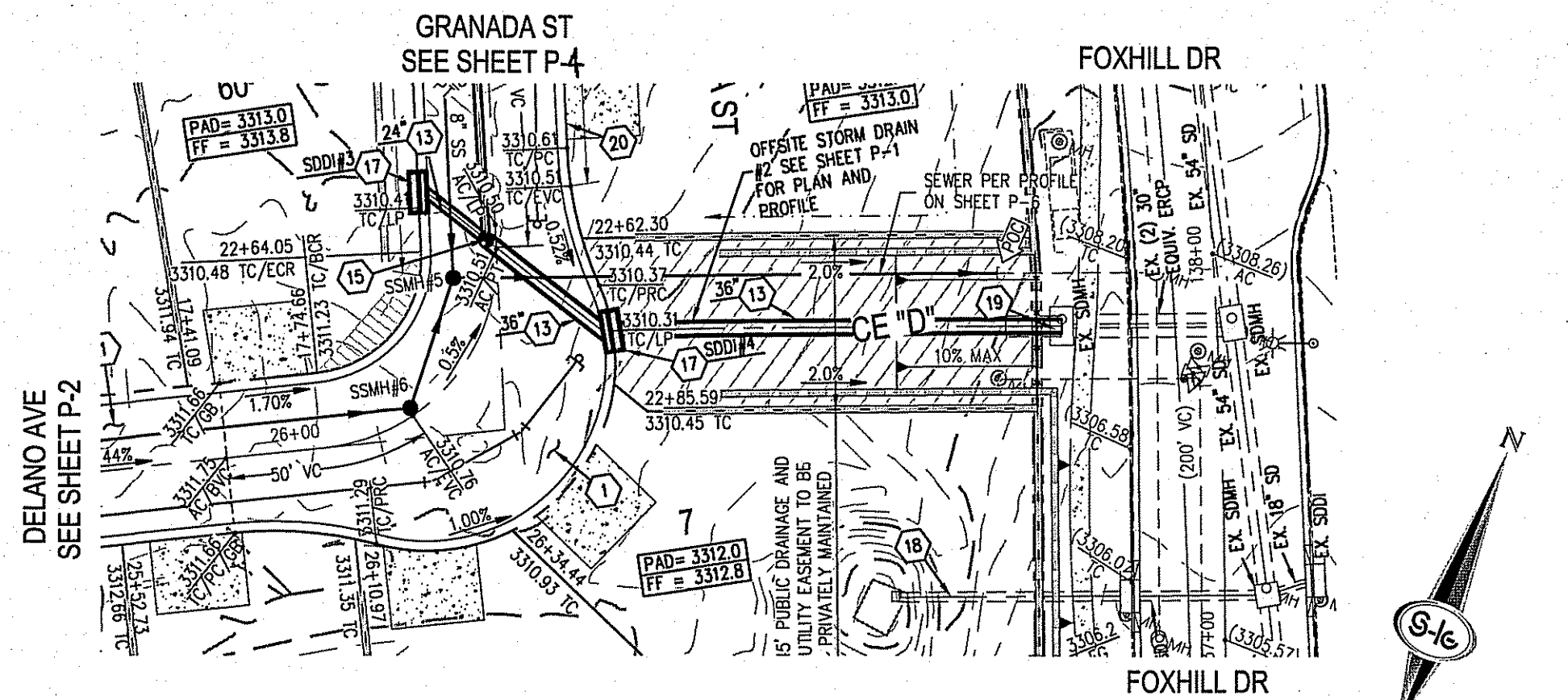
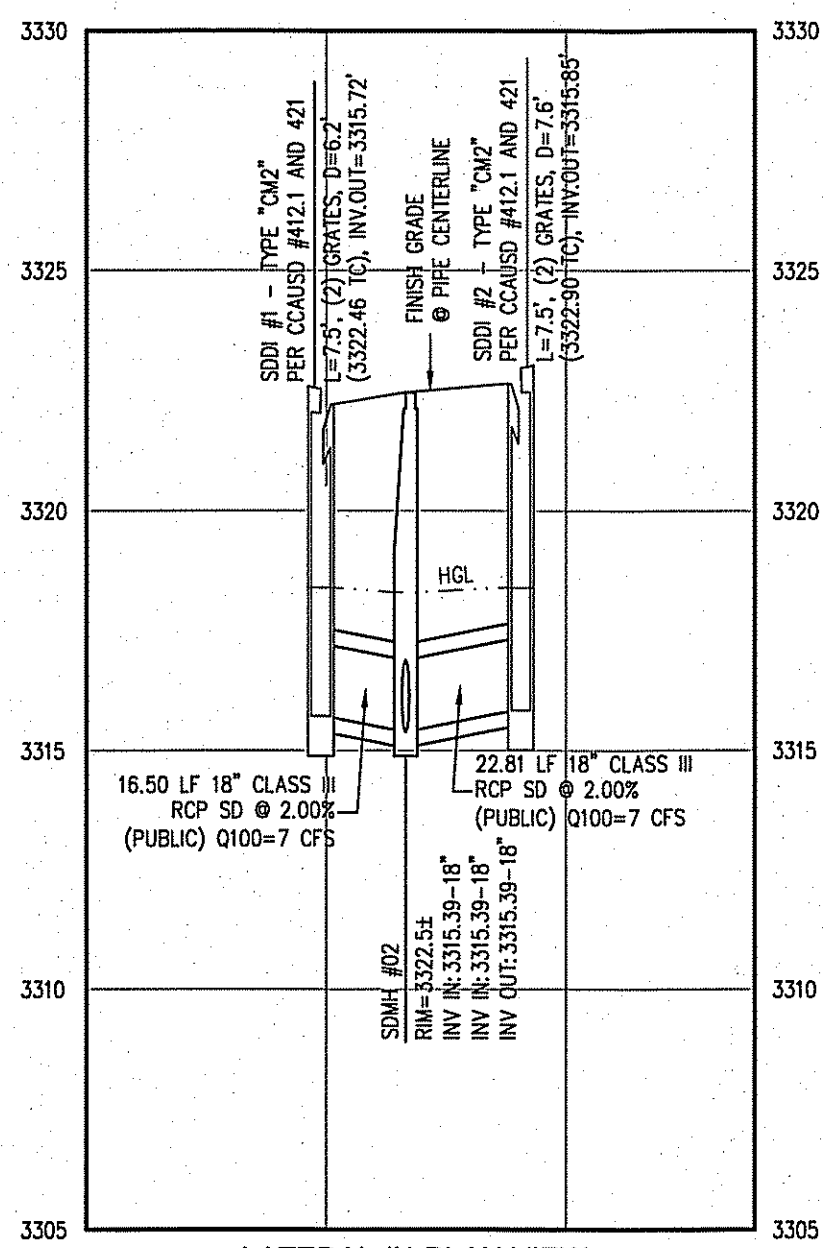
