CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: February 12, 2020
TO: **Land Development Services** Department of Building & Safety				FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: **Summerlin Village 24 Parcels FGH - Units 1, 2 and 3**			**COPIES TO:** RCI Engineering
Cross Streets:	Crossbridge Drive & Sky Vista Drive			Lennar Communities Nevada, LLC
File Number:	F:\Depot\DSMemos\DS5210B.doc			Bart Anderson, P.E., DevCo
Parcel Number:	164-04-511-001			CCPW
Zoning Action:	TMP-76536			BLM
FEMA Flood Zone	YES	NO **X**		
Proposed Storm Drain	YES **X**	NO		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	10/30/2019	12/2/2019	Not Approved	$400.00	3627256: $400
2nd Submittal	1/23/2020	2/12/2020	See Comments Below	$400.00	3716412: $400
			TOTAL FEES (LDDRS):	**$800.00**	----

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

Note that the Clark County Regional Flood Control District (District) has begun efforts to update the *Hydrologic Criteria and Drainage Design Manual* (HCDDM) and is requesting participation from the engineering community. The District is collecting comments and suggestions on errors, clarifications, or changes needed to the current Manual and/or content and usability enhancements to be incorporated into the updated Manual. Additional information on procedures and deadline to provide feedback and comments are available online at (http://www.ccrfcd.org/hcddmupdate.html).

1. The site is adjacent to the Clark County jurisdiction boundary to the south. The engineer must coordinate with Clark County Public Works and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.
2. Per the response to previous Comment #3, it was stated that on the side of interior street without sidewalk, if the 100-year flow depth is above the top of curb and the velocity is erosive, landscape rock of d_{50}=4" will be provided for erosion protection.

   Provide riprap sizing calculation to justify the proposed size.

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
HDR/AYS

T/R/S: T20S/R59E/04
AREA P-04

TRANSACTION REPORT

FEB/13/2020/THU 05:21 PM

FAX(TX)

#	DATE	START T.	RECEIVER	COM.TIME	PAGE	TYPE/NOTE	FILE
001	FEB/13	05:20PM	7024530801	0:01:12	2	MEMORY OK ECM	5526

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2. Per the response to previous Comment #3, it was stated that on the side of interior street without sidewalk, if the 100-year flow depth is above the top of curb and the velocity is erosive, landscape rock of d_{60}=4" will be provided for erosion protection.

   Provide riprap sizing calculation to justify the proposed size.

Howard Hughes

Jeanette Jeffery
Lennar
9275 West Russell Road, Suite 400
Las Vegas, NV 89148

February 10, 2020

Re: SDRC Parcel FGH (Heritage) | Storm Water Above Curb Condition – Approval | Summerlin Village 24 (Stonebridge)

Dear Jeanette–

The Summerlin Design Review Committee (SDRC) has reviewed the drainage exhibit provided for Heritage. This letter is an approval of the specific item pertaining to water that exceeds the top of curb in a 100-year storm.

When runoff exceeds the top of the street curb at high velocities the SDRC will evaluate on a case by case basis the potential damaging effects while also considering the need to install a reasonable cost-efficient storm drain system. This situation is of specific concern in Summerlin West development areas where the steep street grades also produce higher runoff flow velocities.

In general, the SDRC will allow, with appropriate justification or mitigation, 100 year street runoff flows that exceed a depth of flow of 0.5' (6") with a velocity of 10 ft/s (100 Year V*D = 5). In no case will the SDRC allow the 100 year Velocity times Depth (V*D) to be greater than 8.

In addition, all street hydraulic criteria shall meet all agency design standards

Please contact us if you have any questions.

Sincerely,

Betty Shevorski, AIA
Senior Architect, Summerlin

The Howard Hughes Corporation
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

RCI ENGINEERING

Letter of Transmittal

January 23, 2020

To:
City of Las Vegas Land Development
333 N Rancho Drive
Las Vegas, NV 89106

From: Amber Dolce
Job# 3040.0057

RE: Village 24 Parcel F,G,H Unit 1, Unit 2 & Unit 3- Drainage Study Addendum 1

Copies	Description
1	TDS Addendum 1
1	Updated IP's for Unit 1
1	Updated IP's for Unit 2
1	Updated IP's for Unit 3
1	CD with the Study & Plans

Comments:
Please let us know if you have any questions or need anything additional. Thanks!

Amber

Received by: _____

500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106
Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

ADDENDUM #1
TECHNICAL DRAINAGE STUDY
For
SUMMERLIN VILLAGE 24 PARCELS FGH
Units 1, 2 and 3

Prepared for:

Lennar Communities Nevada LLC
2490 Paseo Verde Parkway, Suite 120
Henderson, NV 89074
Phone: (702) 736-9100
Fax: (702) 736-9200

January, 2020

PROJECT 3040.0057

RCI Engineering
500 South Rancho Drive, Suite 17 * Las Vegas, NV 89106
Tel: 702.453.0800 * Fax: 702.453.0801
www.rcinevada.com

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Summerlin Village 24 Parcels FGH Units 1, 2 and 3 Date: Jan 23, 2020

Location of Development: a) Descriptive (Cross Streets) North/South: Crossbridge Drive

East/West: Crossbridge Drive

b) Section: 33 Township: 20 South Range: 59 East

c) APN : 164-04-511-001

Name of Owner: Lennar Communities Nevada, LLC

Telephone No.: 702-739-9100 Fax No.: 702-739-9200 E-Mail Address:

Address: 2490 Paseo Verde Pkwy, Suite 120, Henderson, NV 89074

Contact Person-Name: Rick J Read, P.E. **Telephone No.:** 702-453-0800

*** E-Mail Address:** rread@rcinevada.com **Fax No.:** 702-453-0801

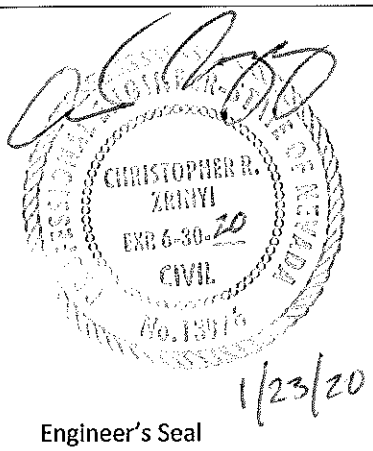
Firm: RCI Engineering

Address: 500 South Rancho Drive, Suite 17, Las Vegas, Nevada 89106

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: 103.8 acres +/- Being Developed/Disturbed: 103.8 acres +/-
2. Is a portion or all of the subject property located in a designated 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: 3,300 acres+/-
6. Has the site drainage been evaluated in the past? ☒ **YES** ☐ **NO** If yes, please identify documentation: Conceptual Study For Summerlin Village 24 (ds3505)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: east into the COS-3 Wash, the COS-4 Wash and south and west into the Redrock Conservation Area
8. Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal

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.

***New 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

RCI Engineering

January 23, 2020

City of Las Vegas Flood Control
333 N Rancho Drive
Las Vegas, NV 89106

RE: Village 24 Parcel FGH- Units 1, 2 and 3
DS05210

Mr. Albert Sung,

The purpose of this letter is to address the comment letter dated December 3, 2019 regarding the above-referenced project. The comments are individually addressed. Each comment has been re-typed with the response to each comment.

CLV Review Comments:

Comment 1: The study proposes developments adjacent to the *Red Rock Conservation Area* to the south. Concurrence from *Bureau of Land Management* (BLM) must be obtained prior to final approval of the study. No permits will be issued for improvements until BLM concurrence is obtained.

Response: A meeting was held with the BLM, City of Las Vegas Flood Control Staff, and RCI Engineering on December 18, 2019. At that meeting the BLM stated that they will not require review of this drainage study. The BLM has issued a concurrence letter for the Parcel FGH Redrock Wash and Mass Grading Study and that concurrence is all that will be required for the Parcel FGH Project. A copy of the BLM concurrence has been included in the Appendix.

Comment 2: The site is also adjacent to the Clark County jurisdiction boundary to the south. The engineer must coordinate with Clark County Public Works and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.

Response: The drainage study will be submitted to Clark County Public Works for concurrence once a conditional letter of approval has been received from the City of Las Vegas.

Comment 3: The R-curb height is 4.5" which equals 0.38' (from flowline to top of curb). As a general rule in Summerlin, the 100-year flow in the streets cannot overtop the street curb. The Table of 100-Year Hydraulic Sections in Figure 6 revealed that a few Sections will experience over the curb flood flow with erosive velocities. This is not acceptable. The engineer/developer shall use bigger storm drains to reduce the 100-year flow depth to top of curb at most. Review and revise accordingly.

Response: As a general rule in Summerlin, flows have been held to top of curb on perimeter streets which are Special Improvement District (SID) roadways. Interior residential streets have not been required by Summerlin to be held to below top of curb elevations.

As we have done on previous projects within Summerlin within the City of Las Vegas the interior private residential streets have been design to maintain 100-year storm flows to non-erosive velocities (less than 5 fps) if flow depths exceed the top of curb or back of sidewalk on the side of the street that has residential front yards (non HOA maintained common elements). Once velocities were considered to be potentially erosive (greater than 5 fps) to the front yard landscape of a private residence then storm drain has been introduced to reduce the 100-year surface flows if the depths were greater than top of curb or back of sidewalk. If velocities are not considered erosive (less than 5 fps) flow depths have been allowed to exceed top of curb depth or back of walk elevations and all finish floor elevations have been set to be a minimum of twice the depth of flow or 6-inches above high side top of curb, whichever is greater.

Referencing Figure 6R the Project has eight cross sections were velocities exceed curb height and have velocities greater than 5 fps. Please note in all of these cross sections the flow depth does not exceed the back of sidewalk elevation of 0.48' for the half of the street that includes sidewalk along residential front yards. Cross Section 1 shows a flow depth of 0.42' with a velocity of 5.7 fps. The west half of the street includes sidewalk, therefore the depth of flow does not exceed the sidewalk elevation. The east side of the street does not include sidewalk therefore landscape rock with a d50=4" has been included within the common element for the short section of roadway between the bcr and the drop inlet to provide for erosion protection during a 100-year storm event.

Cross Section 2 shows a flow depth of 0.41′ with a velocity of 6.1 fps. The west half of the street includes sidewalk, therefore the depth of flow does not exceed the sidewalk elevation. The east side of the street does not include sidewalk therefore landscape rock with a d50=4″ has been included within the common element for the short section of roadway between the bcr and the drop inlet to provide for erosion protection during a 100-year storm event.

Cross Section 3 shows a flow depth of 0.46′ with a velocity of 5.71 fps. The south half of the street includes sidewalk, therefore the depth of flow does not exceed the sidewalk elevation. The north side of the street does not include sidewalk therefore landscape rock with a d50=4″ has been included within the common element to provide for erosion protection during a 100-year storm event.

Cross Section 4 shows a flow depth of 0.45′ with a velocity of 5.65 fps. The west half of the street includes sidewalk, therefore the depth of flow does not exceed the sidewalk elevation. The east side of the street does not include sidewalk therefore landscape rock with a d50=4″ has been included within the common element for the section of roadway between the bcr and the drop inlet to provide for erosion protection during a 100-year storm event.

Cross Section 8 shows a flow depth of 0.45′ with a velocity of 6.23 fps. The east half of the street includes sidewalk, therefore the depth of flow does not exceed the sidewalk elevation. The west side of the street does not include sidewalk therefore landscape rock with a d50=4″ has been included within the common element for the section of roadway between the bcr and the drop inlet to provide for erosion protection during a 100-year storm event.

Cross Section 11 shows a flow depth of 0.42′ with a velocity of 5.90 fps. The east half of the street includes sidewalk, therefore the depth of flow does not exceed the sidewalk elevation. The west side of the street does not include sidewalk therefore landscape rock with a d50=4″ has been included within the common element for the section of roadway between the bcr and the drop inlet to provide for erosion protection during a 100-year storm event.

Cross Section 13 shows a flow depth of 0.44′ with a velocity of 6.34 fps. The east half of the street includes sidewalk, therefore the depth of flow does not exceed the sidewalk elevation. The west side of the street does not include sidewalk therefore landscape rock with a d50=4″ has been included within the common element for the section of roadway between the bcr and the drop inlet to provide for erosion protection during a 100-year storm event. Please note the section upstream (12) showed a flow depth of 0.38′ which is at the top of

curb elevation, therefore landscape rock for erosive protection was also included on the west side of the street that doesn't have sidewalk.

Cross Section 14 shows a flow depth of 0.41' with a velocity of 6.49 fps. The east half of the street includes sidewalk, therefore the depth of flow does not exceed the sidewalk elevation. The west side of the street does not include sidewalk therefore landscape rock with a d50=4" has been included within the common element for the section of roadway between the bcr and the drop inlet to provide for erosion protection during a 100-year storm event.

In summary, in no cases is there erosive velocities with in private residential front yard landscaping. Areas where the 100-year storm event has depths above top of curb that may be considered erosive have been minimized to common elements maintained by the HOA. In these areas landscape rock has been shown on the grading plans and the details to provide for erosion protection.

Comment 5: **Figure 5:** Prorated basin labels are missing for basins ULT-3 and ULT-5.

Response: Figure 5R (enclosed) has been updated with the additional prorated basin labels that were inadvertently not updated on previous Figure 5. Please note that the Prorated Basins are shown only for reference on Figure 5R and calculations for those basins are shown on Figure 6R (enclosed).

Comment 6: **Standard Form 4 Ultimate Condition** lists the basin area for ULT-1 as 20.85 acres, but is listed as 20.88 on Figure 5. Similarly ULT-4 and ULT-RC2 have discrepancies between the acres on the form, and on the exhibit.

Response: The Standard Form 4 is correct and matches the HEC-1 model. The HEC-1 Summary Table on Figures 5R and 6R were entered into the table incorrectly and have been revised with the correct acreages for those subbasins.

Comment 7: **Figure 6** the table shows PR2-6 as 5.64 acres, but is shown as 2.2 acres on the map. Revise the discrepancy.

Response: The table on Figure 6R has been revised with the correct acreage of 2.2 acres.

Comment 8: The following Finished Floors do not meet the twice the depth of flow, or minimum 6" above the highest adjacent TC:

Location	TC	FF Shown	FF Required
Lot 69	3425.87′	3425.80′	3426.37′

Response: The finish floor elevation for Lot 69 has been raised to 3426.40.

Comment 9: **Page 23** of the Study stated that driveways have been designed with a maximum slope of 18%. This may cause drivability issue for future residents. Obtain approval from *City Traffic Planning* prior to the final approval of the subject drainage study.

Response: Attached is an email from CLV traffic stating that they do not enforce driveway slopes on private streets. Please note that the 18% max elevation is only proposed on lots that have driveways along the 30-foot wide alley sections and only on driveways for the courtyard product that have 3′ to 5′ long driveways. The 18 percent max is used in limited cases and only on the worst case low side of the driveway. The shallow (3′ to 5′ long) driveways are not long enough to create a drivability issue given the minimal speeds of cars turning within the alley into the shallow driveway. A maximum low side driveway slope of 18 percent has been successfully used on previous constructed projects that have shallow (3′ to 5′ long) driveways. Please note that all lots that are proposed with a typical 19′ or greater driveway will be include a maximum driveway slope of 12 percent.

Comment 10: **Unit 1 Sheet G-1:** Revise the proposed 38'-drainage easement from "private" to "PUBLIC".

Response: The 38′ easement between Lots 198 and 199 has been changed to a public easement to be privately maintained by the HOA.

Comment 11: **Unit 1 Sheet G-1:** "*Amenity Center/Club House*" is in an area that just shows interim grading. Provide ultimate design for grading and drainage complete with building footprints etc.

Response: At this time the rec center design is still too preliminary to include on a set of improvement plans. Once the design of the recreation center and associated facilities has been finalized an update to the drainage study will be submitted to the CLV for review and approval. This was discussed at 12/17/19 between CLV flood control staff, Lennar and RCI. At that meeting it was determined that a future update would be acceptable.

Comment 12: **Unit 1 Sheet G-4:** Provide barricade protection surrounding Drop Inlet #10 for safety issue.

Response: Portable precast barriers have been added to the Unit 1 plans to provide for interim protection until the roadway improvements have been constructed with Unit 2.

Comment 13: **Unit 1 Sheet G-5:** Upsize Drop Inlets #8 and #9 so that they have 100% capture and no bypass flow onto the bridge downstream.

Response: Drop inlets 8 and 9 have less than 1 cfs of bypass flow during a 100-year storm event. This was discussed at a 12/17/19 between CLV flood control staff, Lennar and RCI. At that meeting it was determined that adding Type "A" drop inlets upstream of the entry bridge would be acceptable to address this comment. One Type "A" drop inlet has been added to each side of the entry street to tie into storm drain manhole #1-17 on the Unit 1 improvement plans. The flow to each of those inlets is less than 1 cfs and considered nuisance flow. Drop inlet calculations have not been provided for those inlets since they are for nuisance flows only. The Type "A" inlet on the north side of the street was inserted into SF6 model for the storm drain system in Alpine Creek Place and Melrose Canyon Drive. A revised SF6 has been included in the Appendix. HGL elevations at SDMH #2-9 and #2-11 did not change as previously submitted in the original study therefore revisions to the SF6 models for the laterals from those manholes was not required. The addition of the drop inlet does not have a negative impact to the storm drain system.

Comment 14: **Unit 2 Sheet G-1:** Revise the 20' drainage easement from "private" to "PUBLIC".

