

DS #: 4546

APN: 137-34-212 -001

PROJECT: Summerlin Village 23A Unit 2-Parcel "O"

SUBMITTAL: 2nd

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 7, 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:	COPIES TO:
	Summerlin Village 23A Unit 2 – Parcel "O"	Slater Hanifan Group
Cross Streets:	SWC of Alta Drive & Fox Hill Drive	Woodside Homes
File Number:	F:\Depot\DSMemos\DS4546B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-34-212-001	CCRFCD
Zoning Action:	TMP-43967	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/18/2012	1/31/2012	Not Approved	\$400.00	271744: \$400
2 nd Submittal	2/22/2012	3/7/2012	See Comments Below	\$400.00	275222: \$400
			TOTAL FEES (LDDRS):		----

REMARKS:

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

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

- Note to Land Development:** The development of the subject Parcel "O" is based on the flood protection provided by an *Interim Channel* aligned adjacent to the north of *Alta Drive*. However, this *Interim Channel* has not been constructed yet. No building permit related to Parcel "O" shall be issued prior to the complete construction of the *Interim Channel*.
- The developer/engineer proposed rough grading in the future *Phase II* area. *City of Las Vegas Planning Department's* approval for the proposed rough grading must be obtained prior to the final approval of the drainage study.
- The rough graded onsite without any permanent cover such as paving, building construction or planting, is considered ongoing project under construction whereas a *Stormwater Pollution Prevention Plan* must be kept active under the NDEP Permit. In order to close out the permit, the developer must install permanent cover to the site to stabilize and control stormwater pollution to the satisfaction of NDEP.
- This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District* (CCRFCD) has issued a letter of concurrence. The Engineer should contact the CCRFCD to confirm that they have begun their review.
- It appears that the southernmost portion of the project has grading construction encroaching into the adjacent *Parcel N*. Obtain a notarized letter of permission from the adjacent parcel owner for offsite grading activities prior to the final approval of the drainage study.

6. 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.
7. 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.
8. The subject drainage study addresses *Interim improvements (Phase I only)* as well as the *Final Improvements (Phase I and Phase II)*. However, if *Phase II Improvement* commences more than one year after the final approval of this study, a drainage study update will be required to address the future *Phase II Improvement*.

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: 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

Post-it® Fax Note 7671		Date 3/7/12	# of pages 2
To Kylie Rowbury	From Albert Sung		
Co./Dept. SHG	Co. CCV		
Phone #	Phone # 229-2001		
Fax # 284-5399	Fax #		

TRANSACTION REPORT

P. 01

MAR-07-2012 WED 04:46 PM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
MAR-07	04:45 PM	2845399	1' 17"	2	FAX TX	OK	038	

TOTAL : 1M 17S PAGES: 2

- 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.
- 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.
- The subject drainage study addresses *Interim improvements (Phase I only)* as well as the *Final Improvements (Phase I and Phase II)*. However, if *Phase II Improvement* commences more than one year after the final approval of this study, a drainage study update will be required to address the future *Phase II Improvement*.

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: 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 on forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or



WSH1105-001

February 14, 2012

Mrs. Linda Hartman-Maynard
City of Las Vegas Development Services Center
Current Planning Division
333 N. Rancho Dr. 2nd Floor
Las Vegas, NV 89106

Subject: Summerlin Village 23A – Parcel "O"
Perimeter Grade Difference Request

Mrs. Hartman-Maynard:

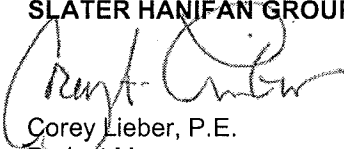
On behalf of our client, Woodside Homes (WSH), this letter describes the justification for allowing WSH to design the site along the perimeter of the development to have proposed grades greater than 2-feet higher or lower than existing grade. This information is provided as requested in Comment #3 of the review of the Technical Drainage Study for this site completed by Albert Sung on January 31, 2012.

The subject project Tentative Map was approved by the City of Las Vegas Planning Commission on January 10, 2012 with 107 single family residences on approximately 21 acres. There is a large vertical difference from the high side of the parcel the low side as it falls at over 5% across the site. As a condition of the purchase of the property from The Howard Hughes Company, WSH is required to design their perimeter wall to be in compliance with The Paseos – A Summerlin Village Residential Design Criteria and the proposed adjacent perimeter street designs for Sky Vista Dr., Alta Dr. and Fox Hill Dr. These designs are, in several areas, greater than 2-feet higher or lower than the existing grade. However, Summerlin as a master planned community is designing the entire area with the best interest of each parcel in mind and will require each parcel to be in compliance with their design criteria.

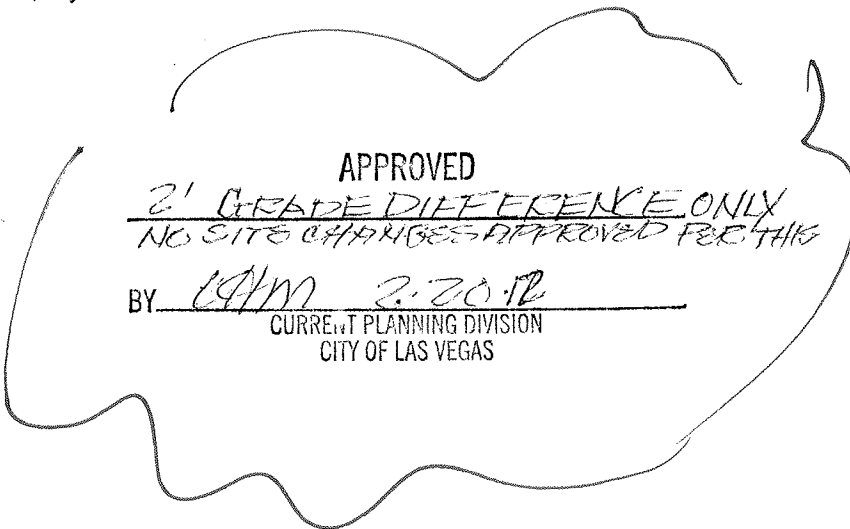
We appreciate your assistance with this matter, if you need more information or have any questions, do not hesitate to contact me.

Very truly yours,

SLATER HANIFAN GROUP, INC.


Corey Lieber, P.E.
Project Manager

CC: Eddie Duenas, Woodside Homes
Chelsea Peltier, SHG


APPROVED
2' GRADE DIFFERENCE ONLY
NO SITE CHANGES APPROVED FOR THIS
BY CPM 2-20-12
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

TRANSMITTAL

To: Albert Sung, P.E.

Date: February 22, 2012

City of Las Vegas

Project No.: WSH1105.000

Department of Public Works

333 N. Rancho Drive, 7TH Floor

Las Vegas, NV 89106

From: Kylie Rowbury, P.E.

Subject: Summerlin Village 23A Unit 2 Parcel O

CC: Mark Failla, SHG

CC:

CC: Corey Lieber, SHG

CC:

CC: Steve Jones, 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	\$400 Submittal Fee
1	Technical Drainage Study Addendum No. 1
1	Grading Plans & Details (bound)
1	Stamped and Signed Standard Form 1 (bound)
1	CD containing PDF of submittal documents (bound)

Comments:

Enclosed please find the above listed items in support of our application of *Addendum No. 1 to the Technical Drainage Study for Summerlin Village 23A Unit 2 Parcel O*. Please contact us if there are any questions at 702-284-5300. Thanks.

Signed: _____

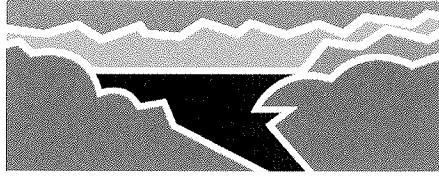


Kylie Rowbury, P.E.

G:\SHG\Office Forms\Transmittal.doc

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.

REGIONAL FLOOD
CONTROL DISTRICT



Rec'd: 3/28/12
DS 4546
K-34
N/C

Gale Wm. Fraser, II, P.E.
General Manager/Chief
Engineer

BOARD OF DIRECTORS

Lawrence L. Brown, III
Chairman
Clark County

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City of Mesquite

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City of Henderson

Steven D. Ross
City of Las Vegas

Dr. Lois Tarkanian
City of Las Vegas

Mayor Roger Tobler
City of Boulder City

March 21, 2012

Mr. Oh Sang Kwon, P.E.
City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: SUMMERLIN VILLAGE 23A UNIT 2 PARCEL O
(DS #4546B) (RFCD No. 12-8051)**

Dear Mr. Kwon:

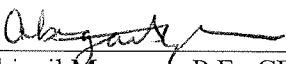
Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated January 18, 2012, and Addendum No. 1 dated February 22, 2012 for above-mentioned project as submitted by SLATER HANIFAN GROUP. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas dated March 7, 2012.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by SLATER HANIFAN GROUP may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

GALE WM. FRASER, II, P.E.
General Manager/Chief Engineer

BY: 
Abigail Mayrena, P.E., CFM
Senior Engineer


Andrew R. Trelease, P.E., CFM
Principal Civil Engineer

AM:ART:sa

c: Kylie Rowbury, P.E., Slater Hanifan Group

P:\Letters and Memos\Local Drainage\Land Development & Drainage\2012\L-12-8051.doc

TECHNICAL DRAINAGE STUDY
ADDENDUM NO. 1

**Summerlin Village 23A Unit 2
Parcel O**

City of Las Vegas, Nevada

Job No.: WSH1105.000

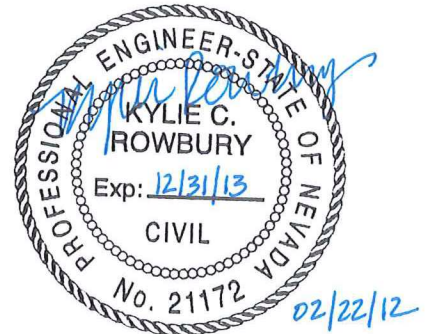
Date: February 2012

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:

Woodside Homes
5888 W. Sunset Road, Suite 200
Las Vegas, Nevada 89118
Phone: 702-889-7800 • Fax: 702-889-0801



Kylie Rowbury, P.E.
NV Professional Engineer No. 21172

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Summerlin Village 23A Unit 2 Parcel O – Addendum No. 1 Date: February 2012
Location of Development: a) Descriptive (Cross Streets): North/South: Fox Hill Drive
East/West: Alta Drive
b) Section: 34 Township: 20 S Range: 59 E
c) APN: 137-34-212-001

Name of Owner: Woodside Homes
Telephone No.: (702) 889-7800 Fax No.: (702) 889-0801 E-mail Address: EdwardD@woodside-homes.com
Address: 5888 W. Sunset Road, Suite 200, Las Vegas, NV 89118

Contact Person – Name: Kylie Rowbury, P.E. Telephone No.: (702) 284-5300
*E-mail Address: krowbury@shg-inc.com Fax No.: (702) 284-5399
Firm: Slater Hanifan Group
Address: 5740 S. Arville Street, Suite 216, Las Vegas, NV 89131

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	

1. Total Owned Land Area: At Site: 21.08 ± Acres Being Developed/Disturbed: All

2. Is a portion or all of the subject property located in a FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ Yes** ☐ No

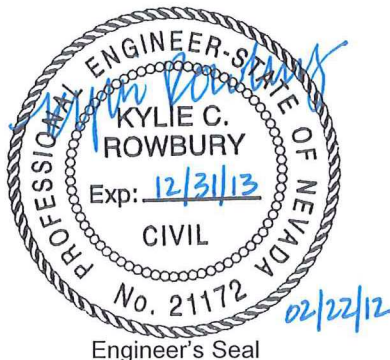
4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: 0 ± Acres

6. Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: Technical Drainage Study for Summerlin Village 23A Unit 2 Improvements (CLV DS3402)
Technical Drainage Study for Summerlin Village 23A Rough Grading (CLV DS3077C)
Conceptual Drainage Study for Summerlin Village 23A (CLV DS3077A)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: South in Fox Hill Drive storm drain

8. Briefly describe your proposed schedule for the subject project: Phase 1 followed by Phase 2



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

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

WSH1105.000

February 22, 2012

Albert Sung, P.E. – Flood Control Project Engineer
City of Las Vegas Department of Public Works
731 S. Fourth Street
Las Vegas, Nevada 89101

**Subject: Addendum No.1 to the Technical Drainage Study for Summerlin Village 23A
Unit 2 Parcel O (CLV # DS4546)**

Dear Mr. Sung:

This letter is submitted in response to comments contained in the January 31, 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. The comments have been individually addressed as follows:

1. **Comment:** *Note to Land Development: The development of the subject Parcel "O" is based on the flood protection provided by an Interim Channel aligned adjacent to the north of Alta Drive. However, this Interim Channel has not been constructed yet. No permit of any kind shall be issued related to Parcel "O" prior to the complete construction of the Interim Channel;*

Response: Slater Hanifan Group (SHG) acknowledges that the Interim Channel must be in place prior to development of Parcel O. Woodside Homes (WSH) has contacted the Master Developer (Summerlin) with regards to this condition. The Master Developer will work with the City of Las Vegas to satisfy this concern.

2. **Comment:** *Provide a copy of the zoning/planning conditions associated with the site (TMP-43967) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted;*

Response: A copy of the zoning/planning conditions associated with the site (TMP-43967) has been included in Appendix B.

3. **Comment:** *Sites with a grade difference of 2 feet above or below existing graded are required to have approval from the City of Las Vegas 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: Approval from the City Planning Department has been obtained for the 2-foot grade difference proposed for the project site. Please see the approval letter included in Appendix C.

4. **Comment:** *The developer/engineer proposed rough grading in the future Phase II area. Consult with City of Las Vegas Planning Department for approval of the proposed rough grading prior to the final approval of the drainage study;*

Response: Per February 21, 2012 coordination meeting with the City of Las Vegas (Linda Hartman Maynard, Kevin Berg, and Albert Sung) and Slater Hanifan Group (Cory Lieber), approval from the City Planning Department will not be issued for the rough grading within Phase 2 of the project site prior to review of the improvement plans and Final Map. Therefore, conditional approval of the drainage study is requested in order to advance the improvement plans into Planning Department Review. It is understood that final approval of the drainage study will not be issued until the Planning Department has approved the Phase 2 rough grading.

5. **Comment:** *The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.*

Response: Noted. The study will be reviewed for concurrence by CCRFCD upon conditional approval from the City of Las Vegas.

6. **Comment:** *It appears that the southernmost portion of the project has grading construction encroaching into the adjacent Parcel N. Obtain a notarized letter of permission from the adjacent parcel owner for offsite grading activities prior to the final approval of the drainage study;*

Response: Notarized permission to grade will be obtained from the Howard Hughes Corporation for the proposed offsite grading on Parcel N to the south. WSH is in the process of obtaining the permission to grade letter and a copy of the letter will be provided (via email) prior to final approval of the drainage study.

7. **Comment:** *Provide dimensions of proposed riprap pads at the drainage accepting points of Saw Mill Avenue, City Creek Court and Mount Holly Street. Revise the pertinent construction notes accordingly;*

Response: Dimensions of the proposed riprap pads have been provided at Monument Hill Avenue (previously Saw Mill Avenue), Trail Spring Court (previously City Creek Court), and Signal Peak Street (previously Mount Holly Street) on the revised grading plans and corresponding construction notes. Please see the revised grading plans included in Appendix D.