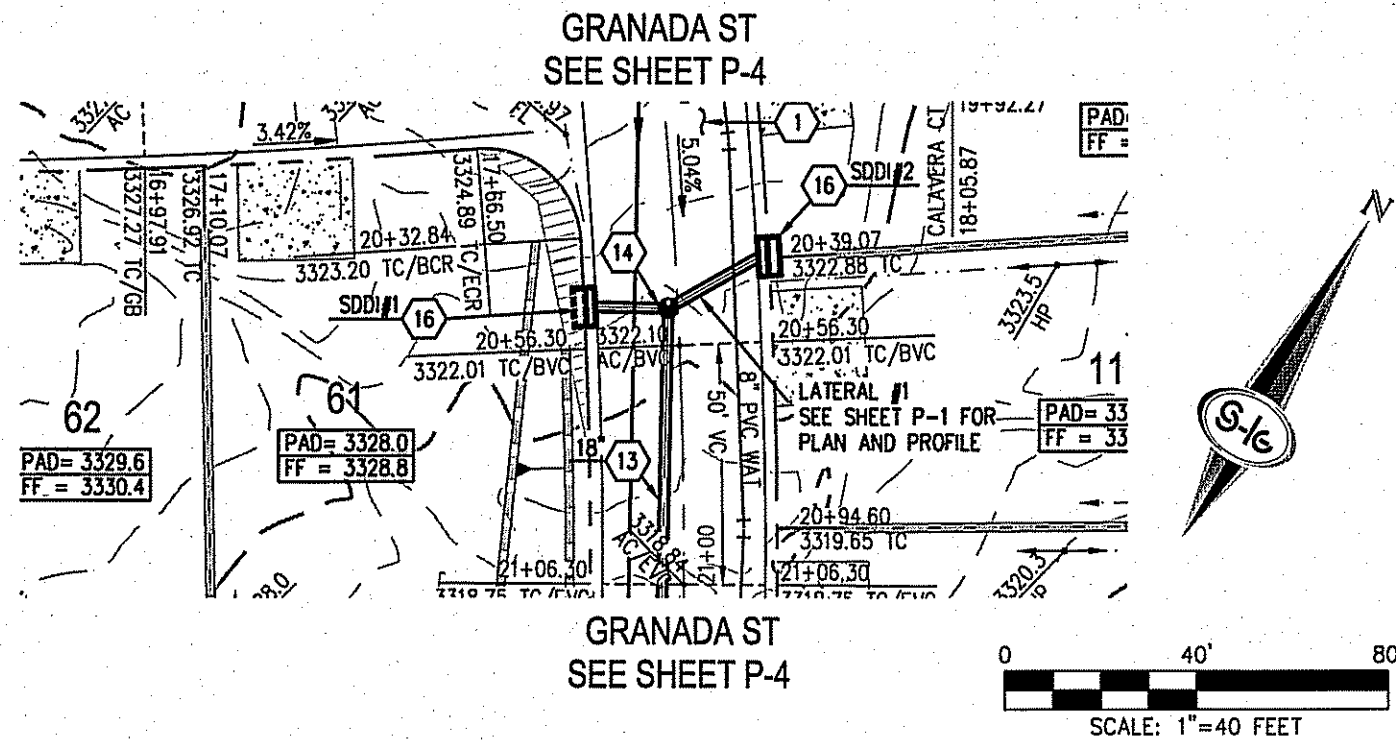
PROJECT NO.