Response: All drainage easements for the Project have been labelled "Public Drainage Easement to be Privately Maintained by the HOA".

Comment 15: **Unit 2 Sheet G-3:** The entrance driveway *Palos Hills Place* at the northwest does not appear to have a hump for onsite flood protection. Provide a hump of 6"-minimum freeboard in the next submittal.

Response: This comment was discussed at a 12/17/19 between CLV flood control staff, Lennar and RCI. At that meeting it was determined that confirmation from Summerlin that flows would not be discharged into the site would be sufficient to address this comment. RCI Engineering has been in contact with Summerlin and VTN Engineering. In the interim condition without the future extension of

Meadow Run Street constructed west of our secondary entry road all flows will drain into the 48-inch RCP or 7-foot by 6-foot RCB north of the site and will not affect Parcel FGH.

RCI Engineering has been informed that in the ultimate condition when Meadow Run Street is extended west past our secondary entry, offsite street flows will be collected by a future drop inlet on the high side of the intersection of Meadow Run Street and the secondary entry. This inlet will be sized to intercept all of the 100-year storm flows in the street at that point, therefore runoff will not be directed into Parcel FGH from the secondary entry. A copy of Sheet GR1 (Preliminary) from that plan set has been enclosed along with an e-mail from Brian Ruiz at VTN Engineering stating that the inlet will be designed to keep flows from draining to the Parcel FGH residential site.

Comment 16: **Unit 2 Sheets G-3, G-4 & G7 to G-12:** There appears to be concrete sidewalk crossing from lot to lot at the back of the smaller lots. Are these single family homes? How can sidewalk crossing from lot to lot at the backyards?

If this is the intention, the lot lines of each property shall end and be clear for the sidewalk. The sidewalk area shall be dedicated as common lots to be privately maintained by the HOA Address and resolve in the next submittal.

Response: The courtyard product consists of single family homes on individual lots. The garages of these home will face the alleys/streets and the front of these homes will be on the back of the lots where the sidewalk is shown. Each lot will include access and maintenance easements as the intent of the product is to have all infrastructure outside of the house and private yard space to be maintained by the HOA. Parcel 103 is an age restricted community and the Courtyard Product is specifically designed for minimal maintenance / landscaping upkeep required for the homeowner. A typical layout has been added to each plan set to show the product laid out with the surrounding facilities. Please refer to Detail 92 on Sheet 5 of the Unit 2 improvement plans for example. As shown on the detail and the grading plans each individual lot drains to the street/alley and there will be no cross lot drainage proposed. The sidewalk, swales, walls, and landscape outside of the home and not within the private side yard space (enclosed by privacy walls) will all be maintained by the home owners association. The areas outside of the house and the private yard space will include any necessary easements on the final map for the Project.

Comment 17: **Unit 3 Sheets G-2 to G-5 & G-7 to G-11:** Comment #16 applies the same here. Address and resolve in the next submittal.

Response: Please see Response to Comment #16 which also applies to Unit 3. Detail 88 on Sheet D-5 of the Unit 3 plans has been added to show the typical courtyard layout.

Comment 18: **Unit 3 Sheet G-13:** Clearly label the common lot between Lot 32 and Lot 33 as "Public Drainage Easement to be Privately Maintained by the HOA" on the grading plan and all pertinent sheets.

Response: All drainage easements for the Project have been labelled "Public Drainage Easement to be Privately Maintained by the HOA".

Comment 19: **Unit 3 Sheet G-14:** Provide a public drainage easement encompassing the proposed 18" storm drain at the end of Primrose Pine Place until it reaches the wash for discharge.

Response: The limits for that easement have been added to the plans and labelled "Public Drainage Easement to be Privately Maintained by the HOA".

Comment 20: Private streets must be public drainage easements. Provide a note on the grading plans: "Note: All Private Streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be Privately Maintained by the HOA".

Response: The note has been included on the grading plans, generally located in the lower left corner of the sheet. Additionally the note has been added to the detail sheets for details that depict the private roadway sections.

Comment 21: 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: The storm drain quantities for the project are shown in the quantity table on Sheet N-1 of each of the plans sets.

Comment 22: 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.

Additional revisions:

The last portion of the storm drain in Mayfield Manor within Unit 2 was revised to allow for 18-inches clear from the proposed water line. The 18-inch storm drain from SDMH#2-2 was lowered from 6.58% to 5.85% to allow for clearance at the crossing. An updated SF6 model has been included for the main line and for the lateral to Drop Inlet#14. The HGL remains more than 1-foot below finish grade, therefore the change does not have a negative impact to the storm drain system.

The second revision was to the top north east corner of Unit 2. Norwood Heights Lane from Palos Hills Place to the east was lowered approximately 1.7 feet so that Lots 369 through 371 and 364 through 368 would have FF elevations lower than 3558.0. FF elevations above 3558.0 would not meet LVVWD minimum max day plus fire pressures. The vertical curve in the street increased by 100-feet and the street slopes in and out of the vertical curve did not change. The top of curb elevation have been revised and all lots are a minimum of 6" above the high stream top of curb.

As the improvement plan sets have progressed some of the plan and profile sheets have been renumbered as follows:

Unit 1

Original	New
P-1	P-1
P-2	P-3
P-3	P-4
P-4	P-5
P-5	P-6
P-6	P-7

Unit 2

Original	New
P-1	P-1
P-2	P-4
P-3	P-5
P-4	P-16
P-5	P-7
P-6	P-17
P-7	P-18

Unit 3 – No changes

If you have any questions or require additional information please do not hesitate to contact us.

RCI Engineering

Chris Zrinyi, P.E.

RCI Engineering

January 23, 2020

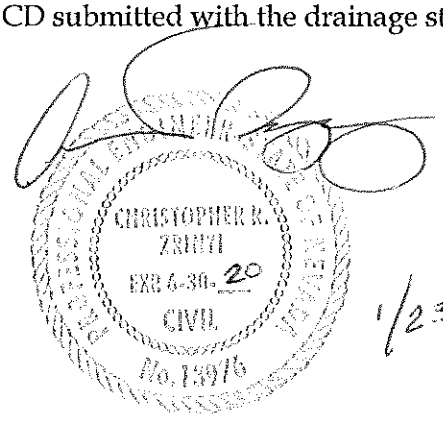
City of Las Vegas
Flood Control
333 N Rancho Dr.
Las Vegas, NV 89106

RE: Certification Letter for Paper and Digital Plans for the Technical Drainage Study for Summerlin Village 24 Parcels FGH

Mr. Sung,

This letter has been provided as certification that the paper version of the plans match the digital PDF plans on the CD submitted with the drainage study.

Sincerely,
RCI Engineering



Chris R Zrinyi, P.E.
Principal

CITY OF LAS VEGAS **INTER-OFFICE MEMORANDUM**				**DATE:** **December 3, 2019**
TO: **Land Development Services** Department of Building & Safety				**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: **Summerlin Village 24 Parcels FGH - Units 1, 2 and 3**			**COPIES TO:** RCI Engineering
Cross Streets:	Crossbridge Drive & Sky Vista Drive			Lennar Communities Nevada, LLC
File Number:	F:\Depot\DSMemos\DS5210A.doc			Bart Anderson, P.E., DevCo
Parcel Number:	164-04-511-001			CCPW
Zoning Action:	TMP-76536			BLM
FEMA Flood Zone	YES	NO	X	
Proposed Storm Drain	YES X	NO		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	10/30/2019	12/2/2019	See Comments Below	$400.00	3627256: $400
			TOTAL FEES (LDDRS):	**$400.00**	----

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

Note that the Clark County Regional Flood Control District (District) has begun efforts to update the *Hydrologic Criteria and Drainage Design Manual* (HCDDM) and is requesting participation from the engineering community. The District is collecting comments and suggestions on errors, clarifications, or changes needed to the current Manual and/or content and usability enhancements to be incorporated into the updated Manual. Additional information on procedures and deadline to provide feedback and comments are available online at (http://www.ccrfcd.org/hcddmupdate.html).

1. The study proposes developments adjacent to the *Red Rock Conservation Area* to the south. Concurrence from *Bureau of Land Management* (BLM) must be obtained prior to final approval of the study. No permits will be issued for improvements until BLM concurrence is obtained.
2. The site is also adjacent to the Clark County jurisdiction boundary to the south. The engineer must coordinate with Clark County Public Works and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.
3. The R-curb height is 4.5" which equals 0.38' (from flowline to top of curb). As a general rule in Summerlin, the 100-year flow in the streets cannot overtop the street curb. The Table of 100-Year Hydraulic Sections in Figure 6 revealed that a few Sections will experience over the curb flood flow with erosive velocities. This is not acceptable. The engineer/developer shall use bigger storm drains to reduce the 100-year flow depth to top of curb at most. Review and revise accordingly.
4.

5. **Figure 5:** Prorated basin labels are missing for basins ULT-3 and ULT-5.
6. **Standard Form 4 Ultimate Condition** lists the basin area for ULT-1 as 20.85 acres, but is listed as 20.88 on **Figure 5**. Similarly ULT-4 and ULT-RC2 have discrepancies between the acres on the form, and on the exhibit.
7. **Figure 6** the table shows PR2-6 as 5.64 acres, but is shown as 2.2 acres on the map. Revise the discrepancy.
8. The following Finished Floors do not meet the twice the depth of flow, or minimum 6" above the highest adjacent TC:

Location	TC	FF Shown	FF Required
Lot 69	3425.87'	3425.80'	3426.37'

9. **Page 23** of the Study stated that driveways have been designed with a maximum slope of 18%. This may cause drivability issue for future residents. Obtain approval from *City Traffic Planning* prior to the final approval of the subject drainage study.
10. **Unit 1 Sheet G-1**: Revise the proposed 38'-drainage easement from "private" to "PUBLIC".
11. **Unit 1 Sheet G-1**: "*Amenity Center/Club House*" is in an area that just shows interim grading. Provide ultimate design for grading and drainage complete with building footprints etc.
12. **Unit 1 Sheet G-4**: Provide barricade protection surrounding Drop Inlet #10 for safety issue.
13. **Unit 1 Sheet G-5**: Upsize Drop Inlets #8 and #9 so that they have 100% capture and no bypass flow onto the bridge downstream.
14. **Unit 2 Sheet G-1**: Revise the 20'-draiange easement from "private" to "PUBLIC".
15. **Unit 2 Sheet G-3**: The entrance driveway *Palos Hills Place* at the northwest does not appear to have a hump for onsite flood protection. Provide a hump of 6"-minimum freeboard in the next submittal.
16. **Unit 2 Sheets G-3, G-4 & G7 to G-12**: There appears to be concrete sidewalk crossing from lot to lot at the back of the smaller lots. Are these single family homes? How can sidewalk crossing from lot to lot at the backyards?

    If this is the intention, the lot lines of each property shall end and be clear for the sidewalk. The sidewalk area shall be dedicated as common lots to be privately maintained by the HOA. Address and resolve in the next submittal.
17. **Unit 3 Sheets G-2 to G-5 & G-7 to G-11**: Comment #14 applies the same here. Address and resolve in the next submittal.
18. **Unit 3 Sheet G-13:** Clearly label the common lot between Lot 32 and Lot 33 as "Public Drainage Easement to be Privately Maintained by the HOA" on the grading plan and all pertinent sheets.
19. **Unit 3 Sheet G-14**: Provide a public drainage easement encompassing the proposed 18" storm drain at the end of Primrose Pine Place until it reaches the wash for discharge.
20. Private streets must be public drainage easements. Provide a note on the grading plans: "Note: All Private Streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be Privately Maintained by the HOA".
21. 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.
22. 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.

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
HDR/AYS

T/R/S: T20S/R59E/04
AREA P-04

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Southern Nevada District Office
Red Rock/Sloan Field Office
4701 North Torrey Pines Dr.
Las Vegas, Nevada 89130
https://www.blm.gov/nevada

In Reply Refer To:
NVS02000 7220

RCI Engineering
500 South Rancho Drive, Suite 17
Las Vegas, NV 89106

Attn: Rick J Read, P.E.

Subject: Technical Drainage Study for Summerlin Village 24 Parcels FGH Mass Grading and Red Rock Wash Imp.

Dear Mr. Read,

The above-referenced project is located within the City of Las Vegas adjacent to the Red Rock Conservation Area. The drainage study was submitted to the Bureau of Land Management (BLM) for concurrence on November 14, 2019. In addition, the BLM has received the City of Las Vegas acceptance letter dated November 12, 2019 for the Technical Drainage Study (DS5169B).

The BLM concurs with the acceptance of this Drainage Study by the City of Las Vegas. Please note that the BLM's review of this development is limited to drainage issues significant to Red Rock Conservation Area.

The BLM's review is solely based on the information submitted by the Engineer of Record. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream and adjacent properties. The BLM assumes no liability for information data, designs or conclusions of the Engineer of Record.

If you have any questions, please contact our District Hydrologist Boris Poff at (702) 515-5154.

Sincerely,

Catrina Williams
Field Manager

cc: Albert Sung, P.E., City of Las Vegas

N

50' 0' 50' 100'

SCALE: 1" = 100'

LEGEND

- PROPOSED FLOW DIRECTION
- PROPOSED SUBBASIN BOUNDARY
- EXISTING STORM DRAIN PIPE
- ULT-1 — PROPOSED DRAINAGE SUBBASIN
- COM2 — PROPOSED CONCENTRATION POINT
- 1 — CROSS SECTION LOCATION
- PR1-A / 3.7 ACRES — PRORATED BASIN NOME / PRORATED BASIN AREA

ULTIMATE CONDITIONS HEC-1 MODEL SUMMARY			
SUBBASIN	BASIN AREA (AC)	100 YR (cfs)	10 YR (cfs)
ULT-1	20.85	64	31
DIV	N/A	52	29
SD	N/A	12	1
ULT-RC2	8.61	30	15
COM1	N/A	41	15
ULT-RC1	3.99	11	5
COM2	N/A	52	20
ULT-2	15.64	58	30
ULT-3	11.43	38	20
COM5	N/A	96	50
COM10	N/A	148	70
ULT-4	12.77	36	16
ULT-5	18.76	73	38
ULT-6	7.59	28	15
COM3	N/A	136	68

ULT-1 = 64 CFS/20.85 ACRE = 3.1 CFS/ACRE
ULT-2 = 58 CFS/15.64 ACRE = 3.7 CFS/ACRE
ULT-3 = 38 CFS/11.43 ACRE = 3.3 CFS/ACRE
ULT-4 = 36 CFS/12.77 ACRE = 2.8 CFS/ACRE
ULT-5 = 73 CFS/18.76 ACRE = 3.9 CFS/ACRE

SUMMERLIN V24 PARCELS FGH

LENNAR

FIGURE 5R

ULTIMATE CONDITIONS MAP

RCI Engineering
500 SOUTH RANCHO DRIVE, SUITE 17 LAS VEGAS, NV 89106
PH#702.453.0800 FAX#702.453.0801

G:\2640_LENR\DRS_Summerlin_105_DRAIN\UNIT 1 ADD 2\FIGURES\FIG_ULTIMATE-5R.dwg WWEIN 1/31/20 8:54am

100-YEAR HYDRAULIC SECTIONS					
Location	Slope (%)	Q100 (cfs)	D100 (ft)	V100 (ft/sec)	D*V100
Section 1	5.17	24	0.42	5.70	2.4
Section 2	6.25	23	0.41	6.10	2.5
Section 3	6.25	32	0.46	5.71	2.6
Section 4	6.22	30	0.45	5.65	2.5
Section 5	2.75	15	0.41	3.70	1.5
Section 6	4.56	15	0.38	4.94	1.9
Section 7	2.79	29	0.48	4.70	2.3
Section 8	7.50	34	0.45	6.23	2.8
Section 9	4.78	14	0.37	4.97	1.8
Section 10	0.83	41	0.61	3.27	2.0
Section 11	7.00	25	0.42	5.90	2.5
Section 12	7.00	19	0.38	5.99	2.3
Section 13	7.90	32	0.44	6.34	2.8
Section 14	8.50	26	0.41	6.49	2.7
Section 15	8.50	12	0.33	6.04	2.0
Section 16	7.50	12	0.34	5.75	2.0
Section 17	3.90	25	0.46	4.50	2.1
Section 18	1.39	13	0.42	3.06	1.3
Section 19	2.48	13	0.39	3.81	1.5
Section 20	3.00	12	0.38	4.02	1.5
Section 21	3.00	15	0.41	3.86	1.6
Section 22	1.39	5	0.33	2.46	0.8
Section 23	2.35	5	0.31	3.02	0.9
Section 24	1.90	4	0.31	2.65	0.8
Section 25	1.67	7	0.36	2.84	1.0