8. **Comment:** *At the cul-de-sac of Yankee Meadow Street, clearly identify a public drainage easement (privately maintained) to include the proposed drop inlets and the associated storm drain laterals and manholes;*

Response: At the cul-de-sac of Hunter Flat Street (previously Yankee Meadow Street), a public drainage easement to be privately maintained has been provided within the common element to encompass the existing and proposed drainage infrastructure within the common element. Please see the revised grading plans included in Appendix D for the limits of the proposed drainage easement (indicated by hatching).

9. **Comment:** *Between the two cul-de-sacs of Elk Meadow Court and City Creek Court, provide a minimum 10'-wide public drainage easement (privately maintained);*

Response: From the cul-de-sacs of Kings Meadow Court (previously Elk Meadow Court) to Trail Spring Court (previously City Creek Court), a 10-foot-wide public drainage easement (to be privately maintained) has been provided. Please see the revised grading plans included in Appendix D. Note that the total flow in the easement is contained in the proposed 2-ft-wide concrete flume. Therefore, the hydraulic section (Section A) remains the same and no additional hydraulic computations have been performed.

10. **Comment: Sheet D-1:**

- **Details 3, 4, 5, 6, 7:** *Clearly indicate that the proposed solid grouted wall portion is constructed with "8"-CMU" thickness;*

Response: Details 3, 4, 5, 6 and 7 on Sheet D-1 have been clearly labeled to indicate the proposed "8-inch CMU" thickness for the solid grouted wall. Please see the revised grading plans included in Appendix D.

- **Details 18 and 19:** *Indicate that the depth in the proposed swale is 6"-minimum;*

Response: Details 18 and 19 on Sheet D-1 have been clearly labeled to indicate that the depth in the proposed swale is 0.5-ft minimum. Please see the revised grading plans included in Appendix D.

11. **Comment: Sheet D-2:**

- **Detail 26:** *Add "8"-CMU" thickness to the description of the solid grouted wall;*

Response: Details 26 on Sheet D-2 has been clearly labeled to indicate the proposed "8-inch CMU" thickness for the solid grouted wall. Please see the revised grading plans included in Appendix D.

- **Details 31, 33, 34, 35, 36:** *Indicate that the depth in the proposed swale is 6"-minimum;*

Response: Details 31, 33, 34, 35 and 36 on Sheet D-2 have been clearly labeled to indicate that the depth in the proposed swale is 0.5-ft minimum. Please see the revised grading plans included in Appendix D.

- **Details 38:** *Provide a 10'-minumum public drainage easement (privately maintained) for drainage to convey between Elk Meadow Court and City Creek Court;*

Response: As discussed in Response to Comment No. 9, a 10-foot wide public drainage easement (to be privately maintained) extending from the cul-de-sacs of Kings Meadow Court (previously Elk Meadow Court) to Trail Spring Court (previously City Creek Court) has been provided and is labeled on Detail 38 on Sheet D-2. Please see the revised grading plans included in Appendix D.

12. **Comment:** *It appears that the interior streets are public streets. Provide plan & profile for all interior streets in the next submittal;*

Response: Noted. Plan and profiles for all interior streets have been provided. Please see the revised grading plans included in Appendix D.

13. **Comment:** *The Regional Flood Control District Manual requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained thru in Section 1602. Provide the required slope in Yankee Meadow Street cul-de-sac;*

Response: The grading within Hunter Flat Street (previously Yankee Meadow Street) cul-de-sac has been revised to provide a 1% minimum slope thru the cul-de-sac as set for the in Section 1602 of the CCRFCD Manual. Note that the change in slope did not change any TC elevations fronting proposed lots. Therefore, the finished floor analysis from the original submittal remains valid and all finished floors meet criteria set for the in the CCRFCD Manual. Please see the revised grading plans included in Appendix D.

14. **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: A drainage quantities table listing all drainage improvements within the proposed public drainage easements has been provided on Sheet G-1. Please see the revised grading plans included in Appendix D.

15. **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: Noted.

16. **Comment:** *The subject drainage study addresses Interim improvements (Phase I only) as well as the Final Improvements (Phase I and Phase II). However, if Phase II Improvement commences more than one year after the final approval of this study, a drainage study update will be required to address the future Phase II Improvement;*

Response: Noted.

17. **Comment:** *Add a note in all pertinent sheets for the construction of all storm drainage drop inlets per a newly adopted USDCCA Drawing No. 421 (Stormwater Quality Management Stamp and Sign Detail);*

Response: Construction Notes 15 and 16 have been revised to include UDCCA Drawing No. 421 for all drop inlet callouts. Please see the revised grading plans included in Appendix D.

Additional Notes

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.*

Response: Acknowledged.

Additional Revisions:

Note that the existing condition contours on the revised grading plan have been updated based on newly flown topography of the area. However, the updated topography has no impacts to the drainage patterns and/or hydraulic computations presented in the original study. Flood protection in of the perimeter walls is based on the more conservative developed condition elevations and flow rates and not on existing topography.

The revised plan, profile and detail sheets adopting the revisions addressed in this letter and the comments from the City of Las Vegas have been included in Appendix D. If you have any questions or require additional information, please do not hesitate to contact us at 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP



Kylie Rowbury, P.E.
Flood Control Division

pc: Steve Jones, P.E. - SHG
Mark Failla, P.E., CFM - SHG
Corey Lieber, P.E. - SHG

APPENDIX

1. **Appendix A** – CLV Drainage Study Comment Letter
2. **Appendix B** – Response to Comment No. 1 (Zoning/Planning Conditions)
3. **Appendix C** – Response to Comment No. 3 (CLV Planning Department Approval)
4. **Appendix D** – Revised Plan, Profile and Detail Sheets

APPENDIX A

CLV Drainage Study Comment Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 31, 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:	
	Summerlin Village 23A Unit 2 – Parcel "O"	
Cross Streets:	SWC of Alta Drive & Fox Hill Drive	
File Number:	F:\Depot\DSMemos\DS4546.doc	
Parcel Number:	137-34-212-001	
Zoning Action:	TMP-43967	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		
		Slater Hanifan Group
		Woodside Homes
		Bart Anderson, P.E., DevCo
		CCRFCD

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/18/2012	1/31/2012	See Comments Below	\$400.00	271744: \$400
			TOTAL FEES (LDDRS):		

REMARKS:

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

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

- Note to Land Development:** The development of the subject Parcel "O" is based on the flood protection provided by an *Interim Channel* aligned adjacent to the north of *Alta Drive*. However, this *Interim Channel* has not been constructed yet. No permit of any kind shall be issued related to Parcel "O" prior to the complete construction of the *Interim Channel*.
- Provide a copy of the zoning/planning conditions associated with this site (TMP-43967) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
- Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas 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.
- The developer/engineer proposed rough grading in the future *Phase II* area. Consult with *City of Las Vegas Planning Department* for approval of the proposed rough grading prior to the final approval of the drainage study.

5. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.
6. It appears that the southernmost portion of the project has grading construction encroaching into the adjacent *Parcel N*. Obtain a notarized letter of permission from the adjacent parcel owner for offsite grading activities prior to the final approval of the drainage study.
7. Provide dimensions of proposed riprap pads at the drainage accepting points of *Saw Mill Avenue*, *City Creek Court* and *Mount Holly Street*. Revise the pertinent construction notes accordingly.
8. At the cul-de-sac end of *Yankee Meadow Street*, clearly identify a public drainage easement (privately maintained) to include the proposed drop inlets and the associated storm drain laterals and manholes.
9. Between the two cul-de-sac of *Elk Meadow Court* and *City Creek Court*, provide a minimum 10'-wide public drainage easement (privately maintained).
10. **Sheet D-1: Details 3, 4, 5, 6, 7:** Clearly indicate that the proposed solid grouted wall portion is constructed with "8"-CMU" thickness.

Details 18 and 19: Indicate that the depth in the proposed swale is 6"-minimum.

11. **Sheet D-2: Detail 26:** Add "8"-CMU" to the description of the solid grouted wall.

Details 31, 33, 34, 35, 36: Indicate that the depth in the proposed swale is 6"-minimum.

Detail 38: Provide a 10'-minimum public drainage easement (privately maintained) for drainage to convey between *Elk Meadow Court* and *City Creek Court*.

12. It appears that the interior streets are public streets. Provide plan & profile for all interior streets in the next submittal.
13. The *Regional Flood Control District Manual* requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained through in Section 1602. Provide the required slope in *Yankee Meadow Street* cul-de-sac.
14. 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.
15. 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.
16. The subject drainage study addresses *Interim improvements (Phase I only)* as well as the *Final Improvements (Phase I and Phase II)*. However, if *Phase II Improvement* commences more than one year after the final approval of this study, a drainage study update will be required to address the future *Phase II Improvement*.
17. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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: 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

Post-It® Fax Note 7671		Date 1/31/12	# of pages 3
To Kylie Rowbury	From Albert Sung		
Co./Dept. SHG	Co. CCW		
Phone #	Phone # 229-2001		
Fax # 284-5399	Fax #		

APPENDIX B

Response to Comment No. 1 Zoning/Planning Conditions



January 11, 2012

The Howard Hughes Corporation, LLC
10801 West Charleston Boulevard, Suite #300
Las Vegas, Nevada 89135

JAN 16 2012

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT
NO. 2 PARCEL O
PLANNING COMMISSION MEETING OF JANUARY 10, 2012**

Dear Applicant:

Your request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres at the southwest corner of Alta Drive and Fox Hill Drive (APN 137-34-212-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Wolfson), was considered by the Planning Commission on January 10, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
2. Conformance to the requirements and conditions of approval of the Summerlin Residential Design Review Committee (SDRC) addressed in a letter dated 11/16/11.
3. All development shall conform to the Summerlin West Development Agreement (DA-0001-96), Village 23A and 23B Master Development Plan (SV-0018-01), Minor Modification (MOD-2994) and the Summerlin Development Standards approved 09/15/04.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108

www.lasvegasnevada.gov



6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Dedicate and construct the full width of the entrance street concurrent with the first phase of development of this site.
9. If not already constructed by the master developer, construct paved, legal access to this site concurrent with the first phase of development.
10. Grant Pedestrian Access Easements for all sidewalk located outside of the public right-of-way.
11. Grant a Public Sewer Easement, to be privately maintained, across Common Lot "E". No trees or vegetation taller than 30 inches will be allowed within the easement.
12. Provide public sewer easements for all public sewers outside the bounds of this map not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

13. Prior to the release of a Final Map for recordation on this Site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
14. A minimum of two lanes of asphalt pavement on Paseo Breeze Drive and Fox Hill Drive adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Per Title 19.12.130.B.2, 50% of the full permanent improvements on Paseo Breeze Drive and Fox Hill Drive, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. Additionally per Title 19.12.130.B.3 all off-site improvements for Paseo Breeze Drive and Fox Hill Drive adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings unless otherwise allowed by the Department of Public Works.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Summerlin Village 23A, CRG-2243 and all other applicable site-related actions.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

The Howard Hughes Corporation, LLC
TMP-43967 - Page Four
January 11, 2012

This action by the Planning Commission on **January 10, 2012** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 17, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Edward Duenas
Woodside Homes
4730 South Fort Apache Road, Suite #370
Las Vegas, Nevada 89147

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

APPENDIX C

Response to Comment No. 3
CLV Planning Department Approval



WSH1105-001

February 14, 2012

Mrs. Linda Hartman-Maynard
City of Las Vegas Development Services Center
Current Planning Division
333 N. Rancho Dr. 2nd Floor
Las Vegas, NV 89106

Subject: Summerlin Village 23A – Parcel "O"
Perimeter Grade Difference Request

Mrs. Hartman-Maynard:

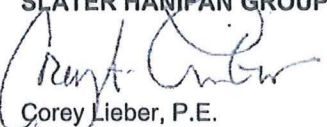
On behalf of our client, Woodside Homes (WSH), this letter describes the justification for allowing WSH to design the site along the perimeter of the development to have proposed grades greater than 2-feet higher or lower than existing grade. This information is provided as requested in Comment #3 of the review of the Technical Drainage Study for this site completed by Albert Sung on January 31, 2012.

The subject project Tentative Map was approved by the City of Las Vegas Planning Commission on January 10, 2012 with 107 single family residences on approximately 21 acres. There is a large vertical difference from the high side of the parcel the low side as it falls at over 5% across the site. As a condition of the purchase of the property from The Howard Hughes Company, WSH is required to design their perimeter wall to be in compliance with The Paseos – A Summerlin Village Residential Design Criteria and the proposed adjacent perimeter street designs for Sky Vista Dr., Alta Dr. and Fox Hill Dr. These designs are, in several areas, greater than 2-feet higher or lower than the existing grade. However, Summerlin as a master planned community is designing the entire area with the best interest of each parcel in mind and will require each parcel to be in compliance with their design criteria.

We appreciate your assistance with this matter, if you need more information or have any questions, do not hesitate to contact me.

Very truly yours,

SLATER HANIFAN GROUP, INC.


Corey Lieber, P.E.
Project Manager

CC: Eddie Duenas, Woodside Homes
Chelsea Peltier, SHG

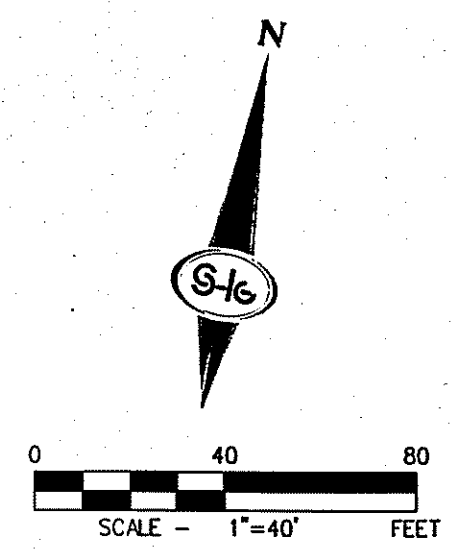
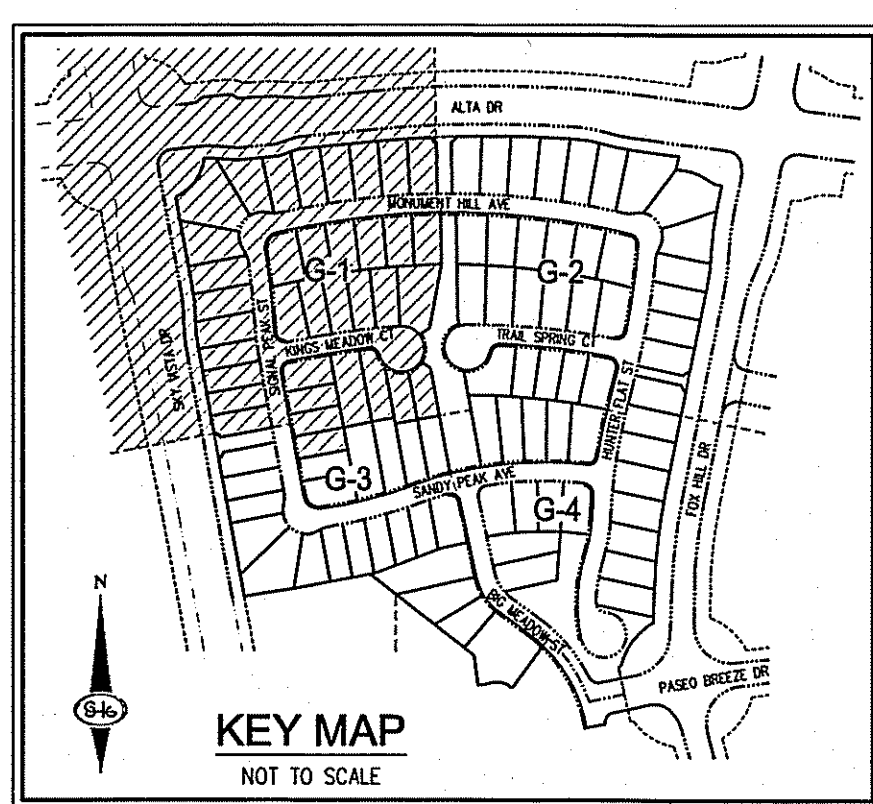
APPROVED
2' GRADE DIFFERENCE ONLY
NO SITE CHANGES APPROVED FOR THIS
BY CLM 2.20.12
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

APPENDIX D

Revised Plan, Profile and Detail Sheets



DRAINAGE QUANTITIES		PUBLIC	PRIVATE
1. 15.0' MOD TYPE 'CM' DROP INLET	EA 1	-	-
2. 20.0' MOD TYPE 'CM' DROP INLET	EA 2	-	-
3. 18" CLASS III RCP STORM DRAIN	LF 82	-	-
4. 60" TYPE III STORM DRAIN MANHOLE	EA 1	-	-
5. 1 COURSE SOLID GROUT CMU BLOCK WALL	LF -	-	168
6. 2 COURSE SOLID GROUT CMU BLOCK WALL	LF -	-	2,980
7. 8' WIDE CONCRETE VALLEY GUTTER	SF 1,920	-	-
8. SIDEWALK DRAIN	EA 2	-	-
9. 2.0' CONCRETE CHANNEL	SF -	-	34
10. SIDEWALK DRAIN	EA -	-	1
11.			
12.			
13.			