LEN1201.000



D-2

SHEET 8 OF 18



BENCHMARK
FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION
787+19.42 OF CHARLESTON BLVD, OLVOB-34SSEB
NAVD 88 ELEVATION = 978.351 METERS = 3209.81 FEET

BASIS OF BEARING
NORTH 05°59'55" WEST, BEING THE BEARING OF THE
WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE
59 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY
NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK
143, PAGE 47 OF PLATS IN THE CLARK COUNTY
RECORDS' OFFICE, NEVADA.

GRADING NOTES

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- INSTALL 48" TYPE I STORM DRAIN MANHOLE
- INSTALL 60" TYPE II STORM DRAIN MANHOLE
- INSTALL 7.5" TYPE CM2 DROP INLET (2) GRATES PER CCAUSD NO. 412A "TYPE C-D MODIFIED DROP INLET" AND CCAUSD #421
- INSTALL 10" TYPE CM2 DROP INLET (4) GRATES PER CCAUSD NO. 412A "TYPE C-D MODIFIED DROP INLET" AND CCAUSD #421
- REMOVE EXISTING STORM DRAIN TO WEST OF EX. INLET AND REPAIR INLET AS NEEDED
- REMOVE EX. STORM DRAIN AND CONNECT TO EXISTING STORM DRAIN MANHOLE
- INSTALL 30" ROLL CURB PER CCAUSD NO. 217.S1 OVER 6" TYPE II AGGREGATE BASE
- INSTALL RCP END SECTION PER NDOT R-2.3.1

SEE SHEET C-2 FOR ABBREVIATIONS

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. DATE

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE
THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE
DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE
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CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

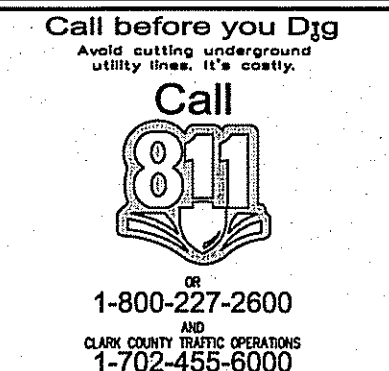
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89148
PHONE (702) 284-5300 FAX (702) 284-5309