100-YEAR DROP INLET SUMMARY				
UNIT AND DI NUMBER	DROP INLET TYPE AND LENGTH	100-YR FLOW (CFS)	INTERCEPTED FLOW	BYPASS FLOW
U1, DI 1-2	7.5' CM2, CG	22	10	12
U1, DI 3-4	12.5' CM2, SUMP	25	25	0
U1, DI 5	32.5' CM2, CG	21	20	1
U1, DI 6-7	12.5' CM2, CG	10	8	2
U1, DI 8-9	17.5' CM2, CG	9	>8	<1
U2, DI 11	17.5' CM2, CG	12	8	4
U2, DI 12	17.5' CM2, CG	12	8	4
U2, DI 13-14	15' CM2, CG	23	14	9
U2, DI 16-17	12.5 CM2, CG	23	12	11
U2, DI 18-19	12.5 CM2, CG	25	14	11
U2, DI 20-21	15' CM2, CG	32	18	14
U2, DI 22-23	12.5' CM2, CG	26	14	12
U2, DI 24	10' CM2, SUMP	12	12	0
U3, DI 25-26	20' CM2, CG	30	21	9
U3, DI 27-28	17.5' CM2, CG	34	20	14
U3, DI 29-30	12.5 CM2, CG	27	14	13
U3, DI 31-32	12.5 CM2, CG	27	14	13
U3, DI 33-34	12.5 CM2, CG	25	14	11
U3, DI 35-36	12.5 CM2, CG	29	16	13
U3, DI 37	22.5' CM2, CG	12	10	2
U3, DI 38	15' CM2, SUMP	22	22	0
U3, DI 39-40	20' CM2, CG	9	8	1
U1, DI 41-42	17.5' CM2, CG	25	17	8
U1, CATCH BASIN 10	3X3 JENSEN INLET	11	11	0

ULTIMATE CONDITIONS HEC-1 MODEL SUMMARY			
SUBBASIN	BASIN AREA (AC)	100 YR (cfs)	10 YR (cfs)
ULT-1	20.85	64	31
DIV	N/A	52	29
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COM10	N/A	148	70
ULT-4	12.77	36	16
ULT-5	18.76	73	38
ULT-6	7.59	28	15
COM3	N/A	136	68

100- YEAR PRORATE BASIN FLOWS				
HEC-1 SUBBASIN NAME	PRORATED BASIN NAME	AREA (ACRES)	CFS/ACRE	TOTAL 100-YEAR FLOW (CFS)
ULT-1	PR1-1	7.79	3.1	24
ULT-1	PR1-2	4.86	3.1	15
ULT-1	PR1-3	4.68	3.1	14
ULT-1	PR1-4	3.55	3.1	11
ULT-2	PR2-5	6.88	3.7	25
ULT-2	PR2-6	2.20	3.7	8
ULT-2	PR2-7A	1.31	3.7	5
ULT-2	PR2-7B	2.06	3.7	8
ULT-2	PR2-8	3.30	3.7	12
ULT-3	PR3-9A	1.78	3.4	6
ULT-3	PR3-9B	1.40	3.4	5
ULT-3	PR3-10A	4.40	3.4	14
ULT-3	PR3-10B	3.80	3.4	13
ULT-4	PR4-11	10.50	2.8	29
ULT-4	PR4-12	2.33	2.8	7
ULT-5	PR5-13	8.75	3.9	34
ULT-5	PR5-14	3.56	3.9	13
ULT-5	PR5-15	3.54	3.9	14
ULT-5	PR5-16	2.91	3.9	12

ULT-1 = 64 CFS/20.85 ACRE = 3.1 CFS/ACRE
ULT-2 = 58 CFS/15.64 ACRE = 3.7 CFS/ACRE
ULT-3 = 38 CFS/11.43 ACRE = 3.3 CFS/ACRE
ULT-4 = 36 CFS/12.77 ACRE = 2.8 CFS/ACRE
ULT-5 = 73 CFS/18.76 ACRE = 3.9 CFS/ACRE

50' 0' 50' 100'
SCALE: 1" = 100'

LEGEND
- PROPOSED FLOW DIRECTION
- PROPOSED SUBBASIN BOUNDARY
- EXISTING STORM DRAIN PIPE
- ULT-1: PROPOSED DRAINAGE SUBBASIN
- COM2: PROPOSED CONCENTRATION POINT
- (1): CROSS SECTION LOCATION
- PR3-9A, 1.8 AC, 6 CFS: PRORATED BASIN NOME, PRORATED BASIN AREA, PRORATED BASIN FLOWS

SUMMERLIN V24 PARCELS FGH
LENNAR

FIGURE 6R
PRORATED STORM FLOWS AND STORM DRAIN SUMMARY

RCI Engineering
500 SOUTH RANCHO DRIVE, SUITE 17 LAS VEGAS, NV 89106
PH#702.453.0800 FAX#702.453.0801

G:\2445_LENA\SD\2_Summerlin_165_DRAIN\UNIT_AND_PLOTS\PLOTS\ULT_SD_FIGURE 6R PRORATE.dwg 1/31/20 12:53pm

Chris Zrinyi

From: Lucien Paet <lpaet@LasVegasNevada.GOV> on behalf of Lucien Paet
Sent: Monday, January 13, 2020 1:30 PM
To: Chris Zrinyi
Cc: Albert Sung; Rick Read; Victor Bolanos
Subject: RE: Summerlin Parcels FGH - Units 1,2,and 3

Hi Chris,

Public Works Traffic does not enforce driveway slopes on private streets and therefore cannot comment as to whether or not they are acceptable to Traffic.

Thanks,

Lucien Paet, P.E.
Engineering Project Manager
Public Works | Transportation Engineering
702-229-6145 | Fax: 702 382-3901
333 N. Rancho Drive 8th floor| Las Vegas, NV 89106

lasvegasnevada.gov

Your opinion is important! Click here to take a short survey.
We need to hear from you. Please take an additional short survey.
http://www.rtcsnv.com/pedcomfort

From: Chris Zrinyi <czrinyi@rcinevada.com>
Sent: Wednesday, January 08, 2020 2:39 PM
To: Lucien Paet <lpaet@LasVegasNevada.GOV>
Cc: Albert Sung <YSung@LasVegasNevada.GOV>; Rick Read <rread@rcinevada.com>
Subject: RE: Summerlin Parcels FGH - Units 1,2,and 3

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Lucien,
I originally sent this email to victor and we have heard back from him is this something you could look at. See text below.

Thank you,
Chris Zrinyi

RCI Engineering

500 S. Rancho Dr Suite #17
Las Vegas, Nevada 89106
702-756-6694 (Cell)
702-998-2104 (Direct)

From: Chris Zrinyi [mailto:czrinyi@rcinevada.com]
Sent: Thursday, January 02, 2020 11:09 AM
To: 'Victor Bolanos' <vbolanos@LasVegasNevada.GOV>
Cc: 'YSung@LasVegasNevada.GOV' <YSung@LasVegasNevada.GOV>; 'Rick Read' <rread@rcinevada.com>
Subject: RE: Summerlin Parcels FGH - Units 1,2,and 3

Victor,
Just following up to see if you had a chance to look at this.

Thank you,
Chris Zrinyi

RCI Engineering
500 S. Rancho Dr Suite #17
Las Vegas, Nevada 89106
702-756-6694 (Cell)
702-998-2104 (Direct)

From: Chris Zrinyi [mailto:czrinyi@rcinevada.com]
Sent: Monday, December 16, 2019 12:41 PM
To: 'Victor Bolanos' <vbolanos@LasVegasNevada.GOV>
Cc: YSung@LasVegasNevada.GOV; Rick Read <rread@rcinevada.com>
Subject: Summerlin Parcels FGH - Units 1,2,and 3

Victor,
We are working on a drainage study for Summerlin V24 Parcels FGH. It includes three different housing types on it. It is a gated neighborhood with all private streets. One of the product lines (courtyards) are alley loaded lots that have driveways either 5 feet or less or 18 feet or greater. All the 18-foot or greater driveways will have driveway slopes at 12 percent or less. For some of the lots that include driveways that are 5-feet or less we will need to have the low side of the driveway to be at 18 percent max to allow for the garage finish floor and the house finish floor to meet minimum elevations as determined in the drainage study. Comment #9 from the drainage study review is requiring us to receive traffic approval for the 18% max. We will not have this situation on the normal 18' driveways. It will only be on the alley product where driveways are 5' or less.

I have attached an exhibit as a typical example for your reference.
Let me know if we need to meet and discuss or if you have any questions.

Thank you,
Chris Zrinyi

RCI Engineering
500 S. Rancho Dr Suite #17
Las Vegas, Nevada 89106
702-756-6694 (Cell)
702-998-2104 (Direct)

Storm Drain Hydraulics Calculations

SUM V24 PARCELS FGH STORM DRAIN FROM ENTRY NORTH INTO ALPINE CREEK AND MELROSE CANYON DATE: 01/22/20

Storm Drain Manning's n (typ=0.013)= 0.013 Inlet Structure Type or K_i= D Headwall:Square Edge (cut concrete and CMP)

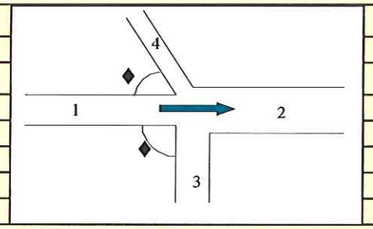
CONDUIT DATA										FLOW DATA									ENERGY LOSS DATA																						EGL & HGL				COMMENTS	
																			PIPE	TRANSITION																										
STATION			PIPE	BOX		IRREG		#	INVERT ELEV	L	S	A	Φ	Q	V	V2/2g	Sf	Ave.	Frict	Frict	Manhole			Junction			Contraction/ Inlet			Expansion/Outlet			Bend				Misc		CONDUIT		TRANSITION		FULL/	
FROM (ft)	TO (ft)	T/R	D (in)	SPAN (ft)	RISE (ft)	AREA (ft^2)	HYD RAD (ft)		D/S (ft)	U/S (ft)	(ft)	(%)	(ft^2)		(cfs)	(ft/s)	(ft)	(ft/ft)	S_f (ft/ft)	H_f (ft)	H_f (ft)	Θ (deg)	K_{mh}	H_{mh} (ft)	Θ (deg)	K_j	H_j (ft)	Inlet/ Cont	K_i	H_c (ft)	Θ (deg)	K_o	H_o (ft)	R_{bend} (ft)	Θ (deg)	K_b	H_b (ft)	H_m (ft)	Total (ft)	U/S EGL	U/S HGL	U/S EGL	U/S HGL	PART FLOW	CRTL
	100.00		30							3423.61																																		
																															Outlet K_o=		1.0												
100.00	167.51	R	30					1	3423.61	3427.62	67.5	5.94%	4.91	0.0049	58.0	11.82	2.17	0.0199	0.0199	1.35		1	0.02	0.04														0.04	3432.95	3430.79	3433.00	3430.83	FULL	U/S
167.51	230.68	R	30					1	3427.62	3431.37	63.2	5.94%	4.91	0.0049	58.0	11.82	2.17	0.0199	0.0199	1.26																0.00	3436.04	3433.87			PART	D/S
230.68	235.68	T	30					1	3431.37	3431.64	5.0	5.40%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0162		0.08	14	0.05	0.11	0												0.19			3436.23	3434.86	FULL	U/S
235.68	328.26	R	30					1	3431.64	3436.27	92.6	5.00%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125	1.16																0.00	3440.13	3438.77			PART	D/S
328.26	333.26	T	30					1	3436.27	3436.60	5.0	6.60%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125		0.06	9	0.05	0.07													0.13			3440.46	3439.10	FULL	D/S
333.26	457.29	R	30					1	3436.60	3446.03	124.0	7.60%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125	1.56																0.00	3449.89	3448.53			PART	D/S
457.29	462.29	T	30					1	3446.03	3446.35	5.0	6.40%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125		0.06	19	0.11	0.15													0.21			3450.21	3448.85	FULL	D/S
462.29	546.38	R	30					1	3446.35	3452.11	84.1	6.85%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125	1.06																0.00	3455.97	3454.61			PART	D/S
546.38	551.38	T	30					1	3452.11	3452.40	5.0	5.80%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125		0.06	12	0.05	0.07													0.13			3456.26	3454.90	FULL	D/S
551.38	651.51	R	30					1	3452.40	3456.01	100.1	3.61%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125	1.26																0.00	3459.87	3458.51			PART	D/S
651.51	656.51	T	30					1	3456.01	3456.25	5.0	4.80%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125		0.06	53	0.46	0.63													0.69			3460.56	3459.20	FULL	U/S
656.51	724.50	R	30					1	3456.25	3460.16	68.0	5.75%	4.91	0.0049	46.0	9.37	1.36	0.0125	0.0125	0.85																0.00	3464.02	3462.66			PART	D/S
724.50	729.50	T	24					1	3460.16	3460.50	5.0	6.80%	3.14	0.0049	32.0	10.19	1.61	0.0199	0.0162		0.08	6	0.05	0.07													1.20	1.35			3465.37	3463.76	FULL	U/S
729.50	786.97	R	24					1	3460.50	3464.82	57.5	7.52%	3.14	0.0049	32.0	10.19	1.61	0.0199	0.0199	1.15																0.00	3468.43	3466.82			PART	D/S
786.97	791.97	T	24					1	3464.82	3465.20	5.0	7.60%	3.14	0.0049	32.0	10.19	1.61	0.0199	0.0199		0.10	13	0.05	0.08													0.18			3468.81	3467.20	FULL	D/S
791.97	921.93	R	24					1	3465.20	3475.79	130.0	8.15%	3.14	0.0049	32.0	10.19	1.61	0.0199	0.0199	2.59																0.00	3479.40	3477.79			PART	D/S
921.93	926.93	T	18					1	3475.79	3476.22	5.0	8.60%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0188		0.09	13	0.05	0.08													2.66	2.83			3482.24	3481.26	FULL	U/S
926.93	1014.07	R	18					1	3476.22	3483.98	87.1	8.91%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177	1.54																0.00	3486.45	3485.48			PART	D/S
1014.07	1019.07	T	18					1	3483.98	3484.40	5.0	8.40%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177		0.09	8	0.05	0.05													0.14			3486.87	3485.90	FULL	D/S
1019.07	1097.81	R	18					1	3484.40	3490.31	78.7	7.51%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177	1.39																0.00	3492.78	3491.81			PART	D/S
1097.81	1102.81	T	18					1	3490.31	3490.74	5.0	8.60%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177		0.09	11	0.05	0.05													0.14			3493.21	3492.24	FULL	D/S
1102.81	1259.72	R	18					1	3490.74	3501.60	156.9	6.92%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177	2.78																0.00	3504.07	3503.10			PART	D/S
1259.72	1264.72	T	18					1	3501.60	3501.87	5.0	5.30%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177		0.09	19	0.11	0.11													0.20			3504.34	3503.37	FULL	D/S
1264.72	1302.13	R	18					1	3501.87	3504.60	37.4	7.31%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177	0.66																0.00	3507.07	3506.10			PART	D/S
1302.13	1307.13	T	18					1	3504.60	3504.96	5.0	7.20%	1.77	0.0049	7.0	3.96	0.24	0.0044	0.0111		0.06	27	0.22	0.21	74	0.32	0.90										1.17			3508.24	3508.00	FULL	U/S
1307.13	1336.45	R	18					1	3504.96	3506.80	29.3	6.28%	1.77	0.0049	7.0	3.96	0.24	0.0044	0.0044	0.13																0.00	3508.54	3508.30			FULL	D/S
1336.45	1336.45	T	18					1	3506.80	3506.80	0.0		1.77	0.0049	7.0	3.96	0.24	0.0044	0.0044		0.00										Ki=	0.4	0.10							0.10			3508.64	3508.64	FULL	U/S

Summary of Results

					(Optional)			HGL with respect	Plan Set and Sheet Number
STATION	INVERT	SOFFIT	EGL	HGL	GRADE	LOCATION	DESCRIPTION	to FG	
100.00	3423.61	3426.11	3431.61	3429.44	3435.50	MH1-17	TMH	OK	UNIT 1 SHEET P-6
167.51	3427.62	3430.12	3433.00	3430.83	3435.63	DI 44	FL	OK	UNIT 1 SHEET P-6
230.68	3431.37	3433.87	3436.04	3433.87	3439.36			OK	
235.68	3431.64	3434.14	3436.23	3434.86	3439.36	DI 24	FL	OK	UNIT 2 SHEET P-16
328.26	3436.27	3438.77	3440.13	3438.77	3445.40			OK	
333.26	3436.60	3439.10	3440.46	3439.10	3445.40	MH2-15	TMH	OK	UNIT 2 SHEET P-16
457.29	3446.03	3448.53	3449.89	3448.53	3455.10			OK	
462.29	3446.35	3448.85	3450.21	3448.85	3455.10	MH 2-14	TMH	OK	UNIT 2 SHEET P-16
546.38	3452.11	3454.61	3455.97	3454.61	3461.20			OK	
551.38	3452.40	3454.90	3456.26	3454.90	3461.20	MH2-13	TMH	OK	UNIT2 SHEET P-16
651.51	3456.01	3458.51	3459.87	3458.51	3465.50			OK	
656.51	3456.25	3458.75	3460.56	3459.20	3465.50	MH2-12	TMH	OK	UNIT 2 SHEET P-5
724.50	3460.16	3462.66	3464.02	3462.66	3469.50			OK	
729.50	3460.50	3462.50	3465.37	3463.76	3469.50	MH2-11	TMH	OK	UNIT 2 SHEET P-5
786.97	3464.82	3466.82	3468.43	3466.82	3473.80			OK	
791.97	3465.20	3467.20	3468.81	3467.20	3473.80	MH2-10	TMH	OK	UNIT 2 SHEET P-5
921.93	3475.79	3477.79	3479.40	3477.79	3485.00			OK	
926.93	3476.22	3477.72	3482.24	3481.26	3485.00	MH2-9	TMH	OK	UNIT 2 SHEET P-5
1014.07	3483.98	3485.48	3486.45	3485.48	3492.50			OK	
1019.07	3484.40	3485.90	3486.87	3485.90	3492.50	MH2-8	TMH	OK	UNIT 2 SHEET P-4
1097.81	3490.31	3491.81	3492.78	3491.81	3498.60			OK	
1102.81	3490.74	3492.24	3493.21	3492.24	3498.60	MH2-7	TMH	OK	UNIT 2 SHEET P-4
1259.72	3501.60	3503.10	3504.07	3503.10	3510.00			OK	
1264.72	3501.87	3503.37	3504.34	3503.37	3510.00	MH2-6	TMH	OK	UNIT 2 SHEET P-4
1302.13	3504.60	3506.10	3507.07	3506.10	3512.90			OK	
1307.13	3504.96	3506.46	3508.24	3508.00	3512.90	MH2-5	TMH	OK	UNIT 2 SHEET P-4
1336.45	3506.8	3508.30	3508.54	3508.30	3514.01			OK	
1336.45	3506.8	3508.30	3508.64	3508.64	3514.01	DI19	FL	OK	UNIT 2 SHEET P-18