LEGEND	
[Symbol]	PHASE BOUNDARY
[Symbol]	MATCHLINE
[Symbol]	ROADWAY CENTERLINE
[Symbol]	RIGHT-OF-WAY
[Symbol]	PROPERTY LINE
[Symbol]	CURB AND GUTTER
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	FUTURE CURB AND GUTTER
[Symbol]	GRADE BREAK LINE
[Symbol]	FLOWLINE
[Symbol]	PROPOSED ELEVATION
[Symbol]	EXISTING ELEVATION
[Symbol]	FUTURE ELEVATION
[Symbol]	EXISTING CONTOUR (5-FT)
[Symbol]	EXISTING CONTOUR (1-FT)
[Symbol]	PROPOSED CONTOUR (5-FT)
[Symbol]	PROPOSED CONTOUR (1-FT)
[Symbol]	PROPOSED PAD AND FINISHED FLOOR ELEVATION
[Symbol]	RETAINING WALL
[Symbol]	PLANTER RETAINING WALL
[Symbol]	DECORATIVE WALL
[Symbol]	DECORATIVE RETAINING WALL

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.	SAW CUT AND MATCH EXISTING IMPROVEMENTS
4.	CONSTRUCT 1" TYPE CURB AND GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-47
5.	CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 138
6.	CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-64
7.	CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
8.	CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
9.	CONSTRUCT SIDEWALK RAMP PER SUMMERLIN IMPROVEMENT STANDARDS S-75
10.	SEE DETAIL ON SHEET D-2 FOR GRADING AND SECTIONS IN THIS AREA
11.	FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
12.	CONSTRUCT 4" TRANSITION TO DEPRESSED CURB PER CCAUSD NO. 223
13.	INSTALL 18" CLASS III RCP STORM DRAIN
14.	INSTALL 60" TYPE III STORM DRAIN MANHOLE
15.	INSTALL 15.0' TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
16.	INSTALL 20.0' TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
17.	REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
18.	CONSTRUCT A-CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-49
19.	PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES	

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 ACCUMULATED IN THE PUBLIC RIGHTS OF WAYS 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 SHALL 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 NV100000, SECTION II.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs REGULARLY, 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 NV100000, SECTION II.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.

GENERAL NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IRC 2008, SECTION 2304.11.2.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.

3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.

4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.

5. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.

6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.

7. CONSTRUCTION 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 SHALL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.

9. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

10. ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD AND FINISHED FLOOR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300'.

Call before you Dig
Avoid cutting underground utility lines. It's costly!

Call 811

1-800-227-2800
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

Call before you do UnderGround
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)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DO OVERHEAD

1-702-227-2929

LEGAL DESCRIPTION

SUMMERLIN VILLAGE 23A UNIT NO. 2 PARCEL 0 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 AND SHADED ZONE X (AREA OUTSIDE THE 500-YEAR FLOOD PLAN AND AREA OF 2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1750F, DATED NOVEMBER 16, 2011.

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.

BENCHMARK

FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION 787+18.42 OF CHARLESTON BLVD, CLV09-34553.5

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.

SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

PHONE (702) 284-5300 FAX (702) 284-5399

Woodside Homes

BETTER BY DESIGN

DATE: 11/22/11

DRAFTER: DSP

DESIGNER: DSP

CHECKED: CAL

PROJECT NO.: WSH1105-000

ENGINEER

CORIE LIEBER

12/21/2011

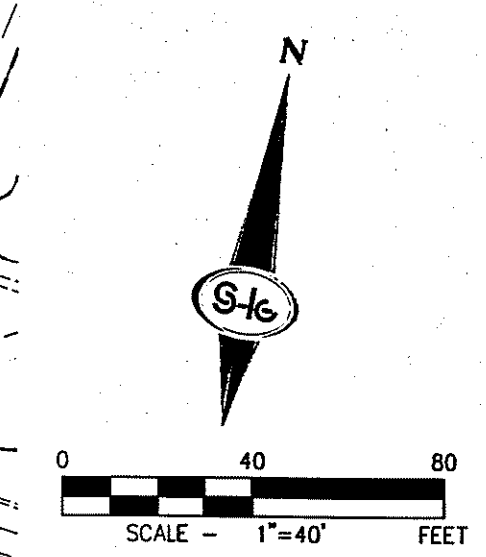
CLV09-34553.5

141/12

G-1

SHEET 3 OF 19

1:\work\105-000_23\project\dwg\improvements\105-000.dwg 2/21/2012 4:10 PM Corey Lieber



LEGEND	
[Symbol]	PHASE BOUNDARY
[Symbol]	ROADWAY CENTERLINE
[Symbol]	RIGHT-OF-WAY
[Symbol]	PROPERTY LINE
[Symbol]	CURB AND GUTTER
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	FUTURE CURB AND GUTTER
[Symbol]	GRADE BREAK LINE
[Symbol]	FLOWLINE
[Symbol]	PROPOSED ELEVATION
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[Symbol]	FUTURE ELEVATION
[Symbol]	EXISTING CONTOUR (5-FT)
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GRADING NOTES	
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5	CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 223
6	CONSTRUCT 6" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-64
7	CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
8	CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-75
9	CONSTRUCT SIDEWALK RAMPS PER SUMMERLIN IMPROVEMENT STANDARDS S-75
10	SEE DETAIL 38 ON SHEET D-2 FOR GRADING AND SECTIONS IN THIS AREA
11	FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
12	CONSTRUCT 4" TRANSITION TO DEPRESSED CURB PER CCAUSD NO. 223
13	INSTALL 18" CLASS III RCP STORM DRAIN
14	INSTALL 60" TYPE III STORM DRAIN MANHOLE
15	INSTALL 15.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
16	INSTALL 20.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
17	REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
18	CONSTRUCT A-CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-49
19	PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES	

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 ACCUMULATED IN, THE PUBLIC RIGHTS OF WAYS 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 NVR100000, SECTION II.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPGRADE, REPAIR, 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 II.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.

GENERAL NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2006, SECTION 2304.11.2.2.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.

3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.

4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.

5. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.

6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.

7. CONSTRUCTION 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 DAMAGE PRIOR TO CONSTRUCTION COMMENCING.

9. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

10. ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD AND FINISHED FLOOR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300."

Call before you Dig
Avoid cutting underground utility lines. It's costly.

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

Avoid hitting overhead power lines. It's costly.

Call before you do Overhead
1-702-227-2929

LEGAL DESCRIPTION
SUMMERLIN VILLAGE 23A UNIT NO. 2 PARCEL 0 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 AND SHADDED ZONE X (AREA OUTSIDE THE 500-YEAR FLOOD PLAN AND AREA OF 2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1750F, DATED NOVEMBER 16, 2011.

FLOOD CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY _____ ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

COREY A. LIEBER, P.E. 15875 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.

BENCHMARK
FOUND NODOT BRASS CAP, 50 FEET NORTH OF STATION 787+19.42 OF CHARLESTON BLVD, OLVO9-34556
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.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5390

DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. WSH1105-000

Woodside Homes
BETTER BY DESIGN

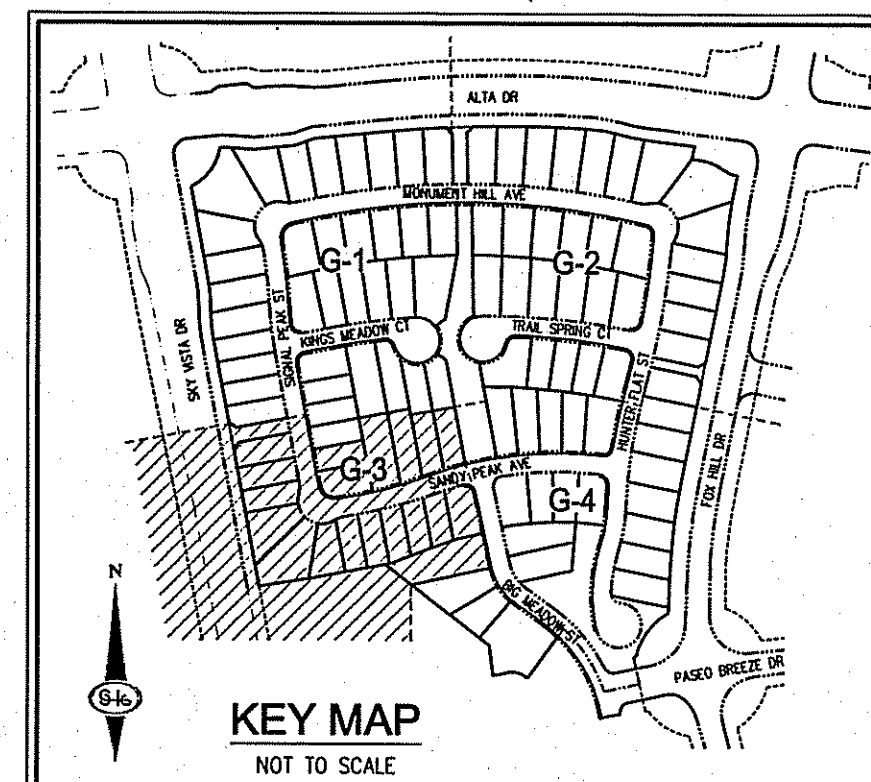
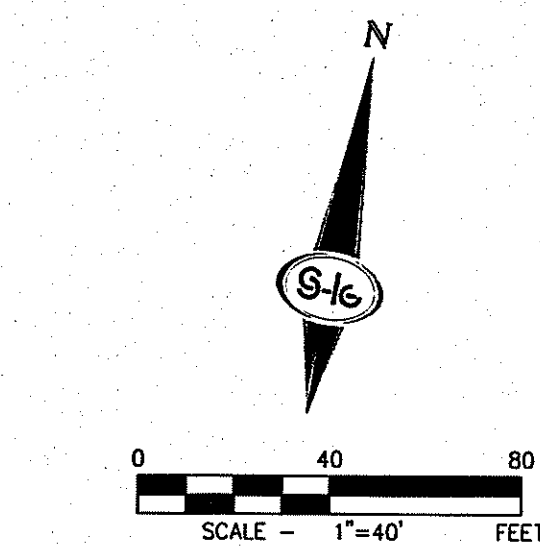
SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL 0
PHASE I & II GRADING PLAN II

105-000-23
R59E

DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. WSH1105-000

ENGINEER
COREY A. LIEBER
12/31/2013
CIVIL
CLARK COUNTY RECORDER'S OFFICE, NEVADA
2/21/12

G-2
SHEET 4 OF 19



LEGEND






 PHASE BOUNDARY





 MATCHLINE


 RIGHT-WAY CENTERLINE


 ROAD-OF-WAY


 PROPERTY LINE



 CURB AND GUTTER

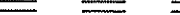


 EXISTING CURB AND GUTTER



 FUTURE CURB AND GUTTER

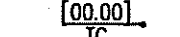

 GRADE BREAK LINE

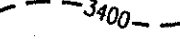

 FLOWLINE


 PROPOSED ELEVATION


 EXISTING ELEVATION


 FUTURE ELEVATION


 EXISTING CONTOUR (5-FT)


 EXISTING CONTOUR (1-FT)


 PROPOSED CONTOUR (5-FT)


 PROPOSED CONTOUR (1-FT)


 PROPOSED PAD AND FINISHED FLOOR ELEVATION


 RETAINING WALL


 PLANTER RETAINING WALL


 DECORATIVE WALL


 DECORATIVE RETAINING WALL

GRADING NOTES

- ① CONSTRUCT 2" AG PAYMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
- ② CONSTRUCT 3" AG PAYMENT WITH 4" TYPE II OVER 6" TYPE I AGGREGATE BASE
- ③ SAWCUT AND MATCH EXISTING IMPROVEMENTS
- ④ CONSTRUCT "L" TYPE CURB AND GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-47
- ⑤ CONSTRUCT SIDEWALK DRAIN PER CAUSAD NO. 236
- ⑥ CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-48
- ⑦ CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
- ⑧ CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
- ⑨ CONSTRUCT SIDEWALK RAMPS PER SUMMERLIN IMPROVEMENT STANDARDS S-75
- ⑩ SEE DETAIL 38 ON SHEET D-2 FOR GRADING AND SECTIONS IN THIS AREA
- ⑪ FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
- ⑫ CONSTRUCT 4" TRANSITION TO DEPRESSIONED CURB PER CAUSAD NO. 223
- ⑬ INSTALL 18" CLASS III RCP STORM DRAIN
- ⑭ INSTALL 60" TYPE III STORM DRAIN MANHOLE
- ⑮ INSTALL 15.0" TYPE CM2 DROP INLET PER CAUSAD NO. 412.1 AND 421
- ⑯ INSTALL 20.0" TYPE CM2 DROP INLET PER CAUSAD NO. 412.1 AND 421
- ⑰ REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
- ⑱ CONSTRUCT A-CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-45
- ⑲ PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

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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.

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4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO THE ABOVE REQUIREMENTS SUCH AS SUSPENSION OF INSPECTIONS FOR INSURANCE ACTIVITIES, REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR1000000, 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.

1 FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.

3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.

4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.

5. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.

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10. ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD AND FINISHED FLOOR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300'.

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call
811

OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6600

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
AND
1-702-432-5300
FREEWAY AND AIRPORT SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.

**CALL BEFORE
YOU DO
OVERHEAD**



1-702-227-2929

SUMMERLIN VILLAGE 23A UNIT NO. 2 PARCEL O 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.