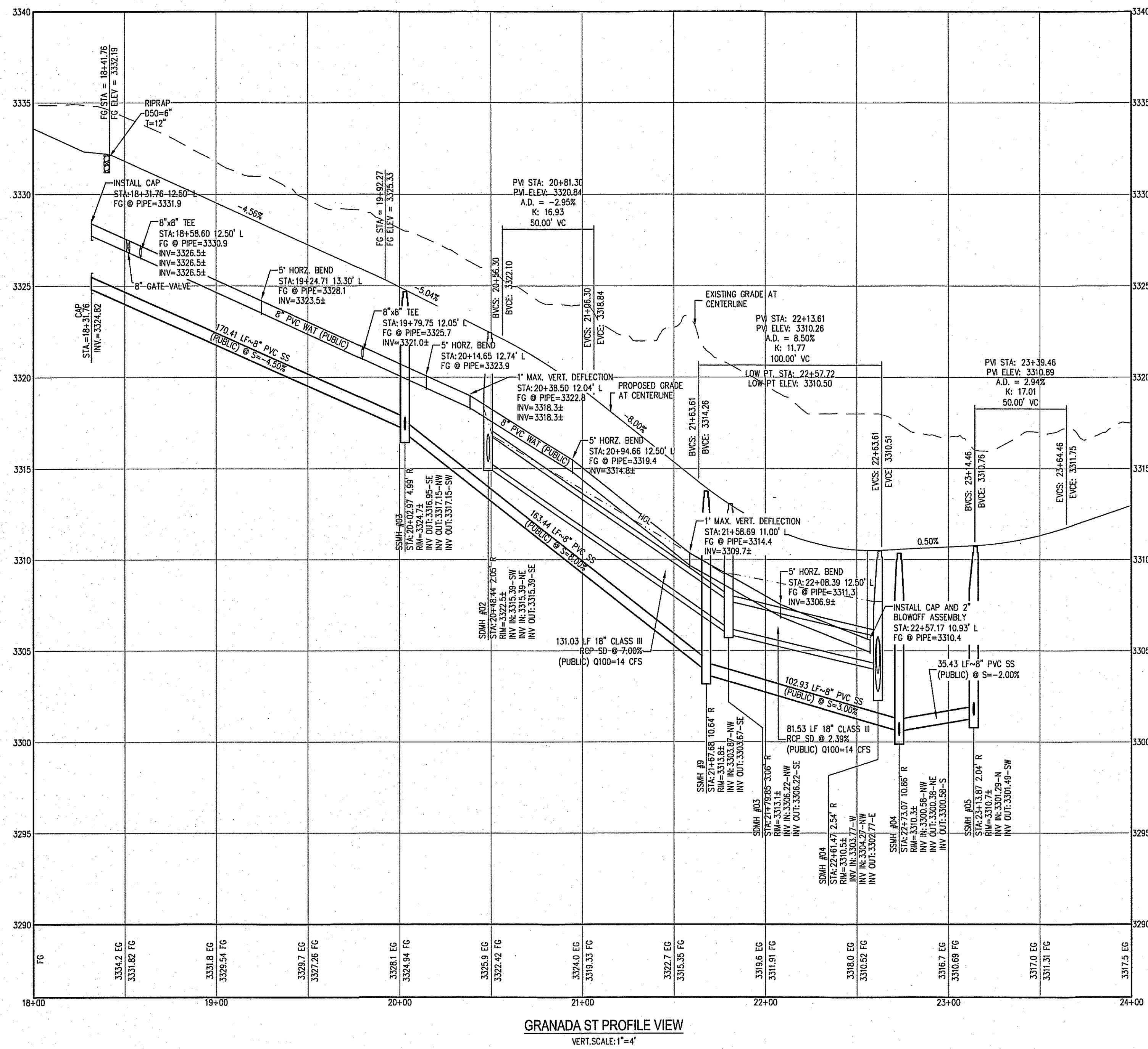
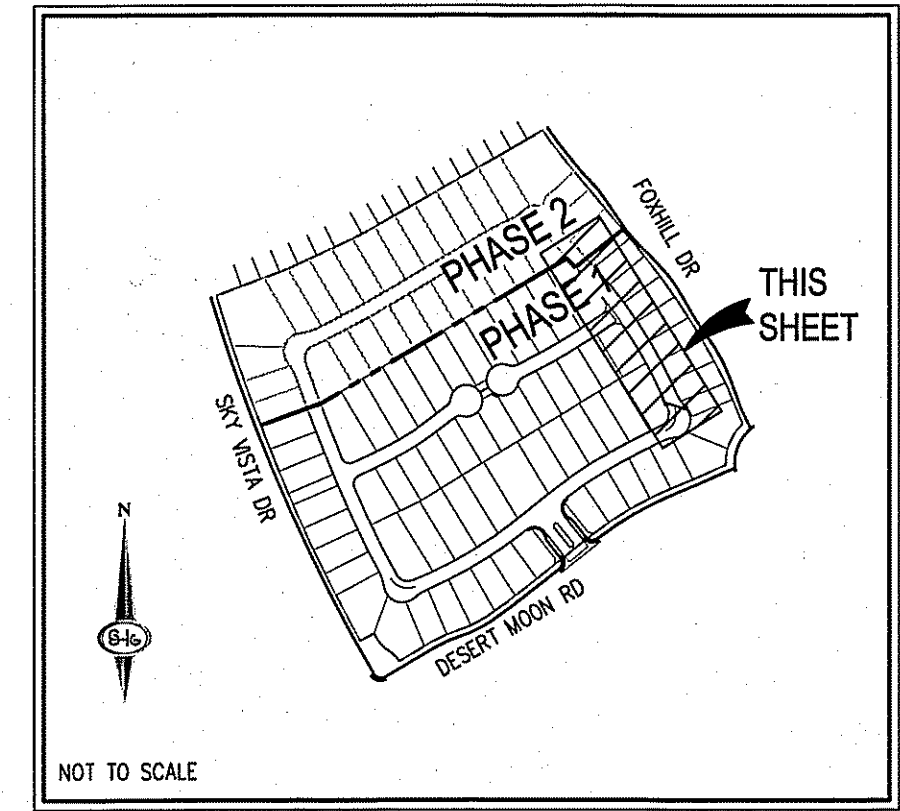
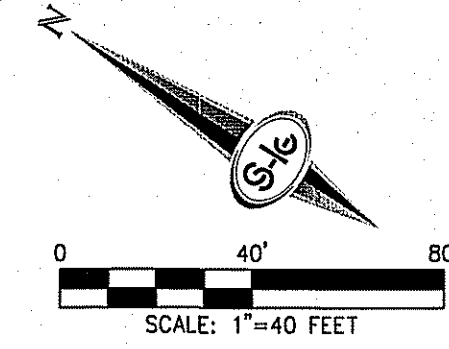