Junction Head Loss Calculation

Known	
Diameter of Pipe 1 (in)	24.0
Diameter of Pipe 2 (in)	30.0
Diameter of Pipe 3 (in)	18.0
Diameter of Pipe 4 (in)*	18.0
Flow in Pipe 1 (cfs)	32
Flow in Pipe 2 (cfs)	46
Flow in Pipe 3 (cfs)	7
Flow in Pipe 4 (cfs)*	7
Angle of Pipe 3	80
Angle of Pipe 4*	71



*Optional

Headloss is applied at Entrance to Junction

Insert Loss in Misc. Loss Column and leave Junction Loss Column Blank

Solve For	
Area of Pipe 1 (ft^2)	3.14
Area of Pipe 2 (ft^2)	4.91
Area of Pipe 3 (ft^2)	1.77
Area of Pipe 4 (ft^2)	1.77
Head Loss at Junction (ft)	**1.20**

Equation Used:

Incorporates Pressure plus Momentum Laws

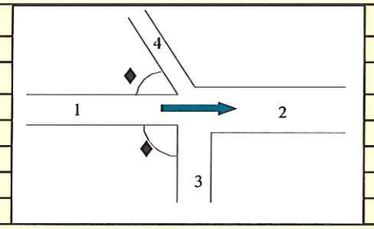
$Hj=((Q_2^2/A_{2*g}-Q_1^2/A_{1*g}-Q_3^{2*}\cos(Ang3)/A_{3*g}-Q_4^{2*}\cos(Ang4)/A_{4*g})*2/(A_1+A_2)-D_1+D_2)$

$Q_2^2/(A_2*32.2)$	13.39
$Q_1^2/(A_1*32.2)$	10.12
$Q_3^{2*}COS(ANG3)/(A_3*32.2)$	0.15
$Q_4^{2*}COS(ANG4)/(A_4*32.2)$	0.28
(2/(A1+A2))	0.25
$(-D_1/12)+(D_2/12)$	0.50
	1.204237

Note: This calculation only works properly when the storm drain is full. It may result in a negative result if Pipe 2 is partial flow.

Junction Head Loss Calculation

Known	
Diameter of Pipe 1 (in)	18.0
Diameter of Pipe 2 (in)	24.0
Diameter of Pipe 3 (in)	18.0
Diameter of Pipe 4 (in)*	18.0
Flow in Pipe 1 (cfs)	14
Flow in Pipe 2 (cfs)	32
Flow in Pipe 3 (cfs)	9
Flow in Pipe 4 (cfs)*	9
Angle of Pipe 3	79
Angle of Pipe 4*	39



*Optional

Headloss is applied at Entrance to Junction

Insert Loss in Misc. Loss Column and leave Junction Loss Column Blank

Solve For	
Area of Pipe 1 (ft^2)	1.77
Area of Pipe 2 (ft^2)	3.14
Area of Pipe 3 (ft^2)	1.77
Area of Pipe 4 (ft^2)	1.77
Head Loss at Junction (ft)	**2.66**

Equation Used:

Incorporates Pressure plus Momentum Laws

$Hj=((Q_2^2/A_{2'g}-Q_1^2/A_{1'g}-Q_3^2*\cos(Ang3)/A_{3'g}-Q_4^2*\cos(Ang4)/A_{4'g})*2/(A_1+A_2)-D_1+D_2)$

$Q_2^2/(A_2*32.2)$	10.12
$Q_1^2/(A_1*32.2)$	3.44
$Q_3^2*COS(ANG3)/(A_3*32.2)$	0.27
$Q_4^2*COS(ANG4)/(A_4*32.2)$	1.11
(2/(A1+A2))	0.41
$(-D_1/12)+(D_2/12)$	0.50
	2.659522

Note: This calculation only works properly when the storm drain is full. It may result in a negative result if Pipe 2 is partial flow.

Storm Drain Hydraulics Calculations

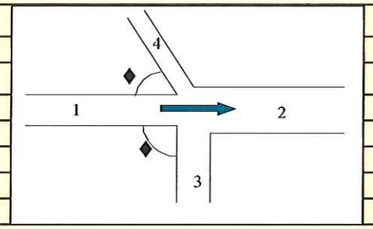
SUMMERLIN VILLAGE 24 PARCELS FGH STORM DRAIN FOR EASEMENT TO RED ROCK WASH AND MAYFIELD MANOR DRIVE DATE: 01/23/20

Storm Drain Manning's n (typ=0.013)= 0.013 Inlet Structure Type or K_i= D Headwall:Square Edge (cut concrete and CMP)

CONDUIT DATA											FLOW DATA									ENERGY LOSS DATA																							EGL & HGL				COMMENTS	
																				PIPE	TRANSITION																										
STATION			PIPE	BOX		IRREG		#	INVERT ELEV		L	S	A	Φ	Q	V	V2/2g	Sf	Ave.	Frict	Frict	Manhole			Junction			Contraction/ Inlet			Expansion/Outlet			Bend						Misc		CONDUIT		TRANSITION		FULL/	
FROM	TO	T/R	D	SPAN	RISE	AREA	HYD RAD		D/S	U/S									S_f	H_f	H_f	Θ	K_{mh}	H_{mh}	Θ	K_i	H_i	Inlet/	K_i	H_c	Θ	K_o	H_o	R_{bend}	Θ	K_b	H_b	H_m	Total	U/S	U/S	U/S	U/S	PART	CRTL
(ft)	(ft)		(in)	(ft)	(ft)	(ft^2)	(ft)		(ft)	(ft)	(ft)	(%)	(ft^2)		(cfs)	(ft/s)	(ft)	(ft/ft)	(ft/ft)	(ft)	(ft)	(deg)		(ft)	(deg)		(ft)	Cont		(ft)	(deg)		(ft)	(ft)	(deg)			(ft)	(ft)	(ft)	EGL	HGL	EGL	HGL	FLOW	
	100.00		30							3459.00																																			
																																											Outlet K_o=	1.0					
100.00	135.98	R	30					1	3459.00	3459.47	36.0	1.30%	4.91	0.0049	36.0	7.33	0.84	0.0077	0.0077	0.28																					0.00	3462.80	3461.97			FULL	D/S
135.98	140.98	T	30					1	3459.47	3459.58	5.0	2.24%	4.91	0.0049	36.0	7.33	0.84	0.0077	0.0077		0.04	23	0.11	0.09																	0.13			3462.93	3462.10	FULL	U/S
140.98	300.26	R	30					1	3459.58	3464.95	159.3	3.37%	4.91	0.0049	36.0	7.33	0.84	0.0077	0.0077	1.22																					0.00	3468.29	3467.45			PART	D/S
300.26	305.26	T	30					1	3464.95	3465.03	5.0	1.60%	4.91	0.0049	36.0	7.33	0.84	0.0077	0.0077		0.04	87	1.33	1.11																	1.15			3469.43	3468.60	FULL	U/S
305.26	427.92	R	30					1	3465.03	3465.77	122.7	0.60%	4.91	0.0049	36.0	7.33	0.84	0.0077	0.0077	0.94																					0.00	3470.38	3469.54			FULL	U/S
427.92	432.92	T	30					1	3465.77	3465.82	5.0	1.04%	4.91	0.0049	31.0	6.32	0.62	0.0057	0.0067		0.03	0			0																0.03			3470.41	3469.79	FULL	U/S
432.92	445.49	R	30					1	3465.82	3465.96	12.6	1.12%	4.91	0.0049	31.0	6.32	0.62	0.0057	0.0057	0.07																					0.00	3470.48	3469.86			FULL	U/S
445.49	450.49	T	24					1	3465.96	3466.15	5.0	3.74%	3.14	0.0049	26.0	8.28	1.06	0.0132	0.0094		0.05	84	1.06	0.66	90	0.25	0.35															1.06			3471.54	3470.48	FULL	U/S
450.49	571.18	R	24					1	3466.15	3473.65	120.7	6.21%	3.14	0.0049	26.0	8.28	1.06	0.0132	0.0132	1.59																					0.00	3476.71	3475.65			PART	D/S
571.18	576.18	T	24					1	3473.65	3473.95	5.0	6.00%	3.14	0.0049	26.0	8.28	1.06	0.0132	0.0132		0.07	4	0.02	0.02																	0.09			3477.01	3475.95	FULL	D/S
576.18	711.02	R	24					1	3473.95	3482.43	134.8	6.29%	3.14	0.0049	26.0	8.28	1.06	0.0132	0.0132	1.78																					0.00	3485.49	3484.43			PART	D/S
711.02	716.02	T	18					1	3482.43	3482.75	5.0	6.40%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0154		0.08	0																	1.60	1.68			3487.17	3486.20	FULL	U/S
716.02	777.59	R	18					1	3482.75	3486.54	61.6	6.16%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177	1.09																					0.00	3489.01	3488.04			PART	D/S
777.59	782.59	T	18					1	3486.54	3486.88	5.0	6.80%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177		0.09	11	0.05	0.05																	0.14			3489.35	3488.38	FULL	D/S
782.59	864.41	R	18					1	3486.88	3492.44	81.8	6.80%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177	1.45																					0.00	3494.91	3493.94			PART	D/S
864.41	869.41	T	18					1	3492.44	3492.74	5.0	6.00%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177		0.09	11	0.05	0.05																	0.14			3495.21	3494.24	FULL	D/S
869.41	916.11	R	18					1	3492.74	3495.47	46.7	5.85%	1.77	0.0049	14.0	7.92	0.97	0.0177	0.0177	0.83																					0.00	3497.94	3496.97			PART	D/S
916.11	921.11	T	18					1	3495.47	3495.81	5.0	6.78%	1.77	0.0049	7.0	3.96	0.24	0.0044	0.0111		0.06	70	0.85	0.83	81	0.28	0.91															1.79			3499.73	3499.49	FULL	U/S
921.11	935.54	R	18					1	3495.81	3496.90	14.4	7.56%	1.77	0.0049	7.0	3.96	0.24	0.0044	0.0044	0.06																					0.00	3499.80	3499.55			FULL	U/S
935.54	935.54	T	18					1	3496.90	3496.90	0.0		1.77	0.0049	7.0	3.96	0.24	0.0044	0.0044		0.00										Ki=	0.4	0.10								0.10			3499.90	3499.90	FULL	U/S

Junction Head Loss Calculation

Known	
Diameter of Pipe 1 (in)	18.0
Diameter of Pipe 2 (in)	24.0
Diameter of Pipe 3 (in)	18.0
Diameter of Pipe 4 (in)*	18.0
Flow in Pipe 1 (cfs)	14
Flow in Pipe 2 (cfs)	26
Flow in Pipe 3 (cfs)	6
Flow in Pipe 4 (cfs)*	6
Angle of Pipe 3	58
Angle of Pipe 4*	72



*Optional

Headloss is applied at Entrance to Junction

Insert Loss in Misc. Loss Column and leave Junction Loss Column Blank

Solve For	
Area of Pipe 1 (ft^2)	1.77
Area of Pipe 2 (ft^2)	3.14
Area of Pipe 3 (ft^2)	1.77
Area of Pipe 4 (ft^2)	1.77
Head Loss at Junction (ft)	**1.60**

Equation Used:

Incorporates Pressure plus Momentum Laws

$Hj=((Q_2^2/A_{2*g}-Q_1^2/A_{1*g}-Q_3^2*\cos(Ang3)/A_{3*g}-Q_4^2*\cos(Ang4)/A_{4*g})*2/(A_1+A_2)-D_1+D_2)$

$Q_2^2/(A_2*32.2)$	6.68
$Q_1^2/(A_1*32.2)$	3.44
$Q_3^2*COS(ANG3)/(A_3*32.2)$	0.34
$Q_4^2*COS(ANG4)/(A_4*32.2)$	0.20
$(2/(A1+A2))$	0.41
$(-D_1/12)+(D_2/12)$	0.50
	1.603035

Note: This calculation only works properly when the storm drain is full. It may result in a negative result if Pipe 2 is partial flow.

Summary of Results

					(Optional)			HGL with respect	Plan Set and Sheet Number
STATION	INVERT	SOFFIT	EGL	HGL	GRADE	LOCATION	DESCRIPTION	to FG	
100.00	3459.00	3461.50	3462.34	3461.50	3461.10	OUTLET	OUTLET	HGL<1ft below FG	Mass Grade Sheet P-6
135.98	3459.47	3461.97	3462.80	3461.97	3465.20			OK	
140.98	3459.58	3462.08	3462.93	3462.10	3465.20	MH 5	TMH	OK	Mass Grade Sheet P-6
300.26	3464.95	3467.45	3468.29	3467.45	3474.40			OK	
305.26	3465.03	3467.53	3469.43	3468.60	3474.40	MH 4	TMH	OK	Unit 1 Sheet P-1
427.92	3465.77	3468.27	3470.38	3469.54	3473.58			OK	
432.92	3465.82	3468.32	3470.41	3469.79	3473.58	DI 1	FL	OK	Unit 1 Sheet P-1
445.49	3465.96	3468.46	3470.48	3469.86	3474.50			OK	
450.49	3466.15	3468.15	3471.54	3470.48	3474.50	MH2	TMH	OK	Unit 1 Sheet P-1
571.18	3473.65	3475.65	3476.71	3475.65	3482.30			OK	
576.18	3473.95	3475.95	3477.01	3475.95	3482.30	MH1	TMH	OK	Unit 1 Sheet P-1
711.02	3482.43	3484.43	3485.49	3484.43	3491.00			OK	
716.02	3482.75	3484.25	3487.17	3486.20	3491.00	MH 4	TMH	OK	Unit 2 Sheet P-1
777.59	3486.54	3488.04	3489.01	3488.04	3495.20			OK	
782.59	3486.88	3488.38	3489.35	3488.38	3495.20	MH 3	TMH	OK	Unit 2 Sheet P-1
864.41	3492.44	3493.94	3494.91	3493.94	3500.70			OK	
869.41	3492.74	3494.24	3495.21	3494.24	3500.70	MH 2	TMH	OK	Unit 2 Sheet P-1
916.11	3495.47	3496.97	3497.94	3496.97	3503.90			OK	
921.11	3495.81	3497.31	3499.73	3499.49	3503.90	MH1	TMH	OK	Unit 2 Sheet P-1
935.54	3496.90	3498.40	3499.80	3499.55	3503.36			OK	
935.54	3496.90	3498.40	3499.90	3499.90	3503.36	DI 13	FL	OK	Unit 2 Sheet P-17

Storm Drain Hydraulics Calculations

SUMMERLIN VILLAGE 24 PARCELS FGH STORM DRAIN Unit 2 Lateral to DI 14 DATE: 01/23/20

Storm Drain Manning's n (typ=0.013)= 0.013 Inlet Structure Type or K_i= D Headwall:Square Edge (cut concrete and CMP)

CONDUIT DATA											FLOW DATA									ENERGY LOSS DATA																								EGL & HGL				COMMENTS	
																				PIPE	TRANSITION																												
STATION			PIPE	BOX		IRREG		#	INVERT ELEV		L	S	A	Φ	Q	V	V2/2g	Sf	Ave.	Frict	Frict	Manhole			Junction			Contraction/ Inlet			Expansion/Outlet			Bend						Misc		CONDUIT		TRANSITION		FULL/	
FROM	TO	T/R	D	SPAN	RISE	AREA	HYD RAD		D/S	U/S									S_f	H_f	H_f	Θ	$K_{m/h}$	$H_{m/h}$	Θ	K_i	H_i	Inlet/	K_i	H_c	Θ	K_o	H_o	R_{bend}	Θ	K_b	H_b	H_m	Total	U/S	U/S	U/S	U/S	PART	CRTL
(ft)	(ft)		(in)	(ft)	(ft)	(ft^2)	(ft)		(ft)	(ft)	(ft)	(%)	(ft^2)		(cfs)	(ft/s)	(ft)	(ft/ft)	(ft/ft)	(ft)	(ft)	(deg)		(ft)	(deg)		(ft)	Cont		(ft)	(deg)		(ft)	(ft)	(deg)			(ft)	(ft)	(ft)	EGL	HGL	EGL	HGL	FLOW	
	100.00		18							95.62																					Outlet K_o=		1.0														
100.00	118.20	R	18					1	95.62	95.81	18.2	1.04%	1.77	0.0049	7.0	3.96	0.24	0.0044	0.0044	0.08																					0.00	99.81	99.57			FULL	U/S
118.20	118.20	T	18					1	95.81	95.81	0.0		1.77	0.0049	7.0	3.96	0.24	0.0044	0.0044		0.00							Ki=	0.4	0.10									0.10			99.91	99.91	FULL	U/S

Summary of Results

					(Optional)			HGL with respect to FG	Plan Set and Sheet Number
STATION	INVERT	SOFFIT	EGL	HGL	GRADE	LOCATION	DESCRIPTION		
100.00	95.62	97.12	99.73	99.49	103.90	MH 2-1	TMH	OK	Unit 2 Sheet P-17
118.20	95.81	97.31	99.81	99.57	103.42			OK	
118.20	95.81	97.31	99.91	99.91	103.42	DI 14	FL	OK	Unit 2 Sheet P-17

Rick Read

From: Brian Ruiz <brianr@vtnnv.com> on behalf of Brian Ruiz
Sent: Tuesday, January 7, 2020 4:04 PM
To: Rick Read; Michael Markvan
Cc: Chris Zrinyi; Robert Flaxa; Jeanette Jeffery; Dave Edwards; Doug Hammond
Subject: RE: FHG- RCI Engineering

Rick,
I asked Joanna to look into this and see exactly what was determined in the drainage study for the Western Boundary Fire and Access Road. Here response is below. Basically we have not yet sized any inlets to collect the flows from the upstream roadway. However, there should be no need to collect any flows from this roadway until the upstream roadway is completed and with that the inlet can be sized to collect all flows so that there is no impact to FGH. Let me know if this will be enough information for you to address CLV's comment.