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X AND SHADED ZONE X (AREA OUTSIDE THE 500-YEAR FLOOD PLAIN AND AREA OF 2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1750F, DATED NOVEMBER 16, 2011.

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY ____ ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

COREY A. DEBER, P.E. 15873 DATE

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.

BENCHMARK
FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION
787+19.42 OF CHARLESTON BLVD, OLVO9-34SSE6
NAVD 88 ELEVATION = 978.351 METERS = 3209.81 FEET

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.

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

[illegible]

LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

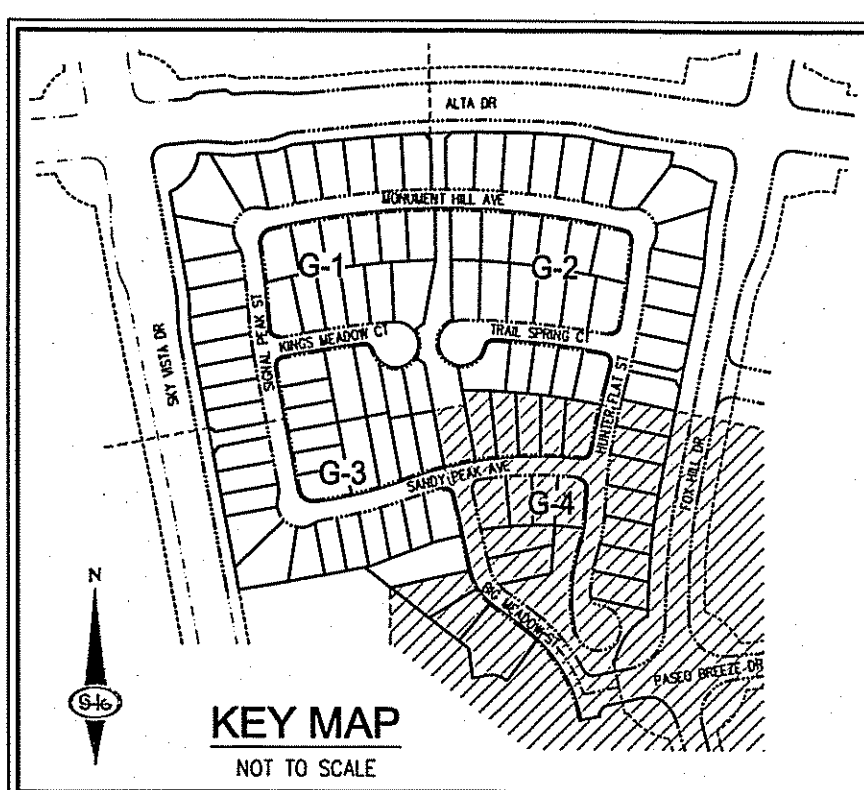
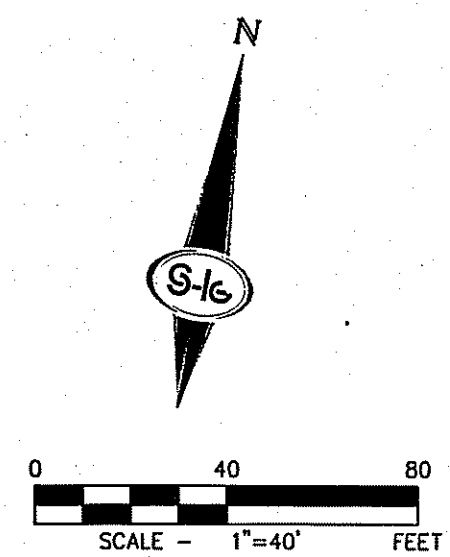
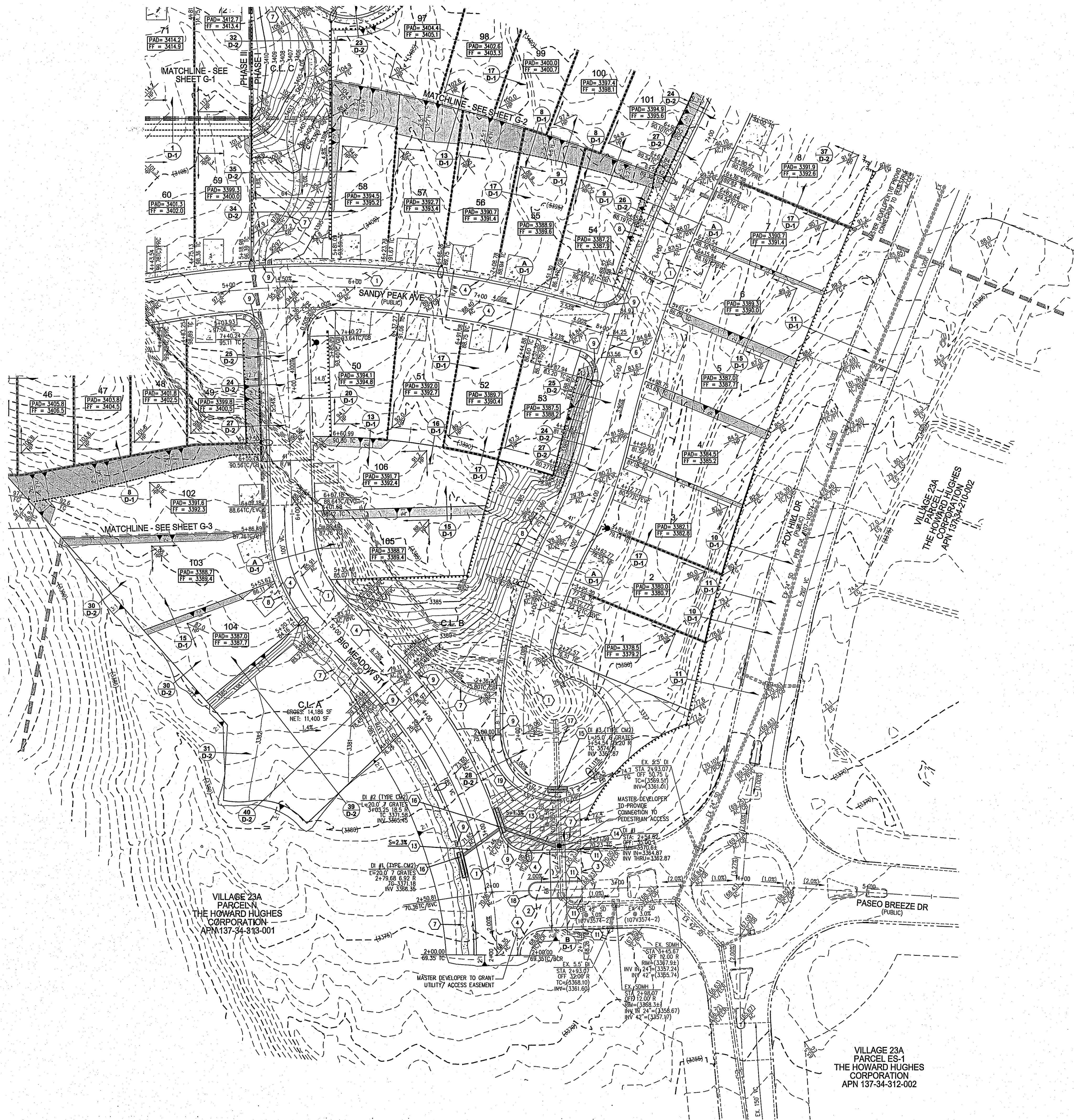
**SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL
PHASE I & II GRADING PLAN III**

S34 T20S R59E	
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DATE:	11/22/11
DRAFTER:	DSP
DESIGNER:	DSP
CHECKED:	CAL
PROJECT NO.	
WSH1105-000	

G-3
SHEET 5 OF 19

\\h1105-000-023 parcel 0.dwg 2/2/2012 4:40 PM Corey Lieber



LEGEND	
	PHASE BOUNDARY
	MATCHLINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY LINE
	CURB AND GUTTER
	EXISTING CURB AND GUTTER
	FUTURE CURB AND GUTTER
	GRADE BREAK LINE
	FLOWLINE
	PROPOSED ELEVATION
	EXISTING ELEVATION
	FUTURE ELEVATION
	EXISTING CONTOUR (5'-FT)
	PROPOSED CONTOUR (5'-FT)
	PROPOSED CONTOUR (1'-FT)
	PROPOSED PAD AND FINISHED FLOOR ELEVATION
	RETAINING WALL
	PLANTER RETAINING WALL
	DECORATIVE WALL
	DECORATIVE RETAINING WALL

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	CONSTRUCT 1" TYPE CURB AND GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-47
5	CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 235
6	CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-64
7	CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-75
8	CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
9	CONSTRUCT SIDEWALK RAMPS PER SUMMERLIN IMPROVEMENT STANDARDS S-75
10	SEE DETAIL S8 ON SHEET D-2 FOR GRADING AND EXISTING ELEVATIONS IN THIS AREA
11	FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
12	CONSTRUCT 4" TRANSITION TO DEPRESSED CURB PER CCAUSD NO. 223
13	INSTALL 18" CLASS III RCP STORM DRAIN
14	INSTALL 60" TYPE III STORM DRAIN MANHOLE
15	INSTALL 15.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
16	INSTALL 20.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
17	REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
18	CONSTRUCT A-CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-49
19	PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES	

STORMWATER RUNOFF MANAGEMENT

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED OR ACCUMULATED IN THE PUBLIC RIGHTS OF WAYS 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.
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4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS, AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs NEARLY AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. UPON 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 NV100000, SECTION III.A.12.
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1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH BIC 2008, SECTION 3304.2.2.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
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Call before you Dig
Avoid cutting underground utility lines. IT'S COSTLY.

Call 811

1-800-227-2600
CLARK COUNTY PUBLIC OPERATIONS
1-702-455-6000

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.

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CLARK COUNTY TRAFFIC OPERATIONS
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

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LEGAL DESCRIPTION
SUMMERLIN VILLAGE 23A UNIT NO. 2 PARCEL 0 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 AND SHADDED ZONE X (AREA OUTSIDE THE 500-YEAR FLOOD PLAN AND AREA OF 2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1750F, DATED NOVEMBER 16, 2011.

FLOOD CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY _____ ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

COREY A. LIEBER, P.E. 15875 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.

BENCHMARK
FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION 787+18.42 OF CHARLESTON BLVD, GLV09-345556
NAVD 88 ELEVATION = 978.351 METERS = 3209.81 FEET

BASIS OF BEARING
NORTH 05°50'55" 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.

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

APP. DATE	BY	DATE	DESCRIPTION	NO.

LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

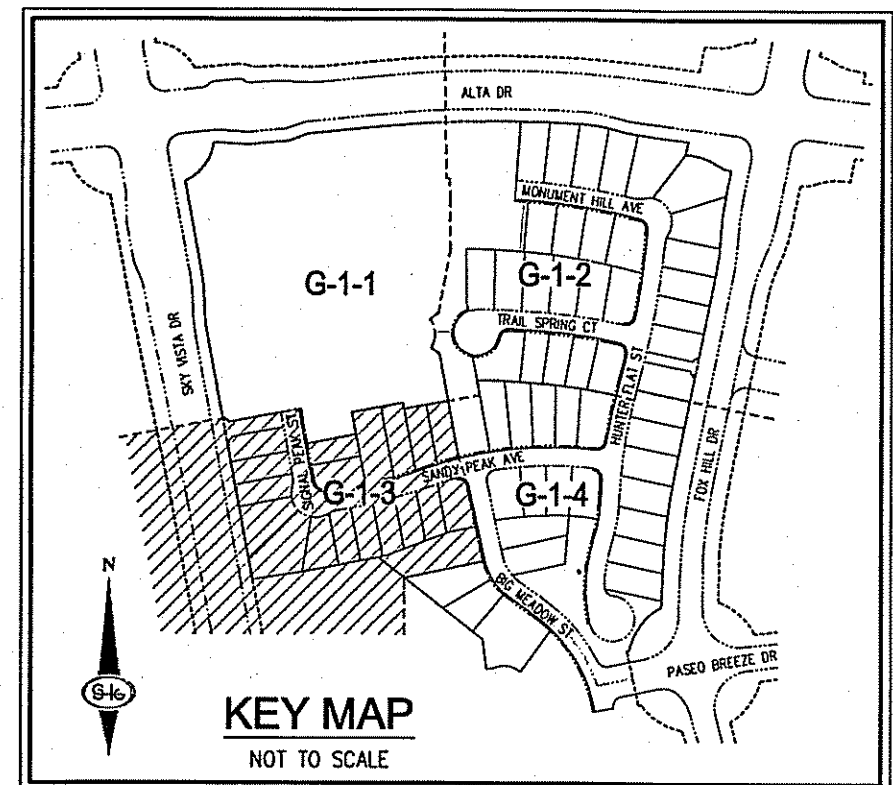
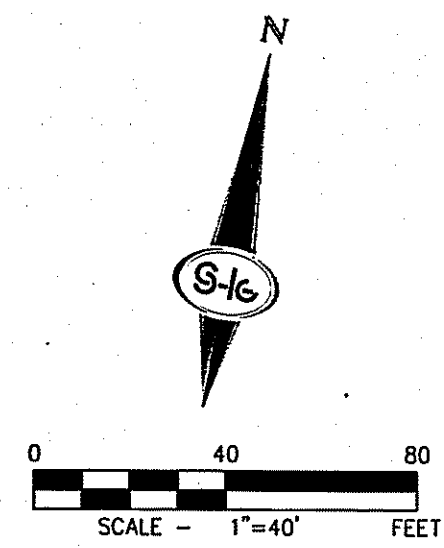
SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL 0
PHASE I & II GRADING PLAN IV

S34 T20S R59E

DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. **WSH1105-000**

CIVIL ENGINEER
COREY A. LIEBER
No. 15875
2/4/12

G-4
SHEET 6 OF 19



(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS 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 STATEWIDE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NWR100000, SECTION III.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY WHEN SOME EXCEEDING CONDITIONS OR INSPECTIONS MAY REVEAL SUCH SOME EXCEEDING CONDITIONS OR INSPECTIONS MAY 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.

RADES ADJACENT TO STRUCTURES S

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.

3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.

4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH

5. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.

6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.

B. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.

9. 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.

10. ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD AND FINISHED FLOOR ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300'.