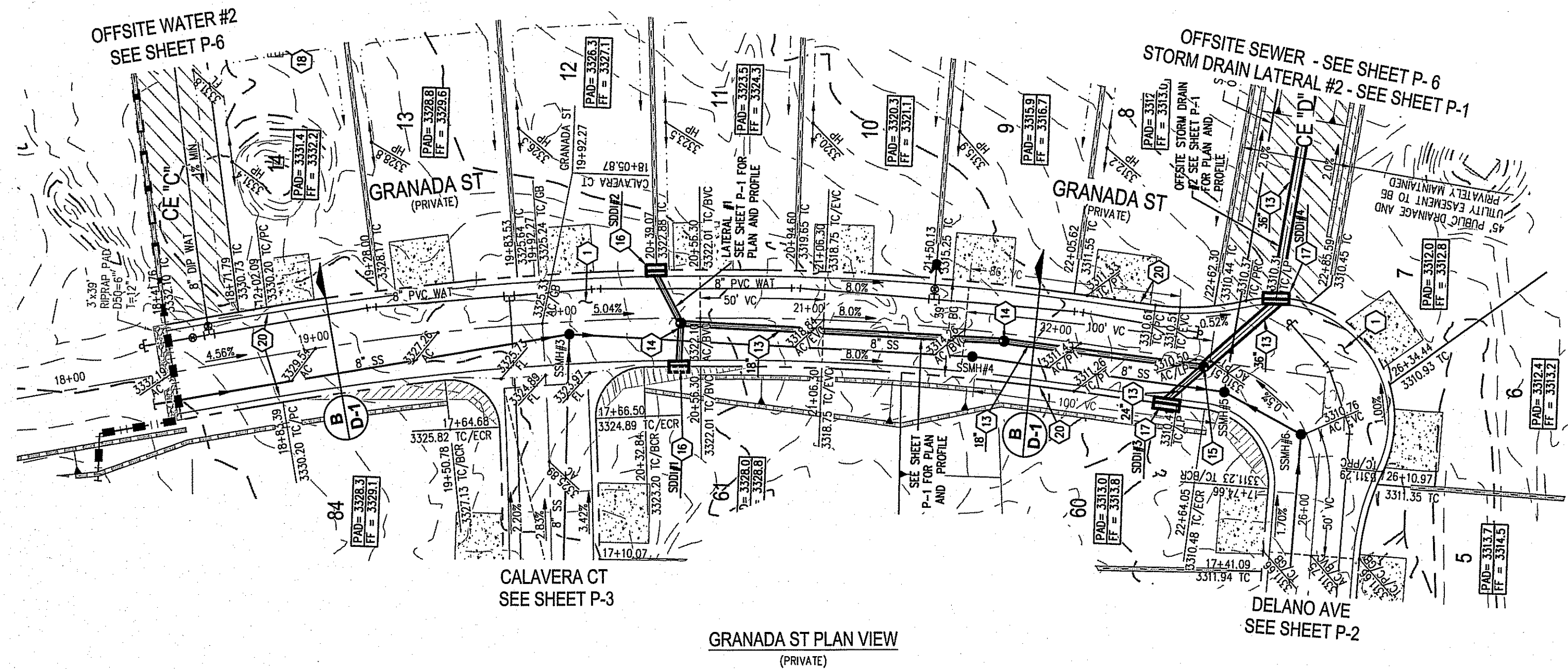
LENNAR LAS VEGAS, NEVADA
ESPERANZA PHASE 1
PLAN AND PROFILE I