An ultimate condition analysis that quantifies the flow to be collected by the future drop inlet south of the secondary access road has not yet been completed because the final lot/roadway layout for the upstream areas has not yet been established. It should be expected that the analysis and design for the future inlet would be addressed in a forthcoming TDS for the plans that will extend Meadow Run. I think RCI should assume no bypass flow will enter their project and provide a statement to CLV that the future Meadow Run extension must design the drop inlet accordingly. Only a stub is provided for a future inlet, and no set inlet size is indicated on the plans so there will be flexibility in the future for sizing the inlet as needed. This is how we've went about designing streets with upstream intersections in the past. As discussed, no flow will enter the access road in interim condition so offsite flow should not be an issue until Meadow Run is extended.

Brian T. Ruiz, P.E.
Principal
PROVIDING QUALITY PROFESSIONAL SERVICE SINCE 1960
2727 S. Rainbow Blvd.
Las Vegas, NV 89146
Email: brianr@vtnnv.com
Website: www.vtnnv.com
Office: 702.873.7550
Direct: 702.253.2486

From: Rick Read <rread@rcinevada.com>
Sent: Tuesday, January 7, 2020 12:44 PM
To: Michael Markvan <mmarkvan@vtnnv.com>; Brian Ruiz <brianr@vtnnv.com>
Cc: Chris Zrinyi <czrinyi@rcinevada.com>; Robert Flaxa <Robert.Flaxa@lennar.com>; Jeanette Jeffery <Jeanette.Jeffery@lennar.com>; Dave Edwards <davee@vtnnv.com>; Doug Hammond <dough@vtnnv.com>
Subject: RE: FHG- RCI Engineering

Michael/Brian,

We realize that the flows will not drain to the site with the secondary access plans. That is what we showed in our Original Submittal, but that did not satisfy the CLV. Do you have a TDS or CDS that shows the ultimate condition for that

street and showing that the inlet on the southwest corner (upstream inlet) will intercept the flows with no flows rounding the corner. I think the CLV is going to want to see that. This is an interesting situation, because Summerlin is usually out ahead of the residential developments, but that doesn't seem to be the case here.

Thanks,

Rick J. Read, PE

RCI ENGINEERING

500 South Rancho Drive, Suite 17
Las Vegas, NV 89106
Direct 702-998-2102

From: Michael Markvan [mailto:mmarkvan@vtnnv.com]
Sent: Tuesday, January 7, 2020 12:11 PM
To: Rick Read <rread@rcinevada.com>; Dave Edwards <davee@vtnnv.com>
Cc: Chris Zrinyi <czrinyi@rcinevada.com>; Brian Ruiz <brianr@vtnnv.com>; Robert Flaxa <Robert.Flaxa@lennar.com>; Jeanette Jeffery <Jeanette.Jeffery@lennar.com>; Doug Hammond <dough@vtnnv.com>
Subject: RE: FHG- RCI Engineering

Hi Rick,

The high point called out on the plans is the high point of the vertical curve. It is not intended to stop the flows. The drop inlets at the BCR's of Meadow Run pick up all the flow. I'm not sure when the drop inlet at the south east corner of Meadow Run will be built it is not part of phase 2 or phase 3. The flows coming from the southwest are picked up by the 7'x6' RCB or the 48" RCP in the interim until the roadway is continued and the drop inlet is constructed.

Thanks,
Michael

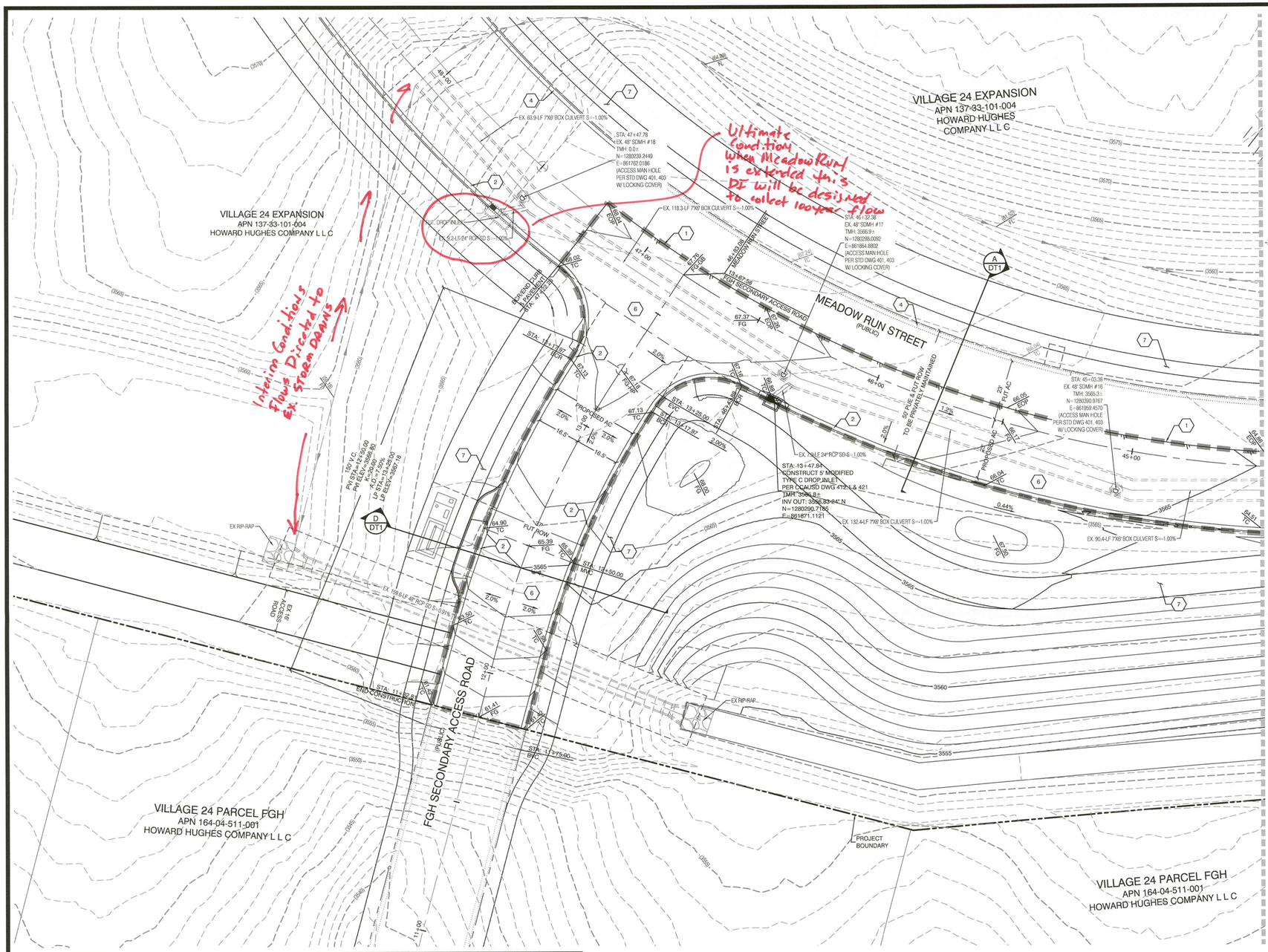
From: Rick Read <rread@rcinevada.com>
Sent: Tuesday, January 7, 2020 12:03 PM
To: Dave Edwards <davee@vtnnv.com>
Cc: Chris Zrinyi <czrinyi@rcinevada.com>; Brian Ruiz <brianr@vtnnv.com>; Michael Markvan <mmarkvan@vtnnv.com>; Robert Flaxa <Robert.Flaxa@lennar.com>; Jeanette Jeffery <Jeanette.Jeffery@lennar.com>
Subject: RE: FHG- RCI Engineering

David,

Has Michael had a chance to look at that yet?

Rick J. Read, PE

RCI ENGINEERING



CONSTRUCTION NOTES

1. EDGE OF PROPOSED PAVEMENT
2. PROPOSED 24" TYPE "L" CURB & GUTTER PER STD. DWG. 216.
3. PROPOSED TYPE "A" CURB PER STD. DWG. 219.
4. FUTURE 24" TYPE "L" CURB & GUTTER PER STD. DWG. 216.
5. FUTURE TYPE "A" CURB PER STD. DWG. 219.
6. INSTALL 4" TYPE II COMPACTED TO 95% AND 3" PAVEMENT
7. FUTURE SIDEWALK PER STD. DWG. 234.
8. FIELD VERIFY AND MATCH EXISTING
9. CONSTRUCT 8' VALLEY GUTTER PER CCAUSD #228

EDGE OF HARDSCAPE CONSTRUCTION

GRADING PERMIT NOTE

THIS GRADING PERMIT DOES NOT INCLUDE THE CONSTRUCTION OF RETAINING WALLS AND OTHERS STRUCTURES. SEPARATE PERMITS AND APPLICATIONS ARE REQUIRED FOR THESE.

GEOTECHNICAL NOTE:

REFER TO SOILS REPORT: NOVA GEOTECHNICAL
PROJECT #G-17-188, DATED AUGUST 2, 2018
HTE #----

SIGHT VISIBILITY ZONES:

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

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE WITH CITY OF LAS VEGAS, #DS5144

WILLIAM J MEYER , P.E. No. 15745 DATE

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORGIN):36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN:114°58'00"W
NORTHING AT GRID ORGIN: 400,000.00 M (1,312,333.3333 FTUS)
EASTING AT CENTRAL MERIDIAN: 300,000 M (984,250.0000 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008)
NAVD88 ELEVATION: 989.574 METERS (3,246.63 FEET)

FND USC&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESTON BLVD. & WEST OF DETENTION BASIN.
T21S,R59E,S03

ENGINEER DISCLAIMER NOTE:

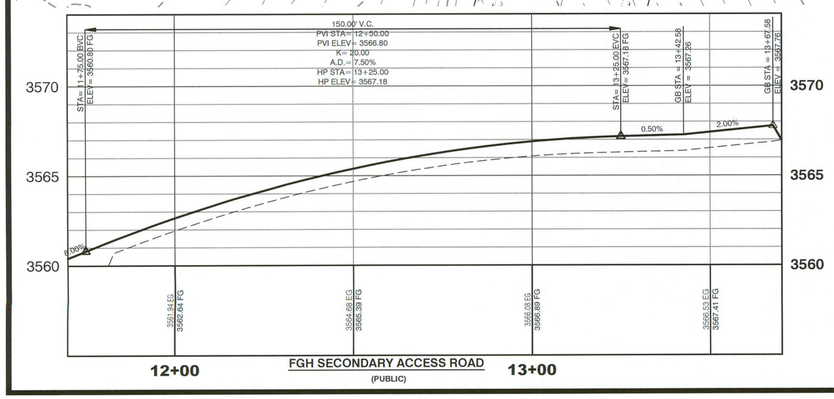
UTILITY LOCATIONS SHOWN HERE ON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HERE ON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

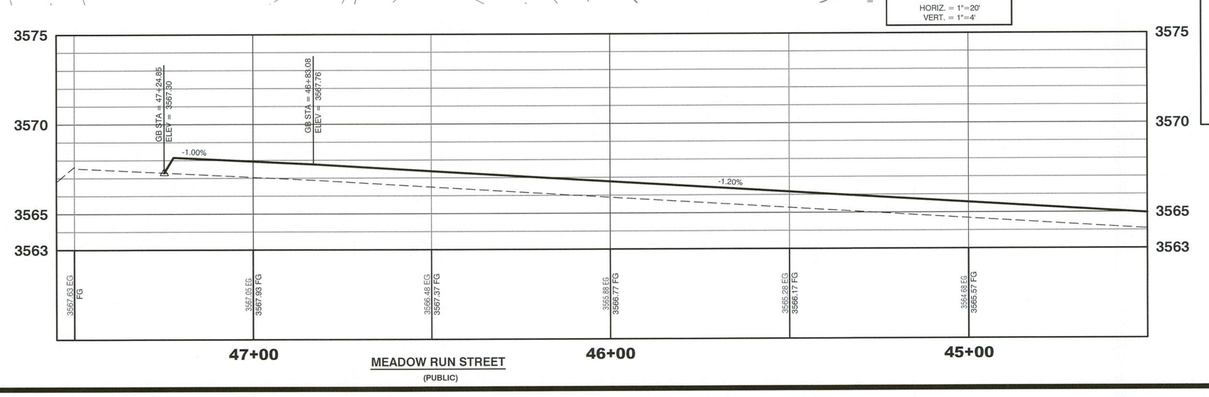
Call before you Underground
1-702-455-1511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

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

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

PROFILE SCALES:
HORIZ. = 1"=20'
VERT. = 1"=4'





REV	DATE	BY	REVISION

HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NEVADA 89135
702-791-4000

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

GRADING PLAN 1
47+50 TO 44+50

SUMMERLIN WEST VILLAGE 24A
WESTERN BOUNDARY FIRE ACCESS, SEWER & SECOND SOURCE WATER

DRAWN BY:	BCC
DESIGNED BY:	BCC
CHECKED BY:	WJM
PROJECT NO:	7851
12/07/2018	
12/07/2018	
09/19/2019	
SCALE:	1"=20' HORIZ. 1"=4' VERT.

PROFESSIONAL ENGINEER-STATE OF NEVADA
WILLIAM J. MEYER
EXP: 12/31/21
CIVIL
No. 15745

SHEET
GR1
18 OF 57 SHEETS

DRAWING NO.

H:\7851\Village 24 Collector\WATER\Sheet Set\UNIT 2\7851-GRD.dwg:12/26/2019 3:17 PM:jimmyp

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

BY LENNAR®

LEGAL DESCRIPTION

LOT F/G/H AS SHOWN ON THE FINAL MAP OF STONEBRIDGE UNIT 3 ON FILE IN BOOK 152 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

OWNER:

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

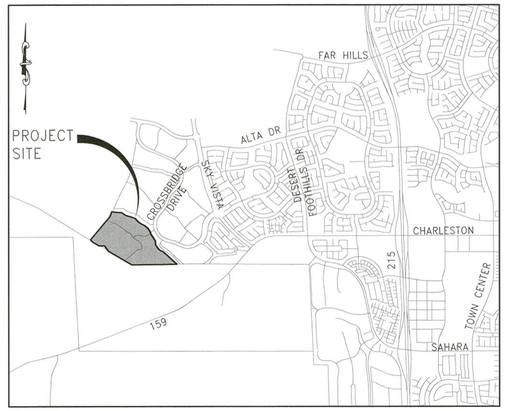
DEVELOPER:

LENNAR®
9275 W. RUSSELL RD SUITE 400 LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

DESIGN ENGINEER:

RCI *Engineering*
500 South Ranch Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

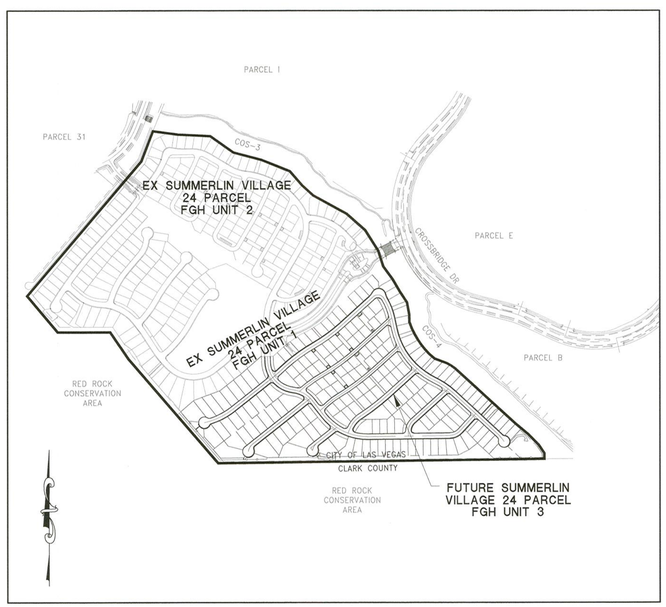
APN: 164-04-511-001
CITY OF LAS VEGAS, NEVADA
40.78 +/- ACRES



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	C-1	COVER SHEET
2	N-1	GENERAL NOTES, LEGENDS, AND ABBREVIATIONS
3	G-1	GRADING PLAN (SHEET 1 OF 14)
4	G-2	GRADING PLAN (SHEET 2 OF 14)
5	G-3	GRADING PLAN (SHEET 3 OF 14)
6	G-4	GRADING PLAN (SHEET 4 OF 14)
7	G-5	GRADING PLAN (SHEET 5 OF 14)
8	G-6	GRADING PLAN (SHEET 6 OF 14)
9	G-7	GRADING PLAN (SHEET 7 OF 14)
10	G-8	GRADING PLAN (SHEET 8 OF 14)
11	G-9	GRADING PLAN (SHEET 9 OF 14)
12	G-10	GRADING PLAN (SHEET 10 OF 14)
13	G-11	GRADING PLAN (SHEET 11 OF 14)
14	G-12	GRADING PLAN (SHEET 12 OF 14)
15	G-13	GRADING PLAN (SHEET 13 OF 14)
16	G-14	GRADING PLAN (SHEET 14 OF 14)
17	D-1	GRADING DETAILS (SHEET 1 OF 5)
18	D-2	GRADING DETAILS (SHEET 2 OF 5)
19	D-3	GRADING DETAILS (SHEET 3 OF 5)
20	D-4	GRADING DETAILS (SHEET 4 OF 5)
21	D-5	GRADING DETAILS (SHEET 5 OF 5)
22	P-1	PLAN AND PROFILE LAPWING CREST DRIVE STA: 50+00.00-57+00.00
23	P-2	PLAN AND PROFILE LAPWING CREST DRIVE STA: 57+00.00-63+50.00
24	P-3	PLAN AND PROFILE KENLWORTH FIELS CT, INLET #25, #26, 39 & 40
25	P-4	PLAN AND PROFILE STORM DRAIN
26	P-5	PLAN AND PROFILE PRIMROSE PINE PL STA: 24+50.00-31+50.00
27	P-6	PLAN AND PROFILE PRIMROSE PINE PL STA: 31+50.00-40+00.00
28	P-7	PLAN AND PROFILE STORM DRAIN CE-TT AND STORM DRAIN CE-UU
29	P-8	PLAN AND PROFILE INLET #27, #28, #29, #30, # 31, #32, #33 AND & 34



SITE PLAN
NOT TO SCALE

APPROVED BY:

CITY OF LAS VEGAS

ROSA CORTEZ, P.E. #17505 — DATE
ACTING CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CITY OF LAS VEGAS PLANNING DEPARTMENT — DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

CENTURYLINK

CENTRAL TELEPHONE COMPANY – dba CENTURYLINK — DATE

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

SOUTHWEST GAS CORPORATION

SOUTHWEST GAS CORPORATION — DATE

COX COMMUNICATIONS LAS VEGAS INC.