- 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 CONSTRUCT 1" L" TYPE CURB AND GUTTER PER SUMNERLIN IMPROVEMENT STANDARDS 5-47
- 5 CONSTRUCT SIDEWALK DRAIN PER CAUSD NO. 1
- 6 CONSTRUCT 8" CROSS GUTTER PER SUMNERLIN IMPROVEMENT STANDARDS 5-64
- 7 CONSTRUCT 5" WIDE SIDEWALK PER SUMNERLIN IMPROVEMENT STANDARDS 5-72
- 8 CONSTRUCT 4" SIDEWALK PER SUMNERLIN IMPROVEMENT STANDARDS 5-72
- 9 CONSTRUCT SIDEWALK RAMPS PER SUMNERLIN IMPROVEMENT STANDARDS 5-75
- 10 INSTALL 5x37 RHIPRAP PAD WITH FILTER FABRIC OVER 18" DRAIN
- 11 FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
- 12 CONSTRUCT 4" TRANSITION TO DEPRESSIONED CURB PER CAUSD NO. 223
- 13 INSTALL 18" CLASS III RCP STORM DRAIN
- 14 INSTALL 60" TYPE III STORM DRAIN MANHOLE
- 15 INSTALL 15.0" TYPE CM2 DROP INLET PER CAUSD NO. 412.1 AND 421
- 16 INSTALL 20.0" TYPE CM2 DROP INLET PER CAUSD NO. 412.1 AND 421
- 17 REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
- 18 CONSTRUCT A-CURB PER SUMNERLIN IMPROVEMENT STANDARDS 5-49
- 19 PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

PHASE BOUNDARY

MATCHLINE

ROADWAY CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

CURB AND GUTTER

EXISTING CURB AND GUTTER

FUTURE CURB AND GUTTER

GRADE BASE LINE

FLOWLINE

PROPOSED ELEVATION

EXISTING ELEVATION

FUTURE ELEVATION

EXISTING CONTOUR (5'-FT)

EXISTING CONTOUR (1'-FT)

PROPOSED CONTOUR (5'-FT)

PROPOSED CONTOUR (1'-FT)

PROPOSED PAD AND FINISHED FLOOR ELEVATION

RETAINING WALL

PLANTER RETAINING WALL

DECORATIVE WALL

DECORATIVE RETAINING WALL

SUMMERLIN VILLAGE 23A UNIT NO. 2 PARCEL O 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.

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I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY ____ ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

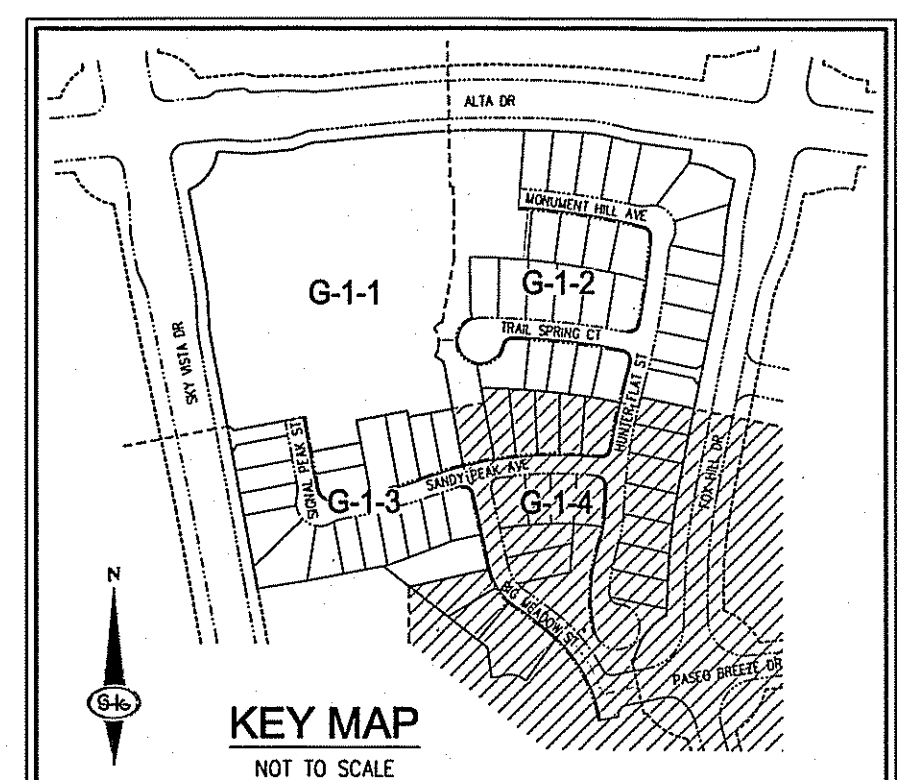
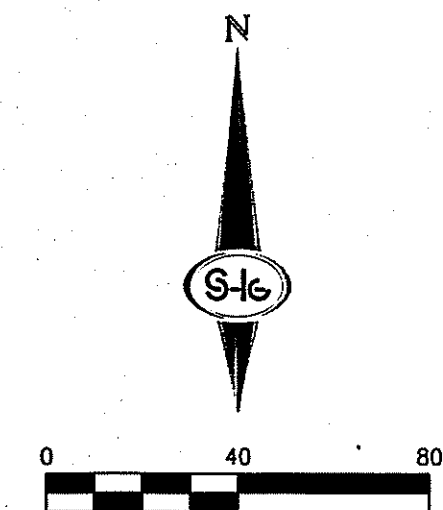
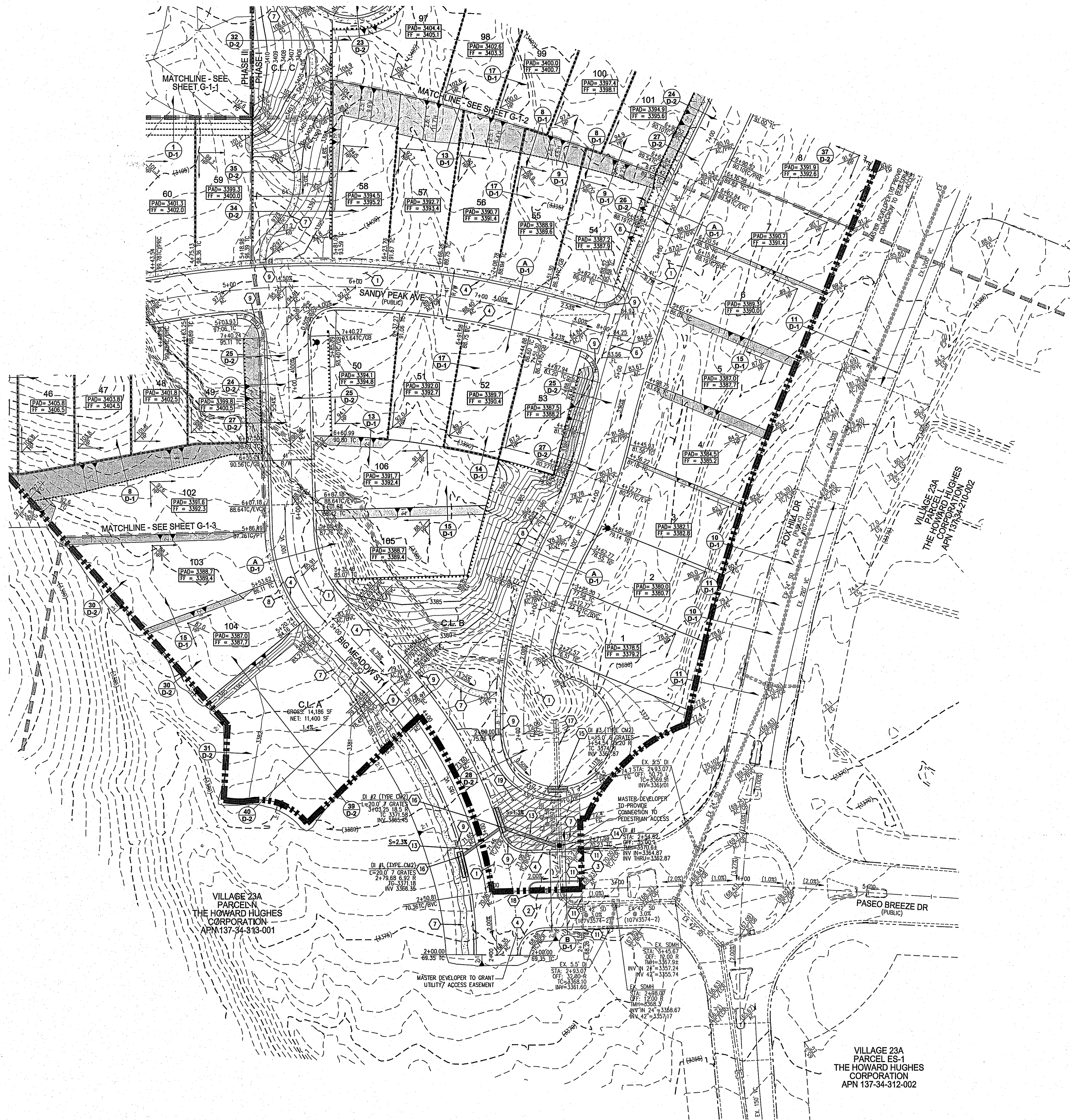
COREY A. LIEBER, P.E. 15875 DATE

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FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION
787+19.42 OF CHARLESTON BLVD, OLVO9-34SSE6
NAVD 88 ELEVATION = 978.351 METERS = 3209.81 FEET

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.

2/21/2012 4:42 PM Corey Lieber
\\sh1105-000-023 parcel 0\\img\\moran\\sh1105-000grd-1.dwg



STORMWATER RUNOFF MANAGEMENT

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATED 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 NVW100000, SECTION II.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL REPORT TO 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 NVW100000, SECTION II.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.

GENERAL NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2006, SECTION 2304.11.2.2.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SHIPPI.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
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9. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.
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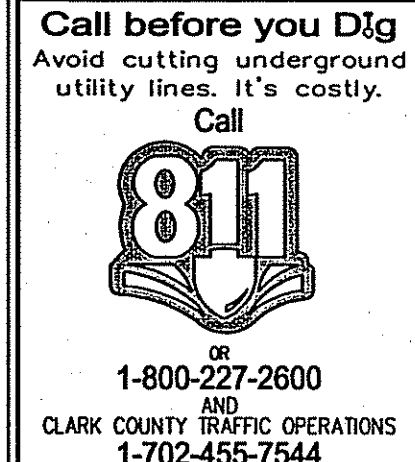
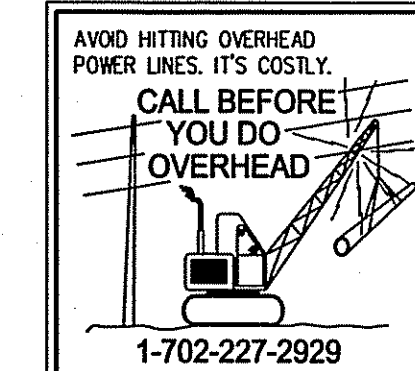
GRADING NOTES

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. CONSTRUCT "L" TYPE CURB AND GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-47
5. CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 236
6. CONSTRUCT 8" CROSS CUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-64
7. CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
8. CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-75
9. CONSTRUCT SIDEWALK RAMP PER SUMMERLIN IMPROVEMENT STANDARDS S-75
10. INSTALL 5X37 RIPRAP PAD WITH FILTER FABRIC 12" THICKNESS-12"
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12. CONSTRUCT 4" TRANSITION TO DEPRESSIONED CURB PER CCAUSD NO. 223
13. INSTALL 18" CLASS III RCP STORM DRAIN
14. INSTALL 60" TYPE III STORM DRAIN MANHOLE
15. INSTALL 15.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
16. INSTALL 20.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
17. REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
18. CONSTRUCT A-CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-49
19. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

LEGEND

- PHASE BOUNDARY
- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- GRADE BREAK LINE
- FLOWLINE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- FUTURE ELEVATION
- EXISTING CONTOUR (5'-FT)
- EXISTING CONTOUR (1'-FT)
- PROPOSED CONTOUR (5'-FT)
- PROPOSED CONTOUR (1'-FT)
- PROPOSED PAD AND FINISHED FLOOR ELEVATION
- RETAINING WALL
- PLANTER RETAINING WALL
- DECORATIVE WALL
- DECORATIVE RETAINING WALL



LEGAL DESCRIPTION

SUMMERLIN VILLAGE 23A UNIT NO. 2 PARCEL 0 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 58 EAST N.D.M., CLARK COUNTY, NEVADA.

FEMA FLOOD ZONE DESIGNATION

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FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

COREY A. LIEBER, P.E. 15875 DATE

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE
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BENCHMARK

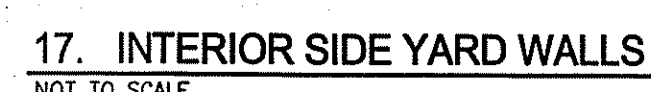
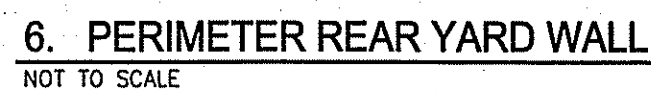
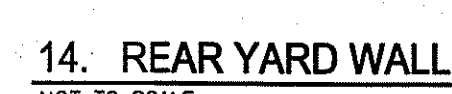
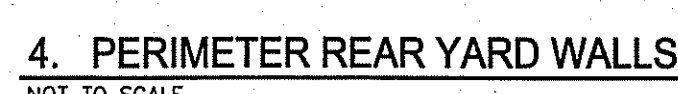
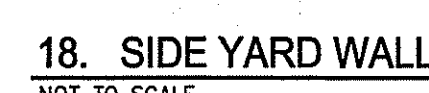
FOUND NODT BRASS CAP 60 FEET NORTH OF STATION 787+18.42 OF CHARLESTON BLVD. OLDS-3455S
NAVD 88 ELEVATION = 978.351 METERS = 3209.81 FEET

BASIS OF BEARING

NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 58 EAST, N.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.

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

WOODSIDE HOMES
BETTER BY DESIGN
SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL 0
PHASE I GRADING PLAN IV
DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. WSH1105-000
2/21/12
G-1-4
SHEET 6 OF 19



[illegible]

Diagram illustrating the plan view of a sidewalk and bench layout. Key dimensions and features include:

- sidewalk width: 4.0' SW
- bench width: 1.0'
- total width: LE. WIDTH VARIES (6.0' MIN, SEE PLAN)
- sidewalk per
- 2.0% slope
- 2.0' MAX ENHANCED PRODUCT WALL
- 1.0' bench
- ESMT

[illegible]

This diagram shows the elevation view of the bench and product wall assembly. Key features include:

- Top Surface:** Labeled "1" WIDTH VARIES (6.0" MIN, SEE PLAN)".
- Left Wall:** Labeled "SW PER SIS 5-72". It has a vertical section of 4.0' and a sloped section labeled "2.1" MAX 20" MIN".
- Bench:** A horizontal section labeled "1.0' BENCH" is located between the left wall and the product wall.
- Product Wall:** A vertical wall labeled "PRODUCT WALL" with a height of "5.5' MIN. ENHANCED".
- Right Wall:** Labeled "PAD" and "1.5' MAX RETAINING".
- Retaining Walls:** A "3.0' MAX RETAINING" wall is shown at the base of the left wall, and a "1.5' MAX RETAINING" wall is at the base of the product wall.
- Ground Slope:** Indicated by a dashed line and labeled "2.0%".
- Labels:** "R/W" (Right of Way) is at the top left, and "ESMT" (Easement) is at the top right.

[illegible]

The site plan illustrates the proposed building layout on two parcels, N and O, within Village 23A. The building is oriented vertically, with its long side facing Parcel O. A 7.0' maximum product wall is indicated along the side of the building. A 1.0' bench area is shown adjacent to the building. The existing ground is shown as a dashed line with a 3-1 slope. A parking pad is located to the right of the building. The plan includes a north arrow and a scale bar from 0 to 10 feet.

VILLAGE 23A
PARCEL N
137-34-313-001

VILLAGE 23A
PARCEL N
137-34-212-001

EXISTING GROUND

7.0' MAX. PRODUCT WALL

PAD

FL

10' MIN.