DATE: 06/26/12
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.
LEN1201.000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2012
CIVIL
Lic. No. 14167

P-1
SHEET 9 OF 18





- GRADING NOTES**
- CONSTRUCT 2" AC PAVEMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
 - CONSTRUCT 3" AC PAVEMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
 - SANUCUT AND MATCH EXISTING IMPROVEMENTS
 - INSTALL "L" TYPE CURB AND GUTTER PER CCAUSD #216
 - INSTALL "A" TYPE ISLAND CURB PER CCAUSD #219
 - CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-64
 - CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-12
 - INSTALL ROLL CURB DEPRESSION PER DETAIL ON SHEET D-1
 - INSTALL CONCRETE FLUME PER DETAIL ON SHEET D-1
 - CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235
 - FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
 - INSTALL ROLL CURB TO "L" CURB TRANSITION PER DETAIL ON SHEET D-1
 - INSTALL RCP SD (CLASS III) (SIZE PER PLAN)
 - INSTALL 48" TYPE I STORM DRAIN MANHOLE
 - INSTALL 60" TYPE II STORM DRAIN MANHOLE
 - INSTALL 24" TYPE CM2 DROP INLET (2) GRATES PER CCAUSD NO. 4124 TYPE C-D MODIFIED DROP INLET AND CCAUSD #421
 - INSTALL 18" TYPE CM2 DROP INLET (4) GRATES PER CCAUSD NO. 4124 TYPE C-D MODIFIED DROP INLET AND CCAUSD #421
 - REMOVE EX. STORM DRAIN TO WEST OF EX. INLET AND REPAIR INLET AS NEEDED
 - REMOVE EX. STORM DRAIN AND CONNECT TO EXISTING STORM DRAIN MANHOLE
 - INSTALL 30" ROLL CURB PER CCAUSD NO. 217.51 OVER 6" TYPE II AGGREGATE BASE
 - INSTALL RCP END SECTION PER NDOT R-2.3.1
- SEE SHEET C-2 FOR ABBREVIATIONS

BENCHMARK
FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION 787+19.42 OF CHARLESTON BLVD, OLVB9-345568
NAND 88 ELEVATION = 978.351 METERS = 3208.81 FEET

BASIS OF BEARING
NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 58 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. _____ DATE _____

SUMMERLIN
NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 58 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.
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SLATER HANFAN GROUP
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5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-3300 FAX (702) 284-3399

LENNAR
LAS VEGAS, NEVADA
ESPERANZA PHASE 1
PLAN AND PROFILE IV

DATE: 06/26/12
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS
PROJECT NO. **LEN1201.000**

P-4
SHEET 12 OF 18

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

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you do UnderGround
1-702-455-6000
CLARK COUNTY TRAFFIC OPERATIONS
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

I:\Ven1201-000.ssm_423.prcd in denv\map\phase1.dwg, 6/26/2012 9:24 AM Brian Chapman