COX COMMUNICATIONS LAS VEGAS INC. — DATE

NV ENERGY

NV ENERGY COMPANY — DATE

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

CITY OF LAS VEGAS FIRE DEPARTMENT

CITY OF LAS VEGAS FIRE DEPARTMENT — DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. _____ FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
(SHEETS C-1, N-1, D-1, MU-1, U-1 AND P-1)

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.



NOTES

SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: ACCESS CONSULTING ENGINEERS
PROJECT NO. #19-148
DATED: APRIL 20, 2019

CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 6,200 CY
NET FILL: 6,200CY

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

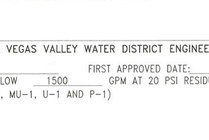
DATE: January 17, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
COVER SHEET
NEVADA

CITY OF LAS VEGAS



DATE: 1-13-20

DRAWING
C-1
SHT 1 OF 29
CLV DRAWING NUMBER
CLV PROJECT #

G:\3040_LENR\0057_Summerlin_103_CIVIL_JPS\Unit 3\S0001_C-1.dwg scarabay 1/17/20 11:19am

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA" LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT. AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (½") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY ACCESS CONSULTING ENGINEERS, PROJECT #19-148, DATED APRIL 20, 2019, APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS; ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER. WALL NOTES:
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, ANDSEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NOTE OF THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC. THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VIP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM; SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOPS SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

DEVIATIONS FROM STANDARDS

NONE

CITY OF LAS VEGAS HYDRANT AND ACCESS GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S -APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 3310, § 3312
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.7.3
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.3
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102
    - * RESIDENTIAL -500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
    - * COMMERCIAL -300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%. ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS IFC § 503.2.4
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB. NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC § 503.1.1
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEADENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND WOU
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM IFC § 503.6
29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL VERTICAL COMPACTION
   A. PAVEMENT AREA SUBGRADE 0.1'+ +0.0' TO -0.1' SEE SOILS REPORT
   B. ENGINEERED FILL 0.5'+ +0.1' TO -0.1' SEE SOILS REPORT COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNAGE AND BARRICADES, ETC.

STORMWATER RUNOFF MANAGEMENT

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF LAS VEGAS 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 BY THE CITY OF LAS VEGAS 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 HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.

5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

SOUTHWEST GAS CONSTRUCTION NOTES

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
   A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND MUNICIPALITIES.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.
5. SOUTHWEST GAS CORPORATION STAND BY CONTACT NUMBER 702-400-1789.

SOUTHWEST GAS CORPORATION _____ DATE

CITY OF LAS VEGAS SEWER NOTES

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

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-227-2600

FAST
Call before you UnderGround
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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 13,100 CY
   NET FILL: 13,100CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8' MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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8. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
9. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
10. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
11. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
12. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
13. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
14. CONSTRUCT 20' (7 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
15. CONSTRUCT FIRE EMERGENCY CRASH GATE PER DETAIL 67 ON SHEET D-4
16. INSTALL 8' LONG 7' WIDE RIP RAP D50= 8" THICKNESS= 16"
17. REMOVE EXISTING RIP RAP
18. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO.238
19. INSTALL 4-INCH WIDE WHITE PAINTED STRIPE
20. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
21. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
22. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS
23. CONSTRUCT HEADWALL PER NDOT DWG. NO. R-2.5.1
24. CONSTRUCT 22.5' (8 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
25. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1



NOTE

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3045.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-5200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 1 OF 14)

CITY OF LAS VEGAS NEVADA

CITY OF LAS VEGAS
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER
DATE: 1-23-20

DRAWING
G-1
SHT 3 OF 29
CLV DRAWING NUMBER
CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 3\30003_G-1.dwg scraboy 1/23/20 10:55am

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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

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CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

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FLOOD ZONE NOTE

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SURVEY MONUMENT NOTE

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SIGHT VISIBILITY ZONE

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   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
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   NET FILL: 13,100CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
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NOTE
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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RAMPART DRIVE, SUITE 117, LAS VEGAS, NV 89106
MAIN: 702.4553800 FAX: 702.4553801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 2 OF 14)
CITY OF LAS VEGAS NEVADA

1/17/20 10:44am
O:\3040_LENR\0057_Summerlin_103_CIVIL_IP\Unit 3\50003_G-1.dwg scarobay

PROFESSIONAL ENGINEER
STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-23-20

DRAWING
G-2
SHT 4 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

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BENCHMARK

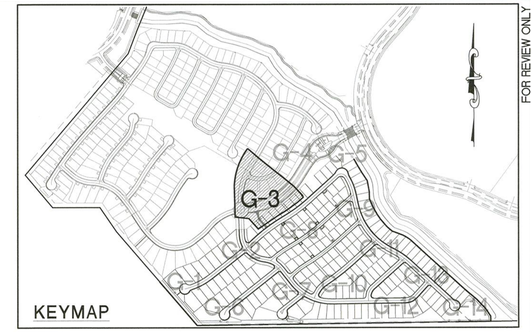
CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE



30' 15' 0' 30' 60'
SCALE: 1" = 30'



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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3540.0057

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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 3 OF 14)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-23-20

DRAWING
G-3
SHT 5 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

D:\3540_LENN\0057_Summerlin_103_CIVIL_JPS\Unit 3\50003_G-1.dwg scarabay 1/17/20 10:46am

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

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ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

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NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

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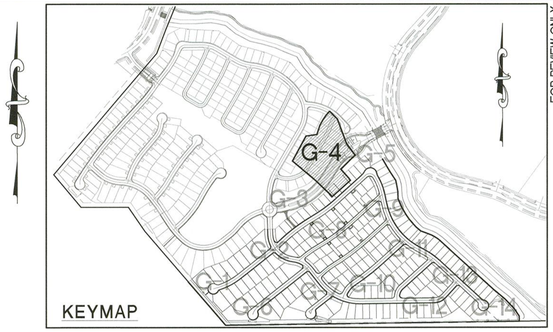
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   EXISTING TO FINISH GRADE ELEVATIONS
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11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

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4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
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30' 15' 0' 30' 60'
SCALE: 1" = 30'

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I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RAINBOW DRIVE, SUITE 17 LAS VEGAS, NV 89106
MAIN: 702.451.6800 FAX: 702.451.0893

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 4 OF 14)
CITY OF LAS VEGAS NEVADA

G:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 3\S0003_G-1.dwg scarabay 1/17/20 10:47am

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1.23.20

DRAWING
G-4
SHT 6 OF 22

CLV DRAWING NUMBER
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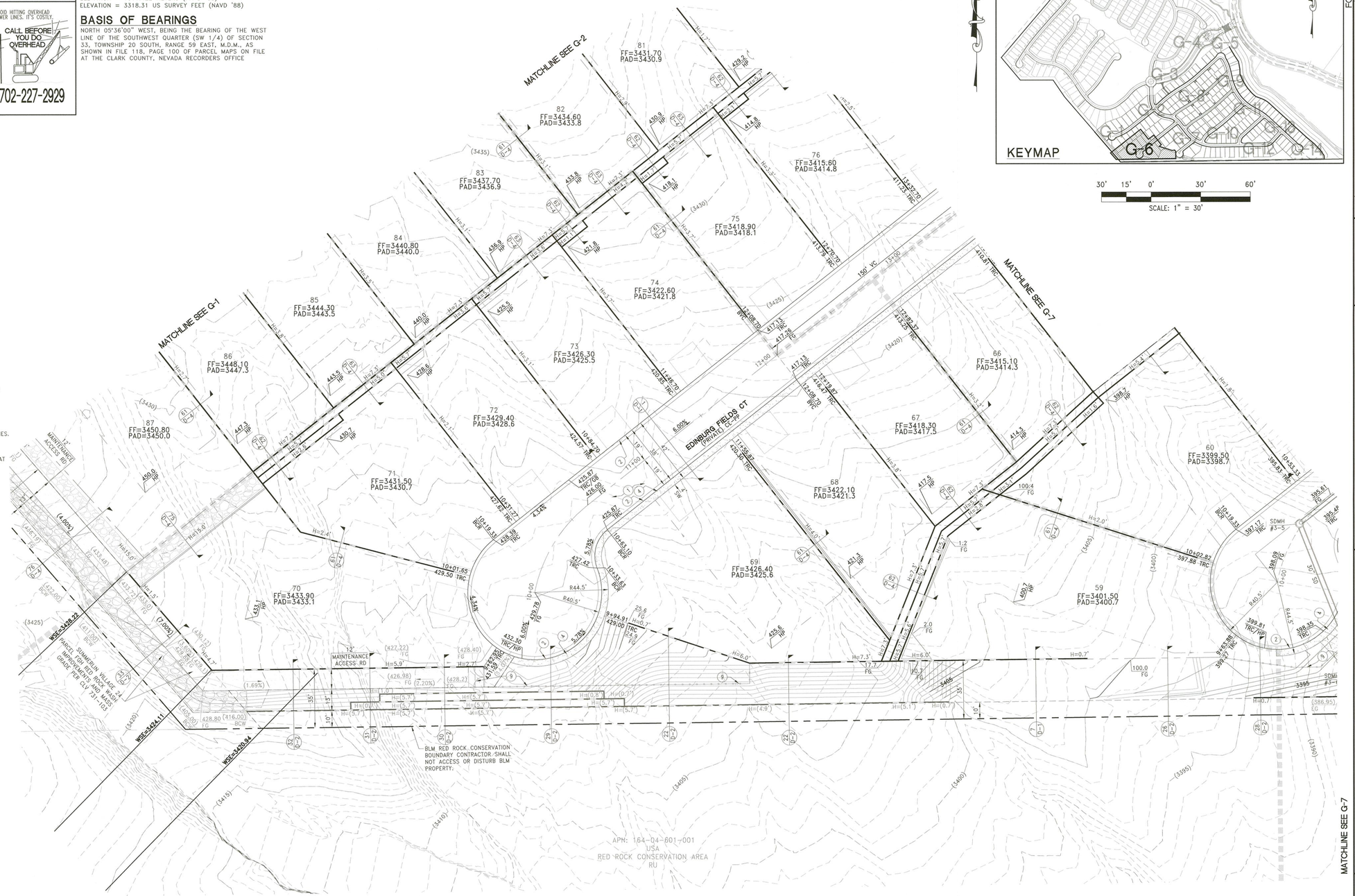
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APPROVED BY: CZ
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MAIN: 702.453.0800 FAX: 702.453.0881

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 6 OF 14)

CITY OF LAS VEGAS NEVADA



DATE: 1-23-20

DRAWING
G-6
SHT 8 OF 29

CLV DRAWING NUMBER
CLV PROJECT #

ADA

DISCLAIMER NOTE:

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

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FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

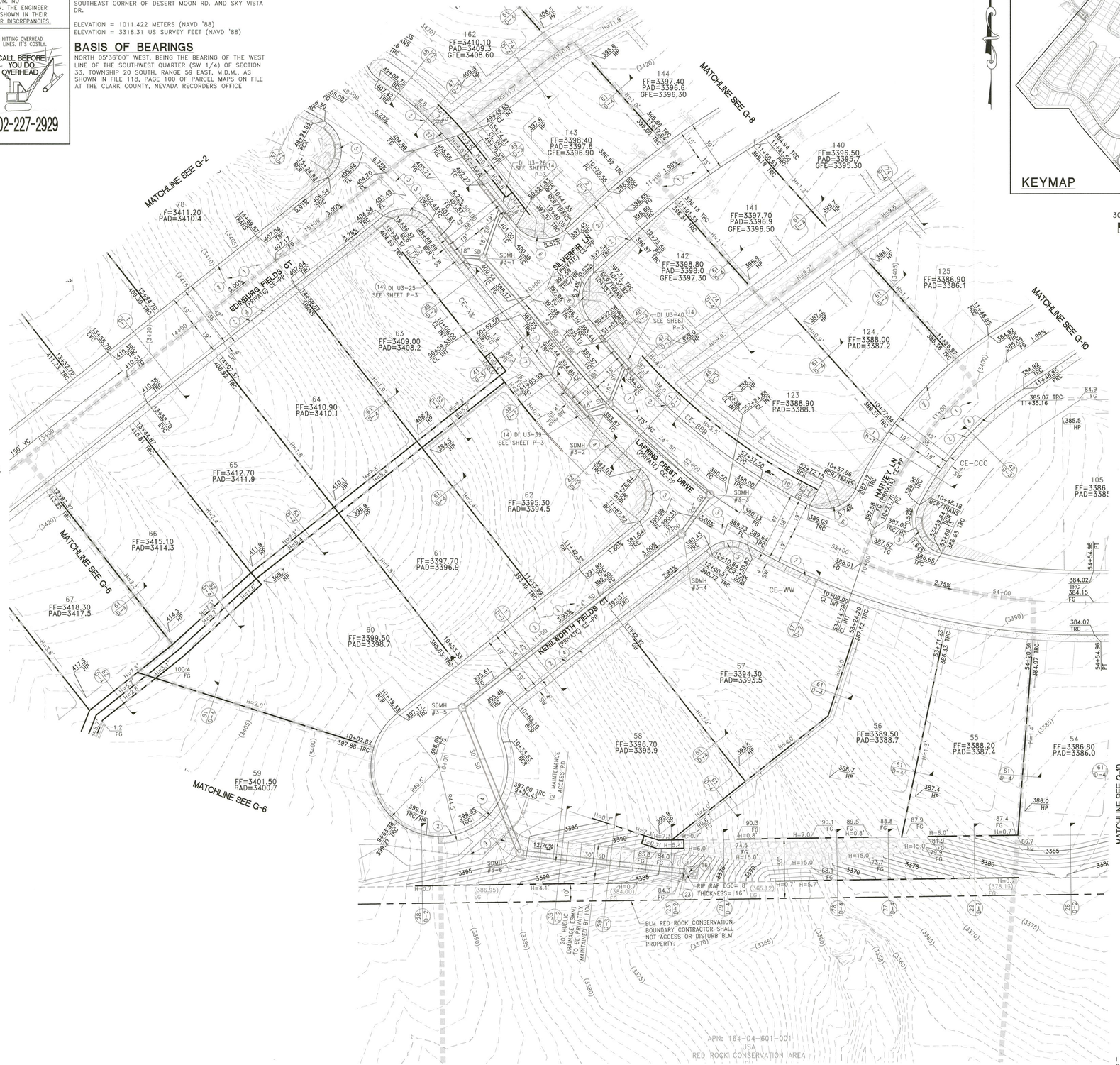
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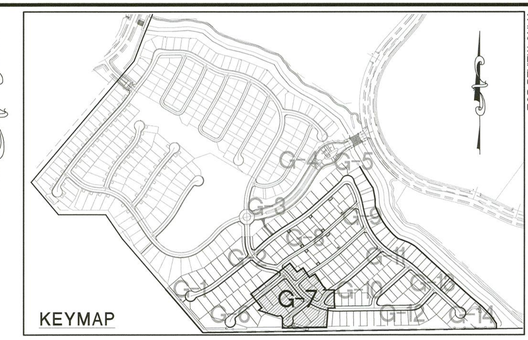
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2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
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6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 13,100 CY
   NET FILL: 13,100CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8" MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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8. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
9. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
10. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC ON FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
11. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
12. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
13. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
14. CONSTRUCT 20' (7 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
15. CONSTRUCT FIRE EMERGENCY CRASH GATE PER DETAIL 67 ON SHEET D-4
16. INSTALL 8' LONG 7' WIDE RIP RAP D50= 8" THICKNESS= 16"
17. REMOVE EXISTING RIP RAP
18. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO.238
19. INSTALL 4-INCH WIDE WHITE PAINTED STRIPE
20. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
21. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
22. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS
23. CONSTRUCT HEADWALL PER NDOT DWG. NO. R-2.5.1
24. CONSTRUCT 22.5' (8 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
25. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1