COMMON LOT "C" AND "D"
(30.0' MIN. SEE PLAN)

1.5' WIDTH VARIES (10' MIN) 5.0' MEANDERING SW 1.5' WIDTH VARIES (10' MIN)

7.0' MAX ENHANCED CONCRETE WALL PRODUCT WALL

PAD OR INTERIM FINISHED GRADE

1.0' BENCH

3:1 MAX 24' MIN

2.0%

FL

3:1 MAX 24' MIN

1.0' BENCH

7.0' MAX ENHANCED CONCRETE WALL PRODUCT WALL

PAD 2:1 MAX 24' MIN PAD

SIDEWALK PER SIS 5-72

Diagram illustrating the plan view of a sidewalk and retaining wall section. Key dimensions and features include:

- sidewalk width:** 4.0' SW
- sidewalk slope:** 2.0%
- sidewalk material:** SIDEWALK PER SIS S-72
- bench width:** 1.0'
- retaining wall height:** 5.5' MIN ENHANCED
- retaining wall slope:** 2.1 MAX (24' MIN)
- retaining wall material:** PRODUCT WALL
- retaining wall base:** 4.8' MAX
- retaining wall label:** RETAINING WALL
- overall width:** 4.0' + 1.0' = 5.0' (labeled R/W)
- overall width label:** 1.0' MIN VARIES (SEE PLAN)
- overall width label:** ESMT

The site plan shows a proposed building layout on a sloped site. The building is oriented with its long side (7.0' MAX. PRODUCT WALL) parallel to the property line. A 1.0' BENCH is shown between the building and the property line. The building is situated on a PAD. The existing ground is shown with a 3:1 slope. The plan is divided into two parcels: PARCEL N (137-34-313-001) and PARCEL O (137-54-212-001). The plan includes a north arrow and a scale bar (0 to 10 feet).

COMMON LOT "C" AND "D"
(30.0' MIN. SEE PLAN)

1.5' WIDTH VARIES
(10' MIN)

5.0' MEANDERING
SW

1.5' WIDTH VARIES
(10' MIN)

7.0' MAX ENHANCED
CONCRETE WALL

1.0' BENCH

PAD OR INTERIM
FINISHED GRADE

3.1 MAX
24' MIN

2.0%

FL

3.1 MAX
24' MIN

1.0' BENCH

7.0' MAX ENHANCED
CONCRETE WALL

PAD

2.1 MAX
24' MIN

PAD

SIDEWALK PER
SIS 5-72

Plan view of a sidewalk layout. The layout includes a central sidewalk section with a 2.0% slope, flanked by two 7.0' MAX ENHANCED PRODUCT WALLS. The sidewalk is 5.0' MEANDERING SW. The layout also shows 1.0' BENCHES, 3.1' MAX slopes, and 4.1' MAX 2% MIN slopes. The layout is labeled with dimensions and notes such as "COMMON 1.0' 'C' AND 'D'" (30.0' MIN. SEE PLAN), "LS WIDTH VARIES (10' MIN)", "SIDEWALK PER SIS 5-72", and "SEE PLAN FOR SECTIONAL CONDITION".

Plan view of the proposed sidewalk layout. The layout includes a 6.6' MAX RETAINING WALL on the left, a 5.5' MIN ENHANCED PRODUCT WALL on the right, and a 2.0' MAX ENHANCED PRODUCT WALL on the far right. The sidewalk width varies, with a 5.0' MEANDERING SW section. Slopes are indicated as 3:1 MAX 2% MIN, 2.0%, and 4:1 MAX 2% MIN. Benches are shown at 1.0' intervals. A sidewalk per 55' is indicated. The layout is labeled with 'PAD' at the ends and 'FL' for finished level.

[illegible]

The site plan shows a 20.0' common lot with a 5.0' meandering SW easement. The lot is divided into three sections: two 15.0' wide areas (labeled '15.0' WIDTH VARIES (10' MIN)') and a central 5.0' wide area. The plan includes a 7.0' MAX ENHANCED PRODUCT WALL on the left and right sides, a 1.0' BENCH, a 3.1' MAX 2% MIN slope, and a 2.0% slope. A sidewalk is shown with a 2.0% slope. The plan also indicates a 1.0' BENCH and a 3.1' MAX 2% MIN slope. A label 'FL' is present in the central area. The plan is titled '20.0' COMMON LOT 7\"

[illegible]

24" WIDE 6" THICK CONCRETE
U-CHANNEL PER DETAIL 12,
SHEET D-1

SECTION AA

SCALE - 1"=10'

The diagram shows a cross-section of a sidewalk and drainage system. A horizontal line represents the ground surface. Below it, a rectangular concrete base is labeled "24\" WIDE 6\" THICK CONCRETE" and "U-CHANNEL PER DETAIL 12,". On the left side of this base, a smaller rectangular structure is labeled "S/W" with a width of "5.0'". To the right of the "S/W" structure, the ground surface slopes downward, labeled "4:1 MAX". Further right, a vertical structure represents a drainage system, labeled "10.0' PUBLIC DRAINAGE ESM (TO BE PRIVATELY MAINTAINED)". This structure has a width of "2.0'" at its base. Below the drainage structure, a small rectangular area is labeled "Gravel". To the right of the drainage structure, the ground surface continues horizontally, labeled "24\" WIDE 6\" THICK CONCRETE" and "U-CHANNEL PER DETAIL 12,". Below the horizontal line, the text "SIDEWALK PER SIS S-72" is written.

5.0' S/W

4:1 MAX

10.0' PUBLIC DRAINAGE ESM (TO BE PRIVATELY MAINTAINED)

2.0'

Gravel

24" WIDE 6" THICK CONCRETE
U-CHANNEL PER DETAIL 12,

SIDEWALK PER
SIS S-72

The plan view shows a proposed road layout. On the left, a dashed line indicates the boundary of 'VILLAGE 23A PARCEL N'. A road segment is shown with a '2:1 CUT' and '5:1 FILL' area, with a note 'SEE PLAN FOR DAYLIGHT CONDITION'. This segment is followed by a 'COMMON LOT "A"' which 'VARIES (SEE PLAN)'. The road continues with a '1.0%' grade, noted as '(2% MAX)'. On the right, the road curves, with a '5.0' MIN' width and a '4.0' MAX' width. A 'SIDEWALK 5'-6"' is shown. A 'BENCH' area is indicated with a '1.0' MAX' width. A note 'SEE PLAN FOR GRADING CONDITION' points to a specific area. A final note states 'NOTE: SIDEWALK MAY MEANDER'.

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

[illegible]

0

LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

VILLAGE 23A, UNIT NO. 1

GRADING DETAILS II

S34 T20S R59E	
DATE:	11/22/11

DRAFTER: DSP

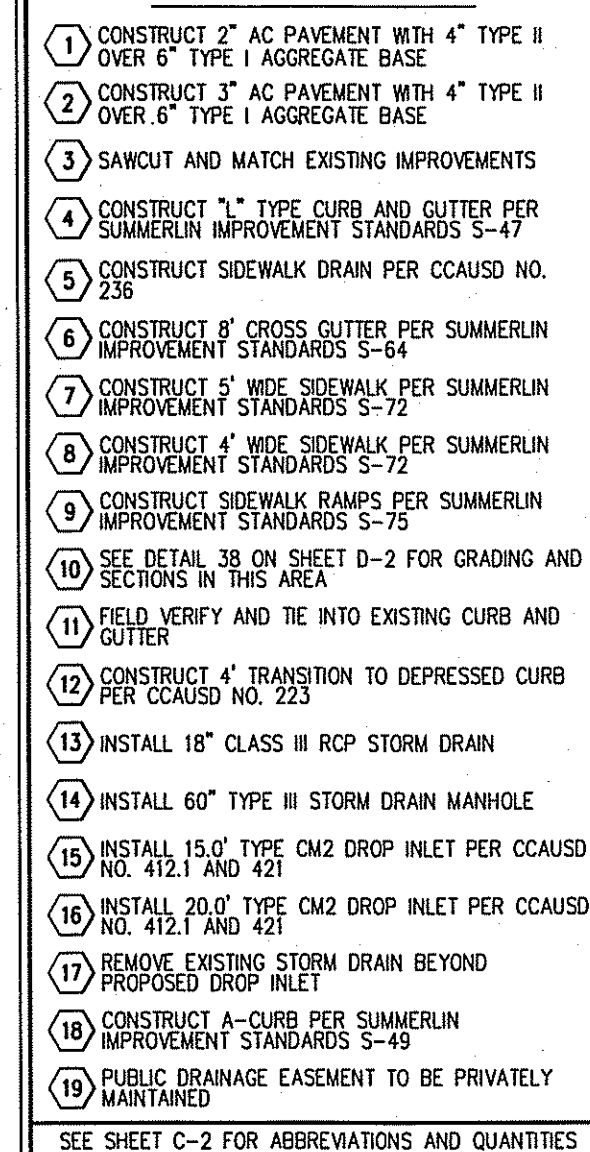
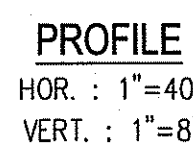
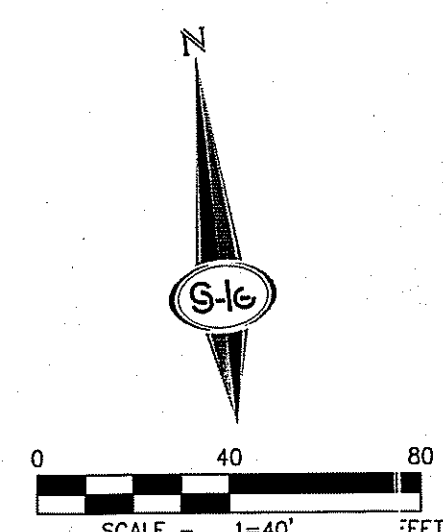
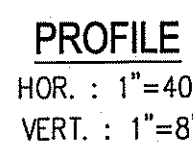
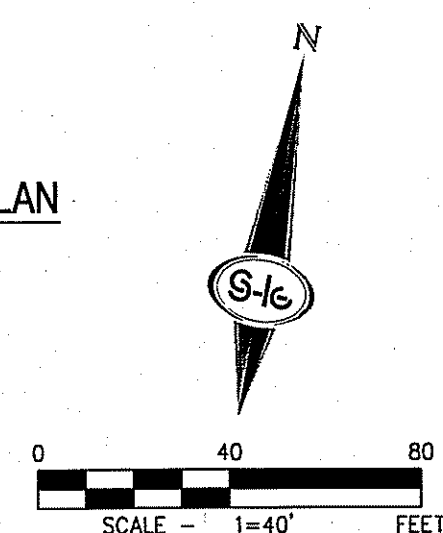
DESIGNER: DSP

CHECKED: CAL

PROJECT NO.

WSH1105-000

D-2
SHEET 12 OF 19



PP-2
SHEET 14 OF 19



AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.

**CALL BEFORE
YOU DO
OVERHEAD**

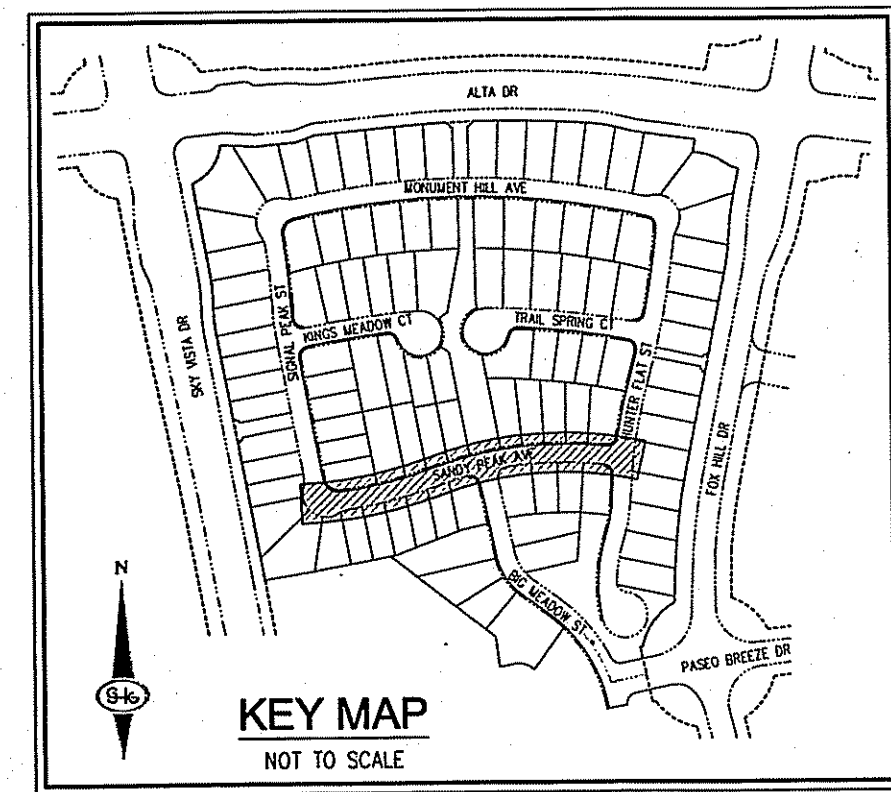
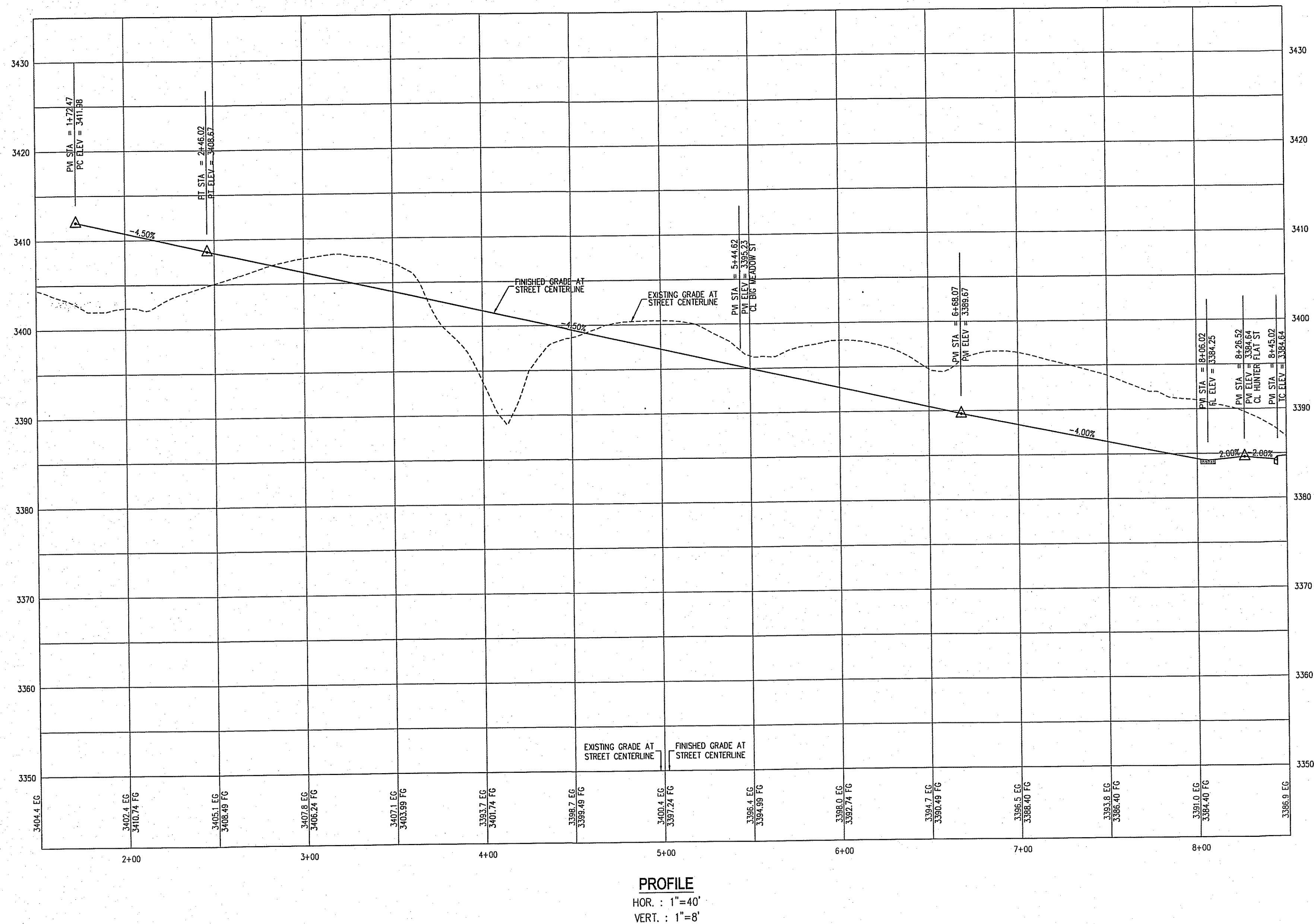
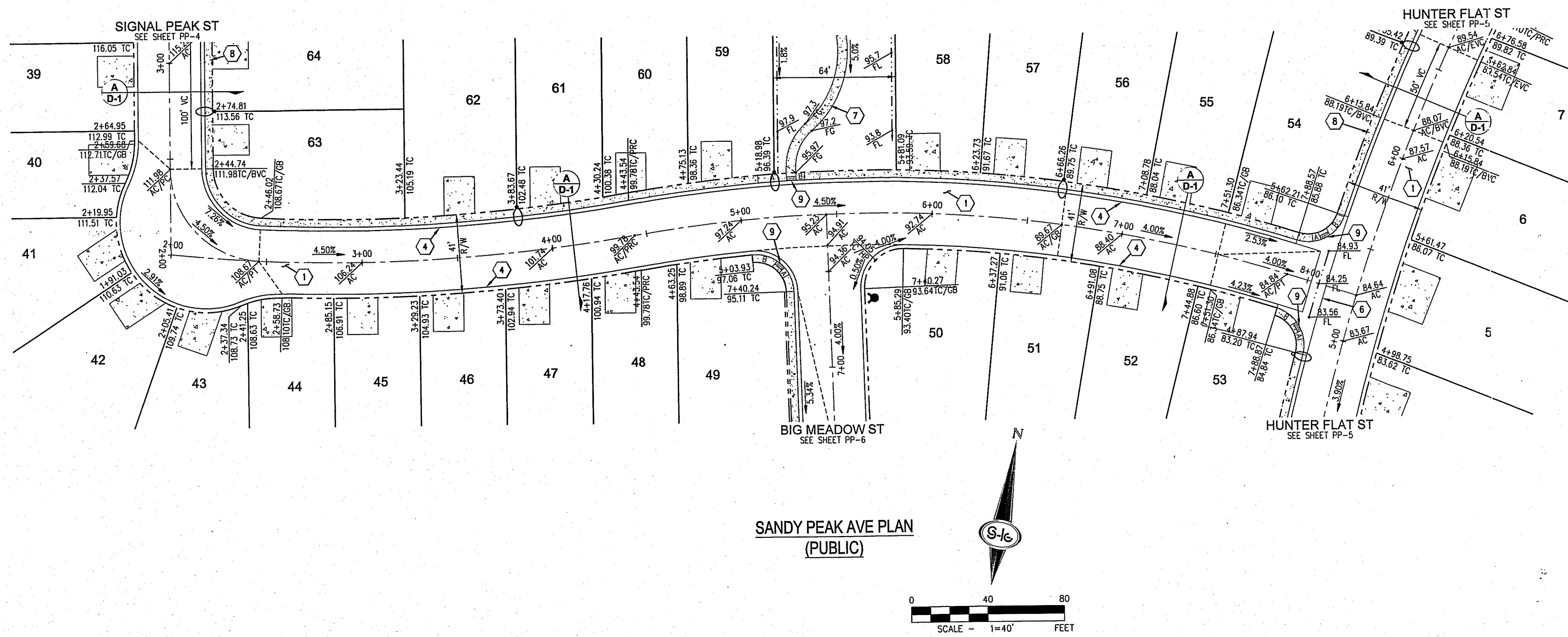