30' 15' 0' 30' 60'
SCALE: 1" = 30'

NOTE

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NOTE

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SEWER EASEMENT NOTE

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I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3045.0057

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9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

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MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 7 OF 14)

CITY OF LAS VEGAS NEVADA

I, CHRISTOPHER R. ZRINYI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEVADA, No. 13976, Exp. 6/30/2020, CIVIL
DATE: 1.23.20

DRAWING
G-7
SHT 9 OF 22

CLV DRAWING NUMBER

CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 3\50003_G-1.dwg scarabay 1/17/20 10:52am

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CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 8 OF 14)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-23-20

DRAWING
G-8
SHT 10 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

G:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 3\50003_G-1.dwg scardoy 1/17/20 10:53am

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24. CONSTRUCT 22.5' (8 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
25. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1

NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 — DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3340.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
501 SOUTH RANCHO DRIVE, SUITE F-17, LAS VEGAS, NV 89106
MAIL TO:LAS10800 FAX: 702.4353091

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE F AMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 9 OF 14)

CITY OF LAS VEGAS — NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER
DATE: 1-23-20

DRAWING
G-9
SHT 11 OF 29
CLV DRAWING NUMBER
CLV PROJECT #

O:\3340_LENR\0057_Summerlin_103_CIVIL_PS\Unit 3\50003_G-1.dwg scraboy 1/23/20 11:20am

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
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1-702-227-2929

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 13,100 CY
   NET FILL: 13,100CY
10. SEE DETAIL B1/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8" MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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8. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
9. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
10. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
11. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
12. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
13. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
14. CONSTRUCT 20' (7 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
15. CONSTRUCT FIRE EMERGENCY CRASH GATE PER DETAIL 67 ON SHEET D-4
16. INSTALL 8' LONG 7' WIDE RIP RAP D50= 8" THICKNESS= 16"
17. REMOVE EXISTING RIP RAP
18. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO.238
19. INSTALL 4-INCH WIDE WHITE PAINTED STRIPE
20. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
21. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
22. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS
23. CONSTRUCT HEADWALL PER NDOT DWG. NO. R-2.5.1
24. CONSTRUCT 22.5' (8 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
25. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1

NOTE

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

NOTE

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SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

BENCHMARK

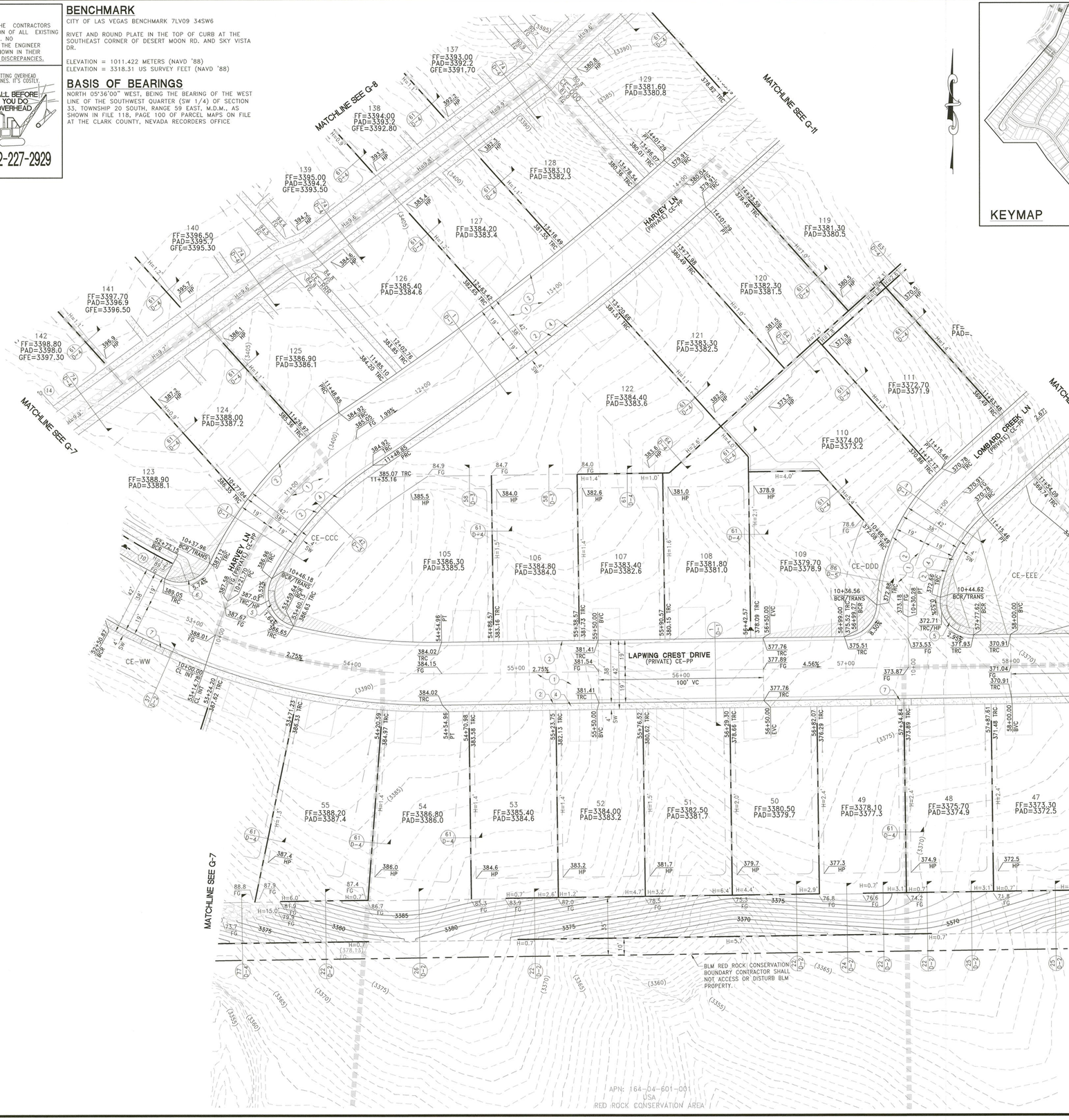
CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE





30' 15' 0' 30' 60'
SCALE: 1" = 30'

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 10 OF 14)

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-23-20

DRAWING
G-10
SHT 12 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

O:\3040_LENR\0057_Summerlin_I03_CIVIL_IPS\Unit 3\30003_G-1.dwg scraboy 1/17/20 10:36am

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

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NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE





30' 15' 0' 30' 60'
SCALE: 1" = 30'

BUILDING PERMIT NOTE

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FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
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7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 13,100 CY
   NET FILL: 13,100CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8' MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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8. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
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11. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
12. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
13. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
14. CONSTRUCT 20' (7 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
15. CONSTRUCT FIRE EMERGENCY CRASH GATE PER DETAIL 67 ON SHEET D-4
16. INSTALL 8' LONG 7' WIDE RIP RAP D50= 8" THICKNESS= 16"
17. REMOVE EXISTING RIP RAP
18. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO.238
19. INSTALL 4-INCH WIDE WHITE PAINTED STRIPE
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21. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
22. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS
23. CONSTRUCT HEADWALL PER NDOT DWG. NO. R-2.5.1
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CHRISTOPHER R. ZRINYI, PE NO. 13976 — DATE

NOTE

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NOTE

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SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3140.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
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MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

CITY OF LAS VEGAS — NEVADA

GRADING PLAN (SHEET 11 OF 14)

PROFESSIONAL ENGINEER — STATE OF NEVADA — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976

DATE: 1-23-20

DRAWING
G-11
SHT 13 OF 22
CLV DRAWING NUMBER

CLV PROJECT #_____

01_3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 3\50003_G-11.dwg scanboy 1/17/20 10:57am

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
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FLOOD ZONE NOTE

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SIGHT VISIBILITY ZONE

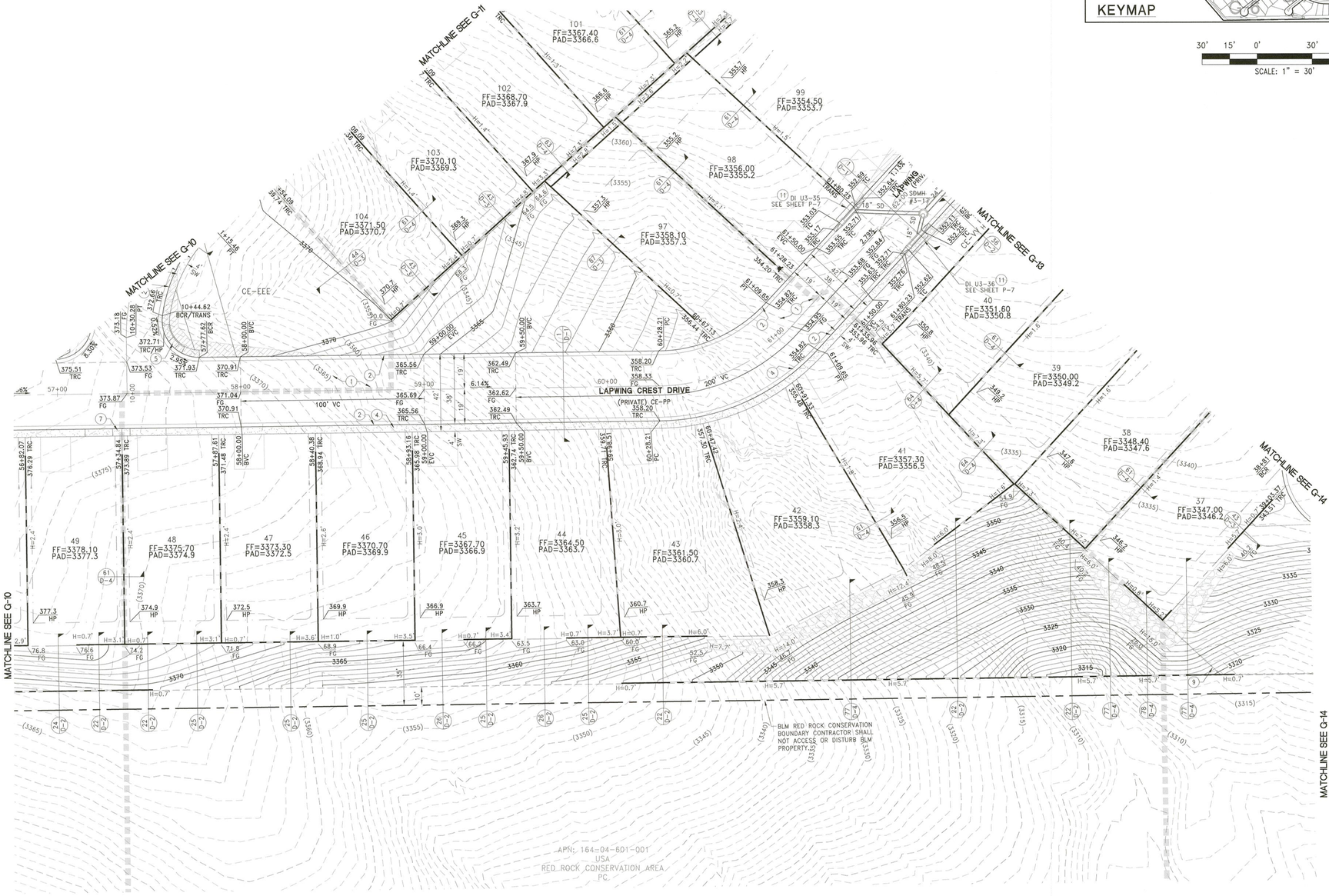
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ENGINEERS NOTES

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2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
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8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 13,100 CY
   NET FILL: 13,100CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" "R" CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8" MODIFIED ("8" CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO "R" CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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9. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
10. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
11. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
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14. CONSTRUCT 20' (7 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
15. CONSTRUCT FIRE EMERGENCY CRASH GATE PER DETAIL 67 ON SHEET D-4
16. INSTALL 8' LONG 7' WIDE RIP RAP D50= 8" THICKNESS= 16"
17. REMOVE EXISTING RIP RAP
18. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO.238
19. INSTALL 4-INCH WIDE WHITE PAINTED STRIPE
20. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
21. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
22. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS
23. CONSTRUCT HEADWALL PER NDOT DWG. NO. R-2.5.1
24. CONSTRUCT 22.5' (8 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
25. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1





30' 15' 0' 30' 60'
SCALE: 1" = 30'

NOTE

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NOTE

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SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3640.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 12 OF 14)

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-17-20

DRAWING
G-12
SHT 14 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

G:\3640_LENR\0057_Summerlin_1051_CIVIL_IP\S\Unit 3\50053_G-1.dwg scarabay 1/17/20 10:59am

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FAST
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1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
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7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE THRU GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 13,100 CY
   NET FILL: 13,100CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8' MODIFIED ("R" CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO "R" CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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30' 15' 0' 30' 60'
SCALE: 1" = 30'

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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 13 OF 14)
CITY OF LAS VEGAS NEVADA

CITY OF LAS VEGAS
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER
DATE: 1-23-20

DRAWING
G-13
SHT 15 OF 22

CLV DRAWING NUMBER
CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_JPS\Unit 3\S0003_G-1.dwg scraboy 1/17/20 11:00am

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE





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SCALE: 1" = 30'

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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
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VERT. SCALE: N/A
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DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3940.0057

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SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 14 OF 14)
CITY OF LAS VEGAS NEVADA

1/17/20 11:02am
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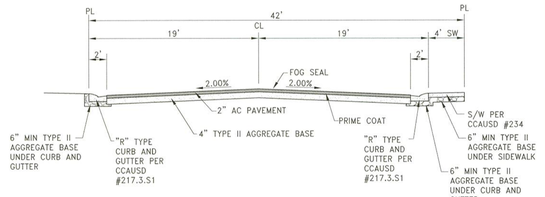
PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976

DATE: 1-23-20

DRAWING
G-14
SHT 16 OF 22
CLV DRAWING NUMBER

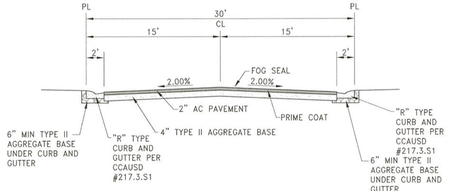
CLV PROJECT #

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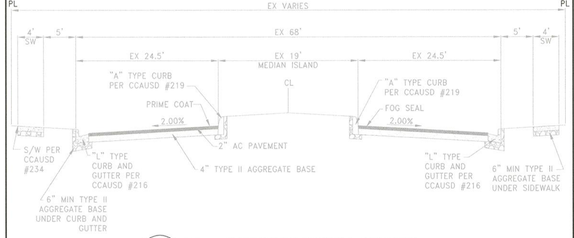
1 D-1 **ONSITE PRIVATE 42' STREET**
SIDEWALK ONE SIDE SCALE: NTS

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



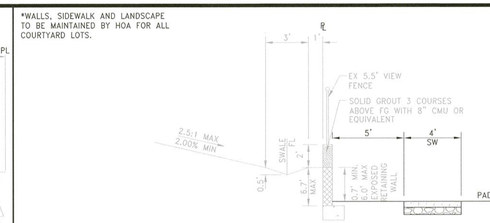
2 D-1 **ONSITE PRIVATE 30' STREET**
NO SIDEWALK SCALE: NTS

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



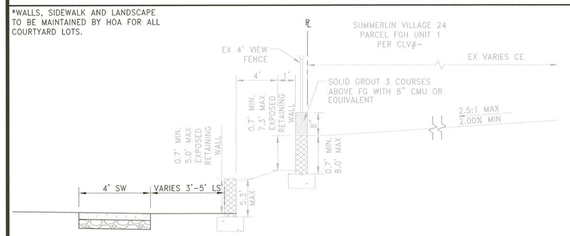
3 D-1 **EX COMMUNITY ENTRY STREET**
SIDEWALK BOTH SIDE SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



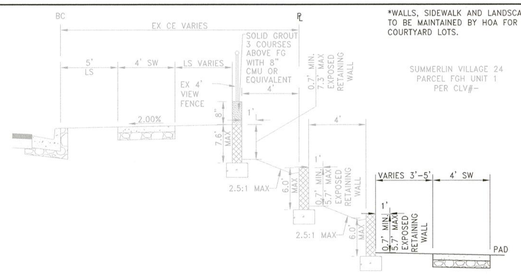
4 D-1 **REAR TO EX CE**
WITH RETAINING SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