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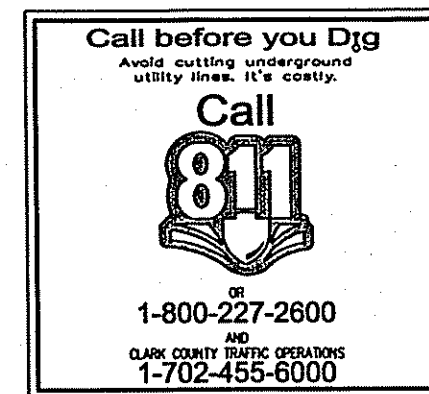
BASIS OF BEARING

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.

F:\wash1105-000_023 parcel.dwg 2/21/2012 4:16 PM Corey Libber



- 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. CONSTRUCT "L" TYPE CURB AND GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-47
 5. CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 238
 6. CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-64
 7. CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
 8. CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
 9. CONSTRUCT SIDEWALK RAMPS PER SUMMERLIN IMPROVEMENT STANDARDS S-75
 10. SEE DETAIL 38 ON SHEET D-2 FOR GRADING AND SECTIONS IN THIS AREA
 11. FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
 12. CONSTRUCT 4" TRANSITION TO DEPRESSED CURB PER CCAUSD NO. 223
 13. INSTALL 18" CLASS III RCP STORM DRAIN
 14. INSTALL 60" TYPE III STORM DRAIN MANHOLE
 15. INSTALL 15.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
 16. INSTALL 20.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
 17. REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
 18. CONSTRUCT 4" CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-49
 19. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES



SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE

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BENCHMARK

FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION
787+19.42 OF CHARLESTON BLVD, 0LV09-345566
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 99 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.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5389

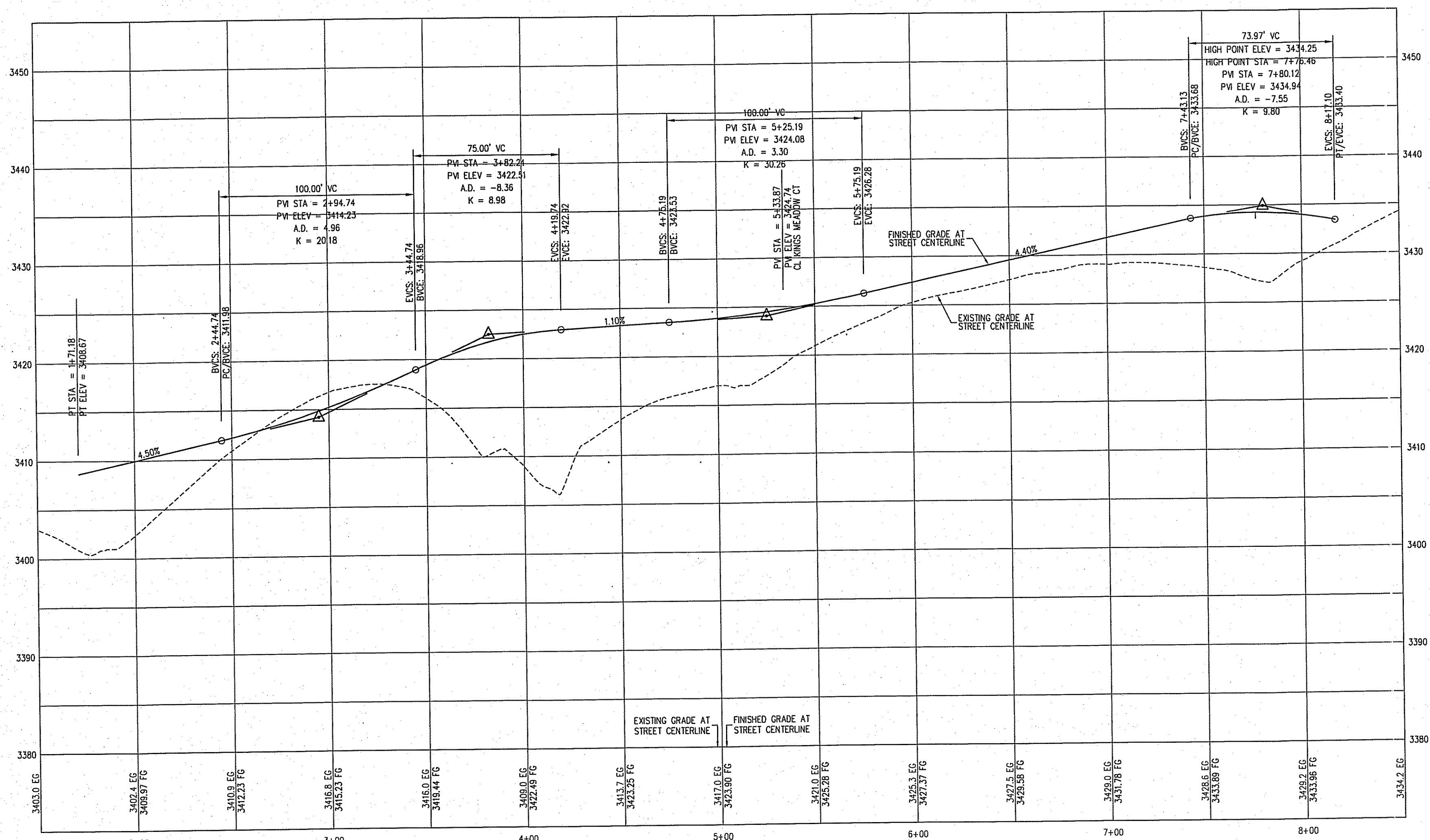
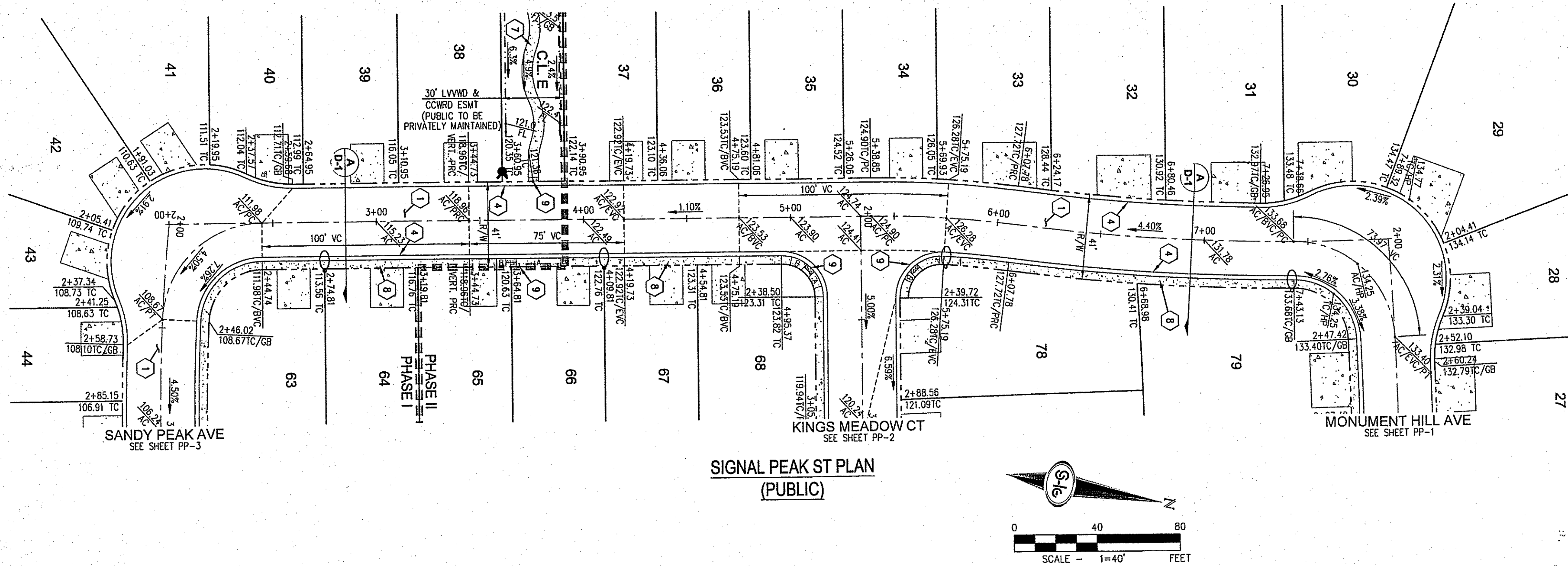
Woodside Homes
LAS VEGAS, NV
BETTER BY DESIGN

SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
SANDY PEAK AVE - PLAN AND PROFILE

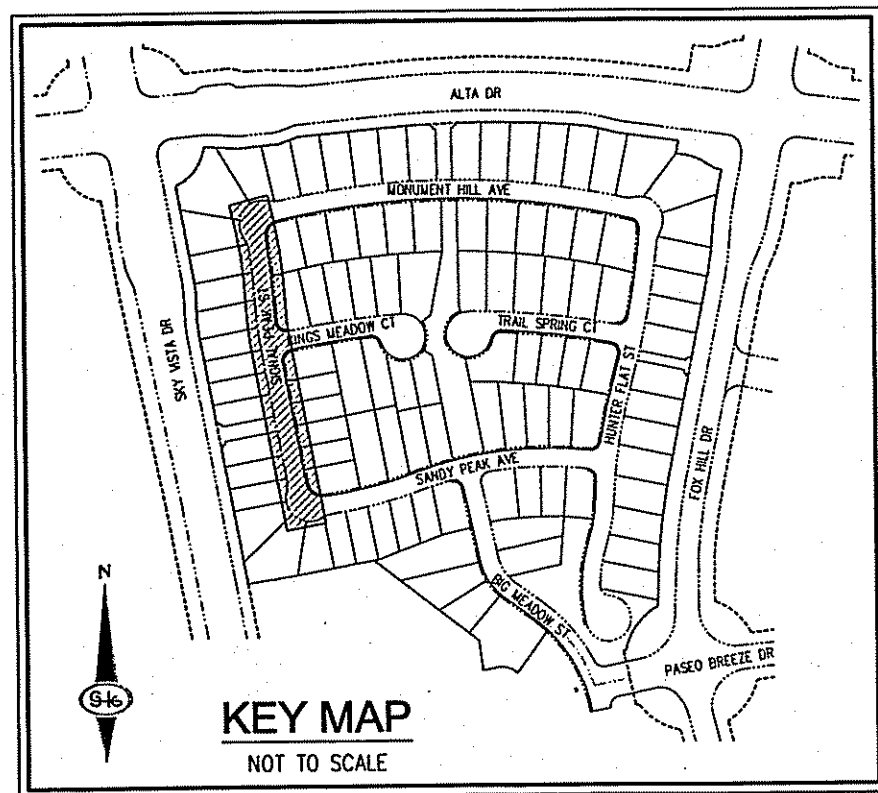
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DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. WSH1105-000

PP-3
SHEET 15 OF 19

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PROFILE
HOR. : 1"=40'
VERT. : 1"=8'



- 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. CONSTRUCT 1" TYPE CURB AND GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-47
 5. CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 236
 6. CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-64
 7. CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
 8. CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
 9. CONSTRUCT SIDEWALK RAMPS PER SUMMERLIN IMPROVEMENT STANDARDS S-75
 10. SEE DETAIL 38 ON SHEET D-2 FOR GRADING AND SECTIONS IN THIS AREA
 11. FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
 12. CONSTRUCT 4" TRANSITION TO DEPRESSED CURB PER CCAUSD NO. 223
 13. INSTALL 18" CLASS III RCP STORM DRAIN
 14. INSTALL 60" TYPE III STORM DRAIN MANHOLE
 15. INSTALL 15.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
 16. INSTALL 20.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
 17. REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
 18. CONSTRUCT 4" CUBED PER SUMMERLIN IMPROVEMENT STANDARDS S-49
 19. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

Call before you Dig
Avoid hitting underground utility lines. It's costly.

Call before you do UnderGround
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1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

Call before you do Overhead
Avoid hitting overhead power lines. It's costly.

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE

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BENCHMARK
FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION
787+19.42 OF CHARLESTON BLVD, OLVOB-345566
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.N., 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.

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

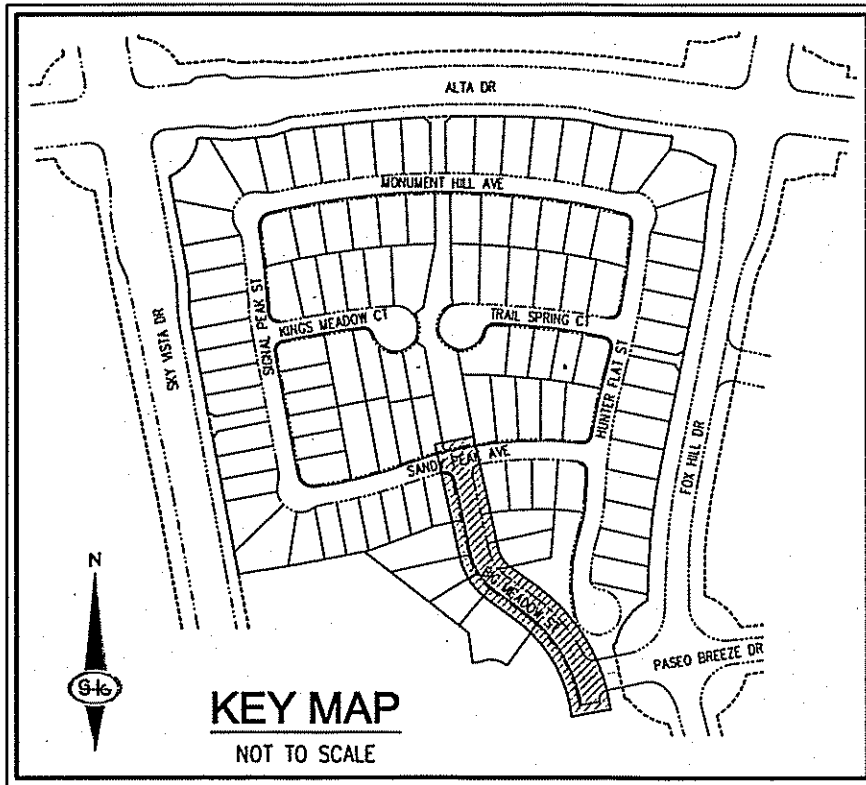
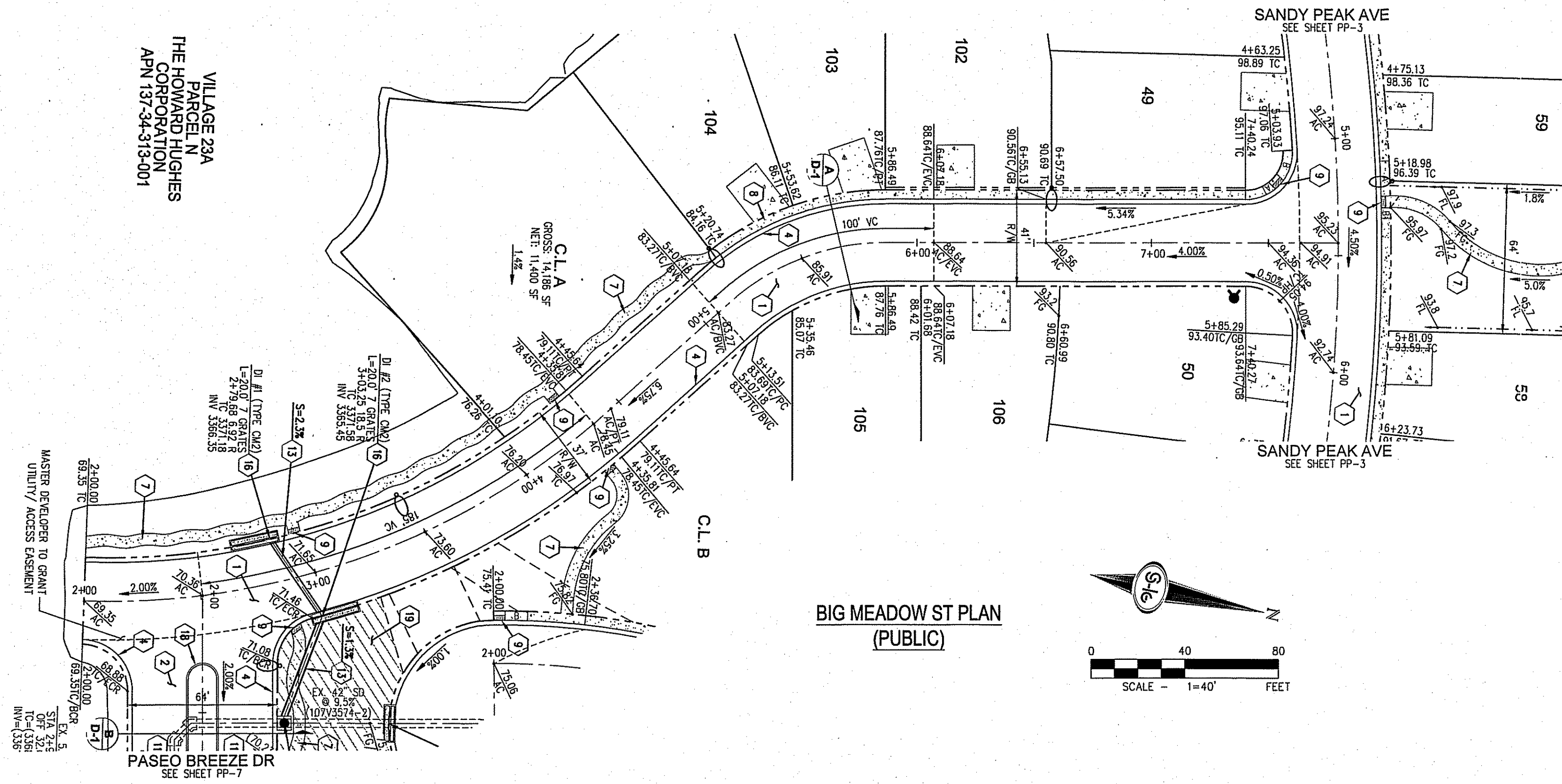
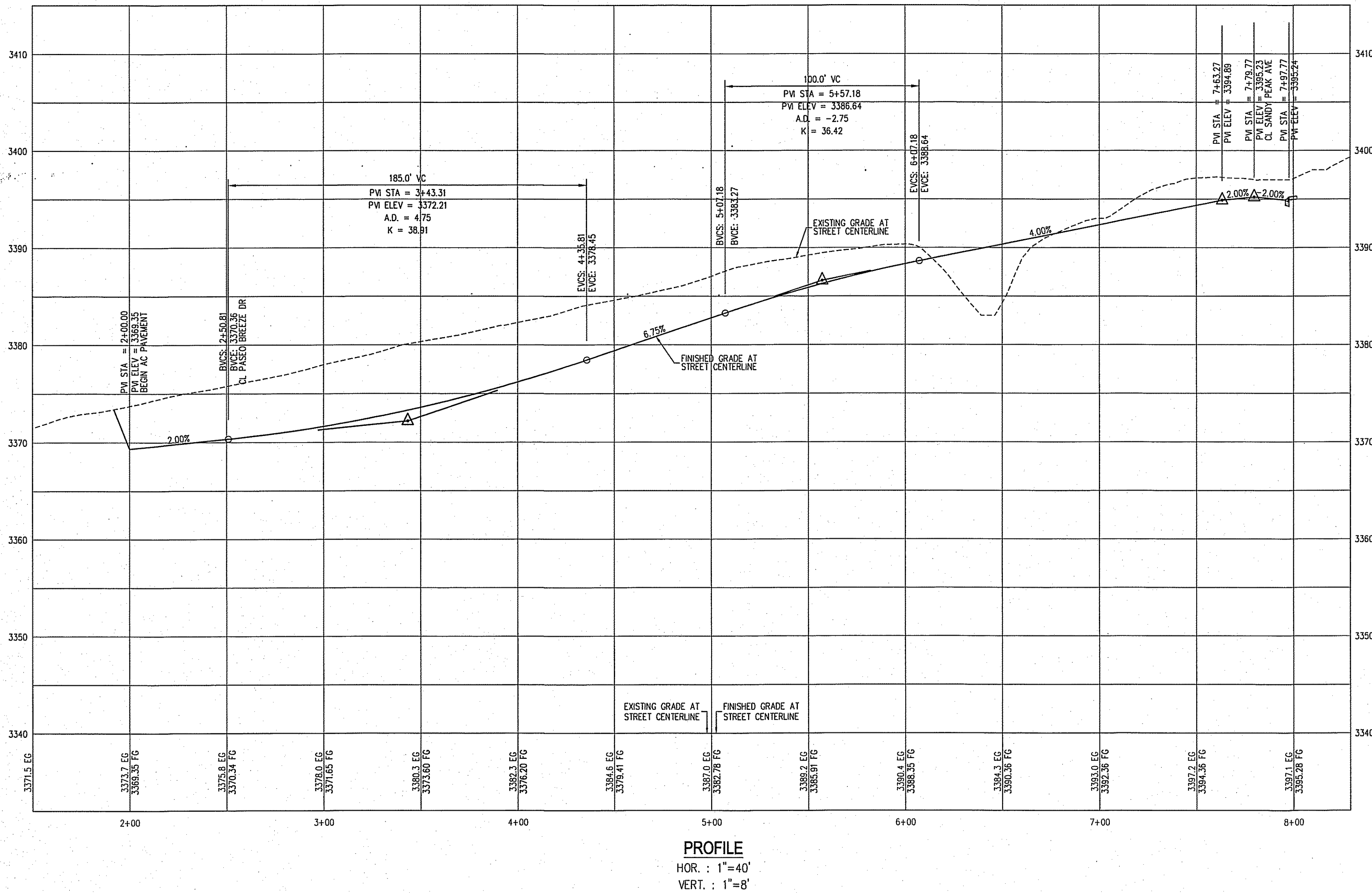
Woodside Homes
BETTER BY DESIGN

SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O
MOUNT HOLLY ST - PLAN AND PROFILE

DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. **WSH1105-000**

PP-4
SHEET 16 OF 19

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- 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. CONSTRUCT 1" TYPE CURB AND GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-47
 5. CONSTRUCT SIDEWALK DRAIN PER CCAUSD NO. 236
 6. CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS S-64
 7. CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
 8. CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS S-72
 9. CONSTRUCT SIDEWALK RAMPS PER SUMMERLIN IMPROVEMENT STANDARDS S-75
 10. SEE DETAIL 30 ON SHEET D-2 FOR GRADING AND SECTIONS IN THIS AREA
 11. FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
 12. CONSTRUCT 4" TRANSITION TO DEPRESSED CURB PER CCAUSD NO. 223
 13. INSTALL 18" CLASS III RCP STORM DRAIN
 14. INSTALL 60" TYPE III STORM DRAIN MANHOLE
 15. INSTALL 15.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
 16. INSTALL 20.0" TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 AND 421
 17. REMOVE EXISTING STORM DRAIN BEYOND PROPOSED DROP INLET
 18. CONSTRUCT A-CURB PER SUMMERLIN IMPROVEMENT STANDARDS S-49
 19. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

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Call before you do UnderGround
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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

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE

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BENCHMARK
FOUND NDOT BRASS CAP, 50 FEET NORTH OF STATION
787+19.42 OF CHARLESTON BLVD, OLIVOS-345356
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.

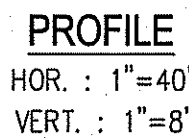
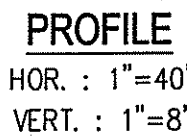
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5309

Woodside Homes
BETTER BY DESIGN

SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL 0
BIG MEADOW ST - PLAN AND PROFILE

DATE: 11/22/11
DRAFTER: DSP
DESIGNER: DSP
CHECKED: CAL
PROJECT NO. **WSH1105-000**

PP-6
SHEET 18 OF 19



- 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 CONSTRUCT 1" TYPE CURB AND GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS 5-47
 - ⑤ CONSTRUCT SIDEWALK DRAIN PER CAUSD NO. 236
 - ⑥ CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STANDARDS 5-64
 - ⑦ CONSTRUCT 5" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS 5-72
 - ⑧ CONSTRUCT 4" WIDE SIDEWALK PER SUMMERLIN IMPROVEMENT STANDARDS 5-72
 - ⑨ CONSTRUCT SIDEWALK RAMPS PER SUMMERLIN IMPROVEMENT STANDARDS 5-75
 - ⑩ SEE DETAIL IN THIS SHEET D-2 FOR GRADING AND FINISHES IN THIS AREA
 - ⑪ FIELD VERIFY AND TIE INTO EXISTING CURB AND GUTTER
 - ⑫ CONSTRUCT 4" TRANSITION TO DEPRESSION CURB PER CAUSD NO. 223
 - ⑬ INSTALL 18" CLASS III RCP STORM DRAIN
 - ⑭ INSTALL 60" TYPE II STORM DRAIN MANHOLE
 - ⑮ INSTALL 15.0" TYPE CM2 DROP INLET PER CAUSD NO. 412.1 AND 421
 - ⑯ INSTALL 20.0" TYPE CM2 DROP INLET PER CAUSD NO. 412.1 AND 421
 - ⑰ REMOVE EXISTING STORM DRAIN BEYOND PROPOSED INLET
 - ⑱ CONSTRUCT 4"-CURB PER SUMMERLIN IMPROVEMENT STANDARDS 5-49
 - ⑲ PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

<u>SUMMERLIN</u>	
SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE	DATE _____
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 <u>BENCHMARK</u> FOUND MOOT GRASS CAP: 50 FEET NORTH OF STATION 7874+10.42 OF CHARLESTON BLVD. ELKSB-455559 NAVD 88 ELEVATION = 978.351 METERS = 3209.61 FEET	
 <u>BASIS OF BEARING</u> NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, WILLIAMETTE MERIDIAN, CLATSOP COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLATSOP COUNTY RECORDER'S OFFICE, NEVADA.	