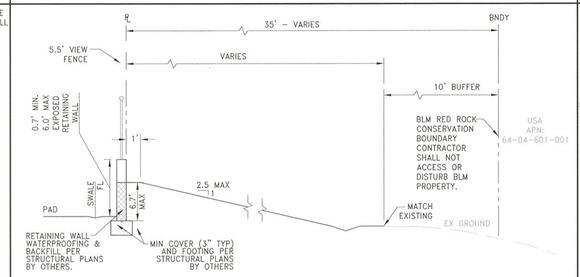


5 D-1 **COURTYARD SIDE TO EX CE**
WITH DOUBLE RETAINING SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

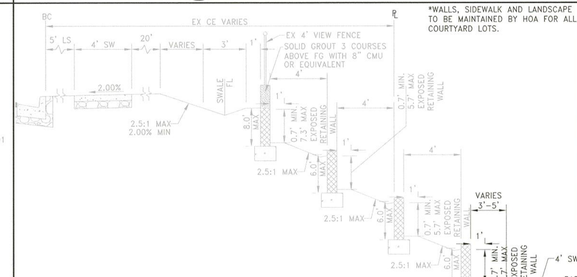


6 D-1 **SIDE TO EX CE**
WITH TRIPLE RETAINING SCALE: NTS



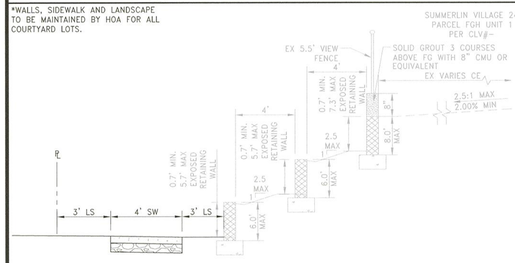
7 D-1 **EXISTING TO REAR/SIDE**
WITH RETAINING SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



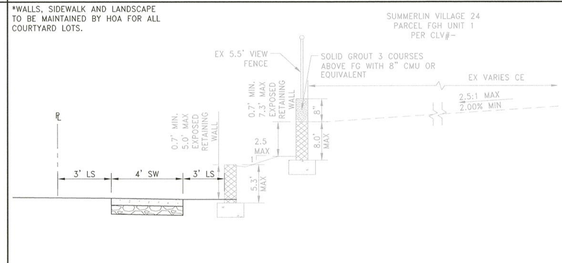
8 D-1 **COURTYARD REAR TO EX CE**
WITH TRIPLE RETAINING SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



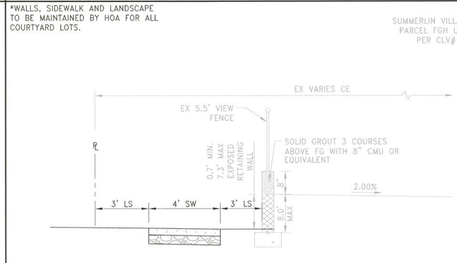
9 D-1 **COURTYARD SIDE TO EX CE**
WITH TRIPLE RETAINING SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



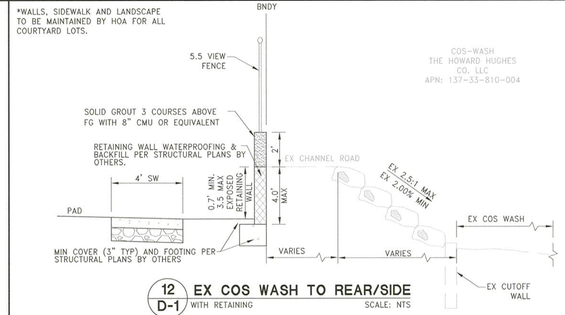
10 D-1 **COURTYARD SIDE TO EX CE**
WITH DOUBLE RETAINING SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



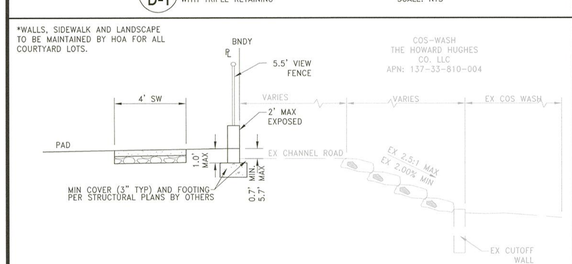
11 D-1 **COURTYARD SIDE TO EX CE**
WITH RETAINING SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



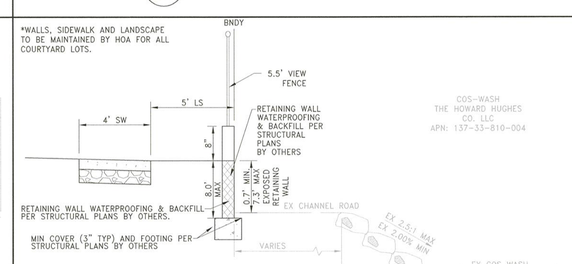
12 D-1 **EX COS WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS

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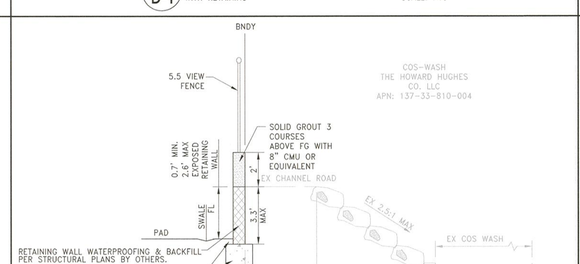


13 D-1 **EX COS WASH TO REAR/SIDE**
WITHOUT RETAINING SCALE: NTS

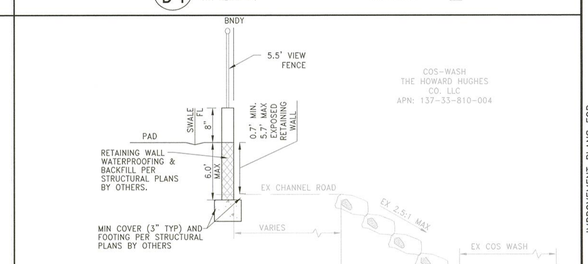
*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



14 D-1 **EX COS WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS

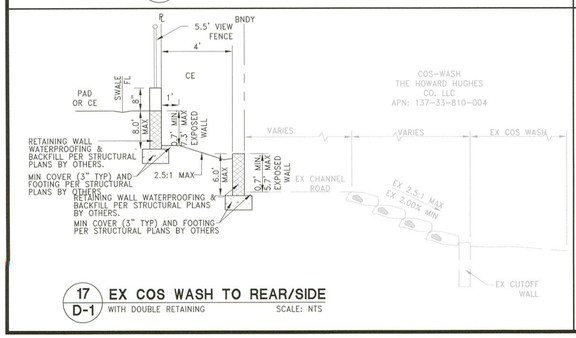


15 D-1 **EX COS WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS

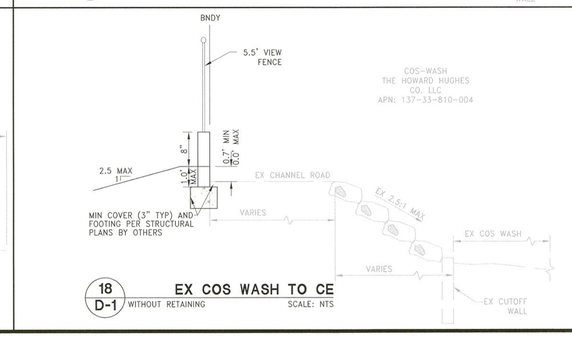


16 D-1 **EX COS WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS

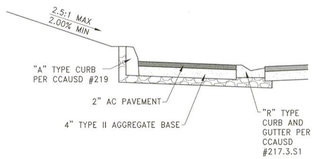
*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



17 D-1 **EX COS WASH TO REAR/SIDE**
WITH DOUBLE RETAINING SCALE: NTS



18 D-1 **EX COS WASH TO CE**
WITHOUT RETAINING SCALE: NTS



19 D-1 **PARKING STALL**
SCALE: NTS

GEOTECHNICAL NOTE:

A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

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2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

FOR REVIEW ONLY

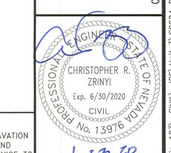
REV	DESCRIPTION	BY	APPD	DATE

DATE: January 17, 2020
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VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

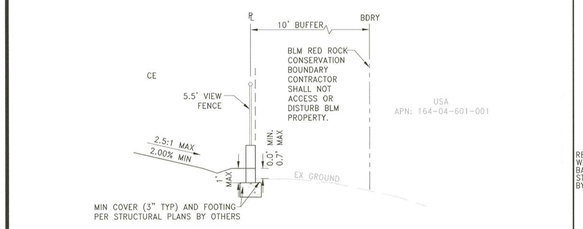
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0000 FAX: 702.453.0001

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 1 OF 5)
CITY OF LAS VEGAS NEVADA

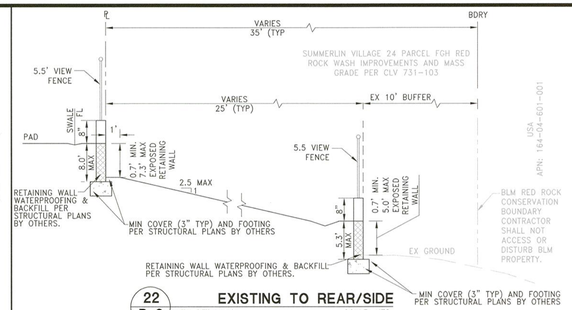


DRAWING
D-1
SHT 10 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

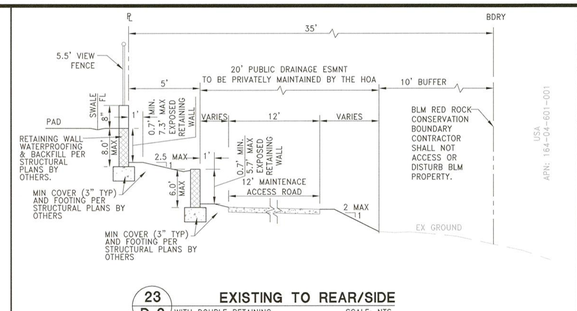
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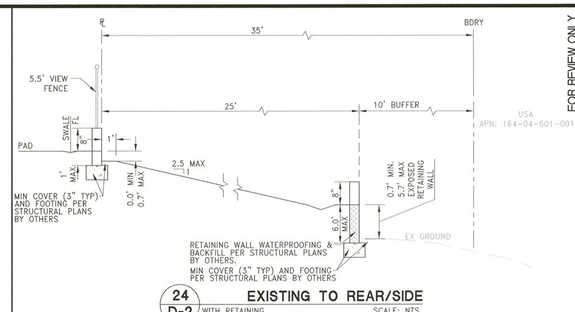
21 D-2 **EXISTING TO REAR/SIDE**
WITH RETAINING SCALE: NTS



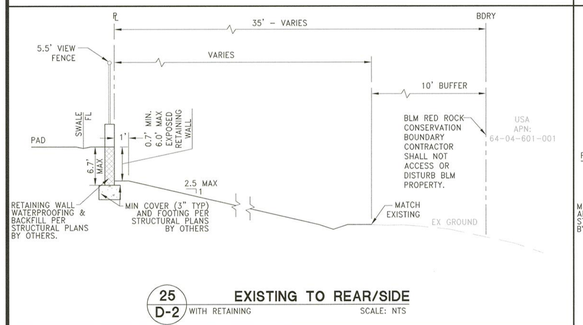
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WITH RETAINING SCALE: NTS



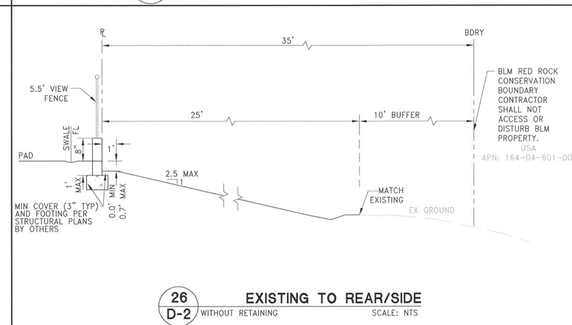
23 D-2 **EXISTING TO REAR/SIDE**
WITH DOUBLE RETAINING SCALE: NTS



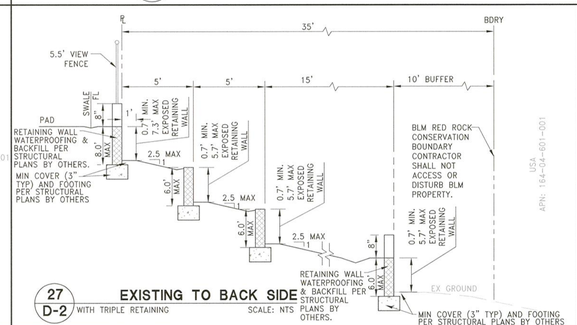
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WITH RETAINING SCALE: NTS



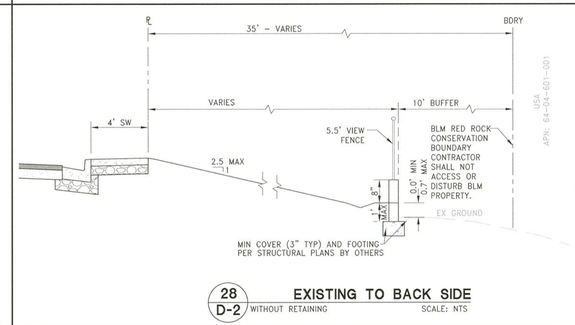
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WITH RETAINING SCALE: NTS



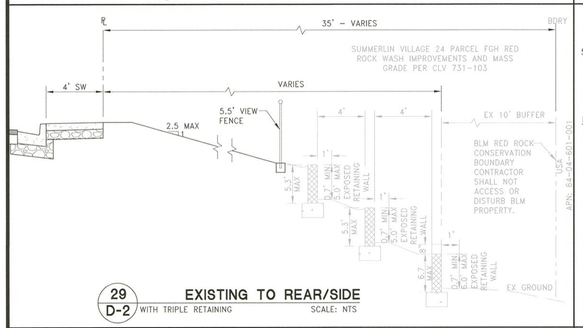
26 D-2 **EXISTING TO REAR/SIDE**
WITHOUT RETAINING SCALE: NTS



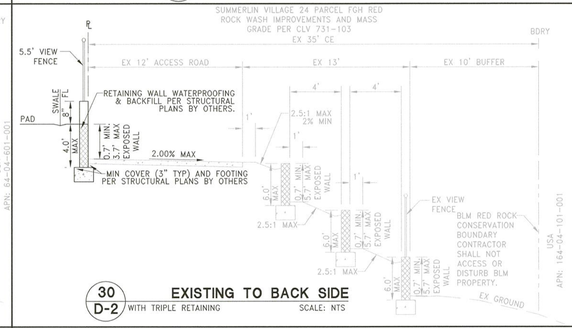
27 D-2 **EXISTING TO BACK SIDE**
WITH TRIPLE RETAINING SCALE: NTS PLANS BY OTHERS



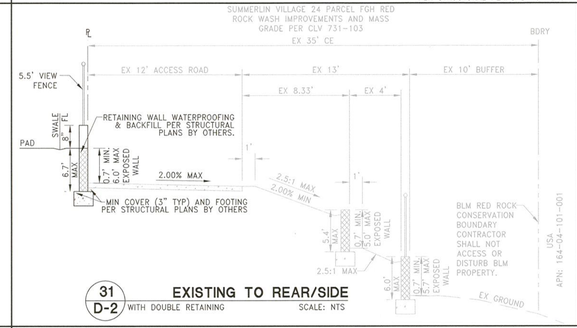
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WITHOUT RETAINING SCALE: NTS



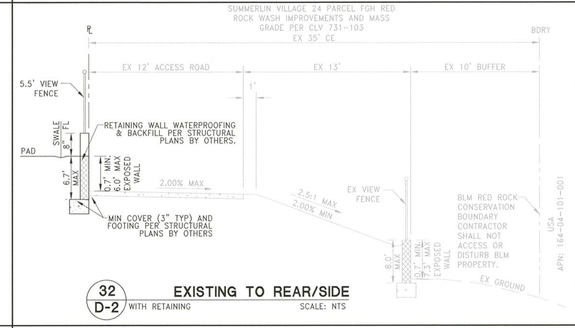
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WITH TRIPLE RETAINING SCALE: NTS



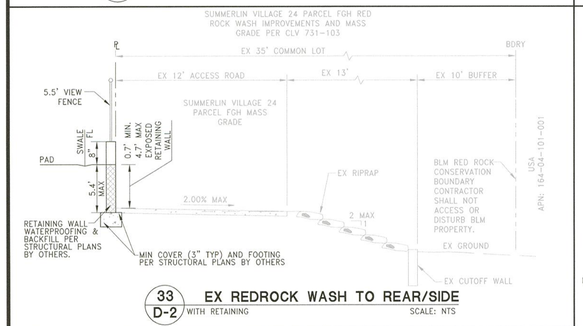
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WITH TRIPLE RETAINING SCALE: NTS



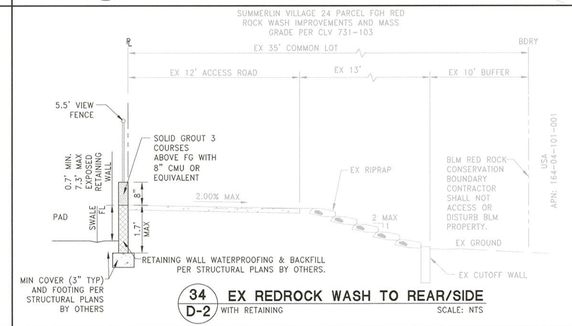
31 D-2 **EXISTING TO REAR/SIDE**
WITH DOUBLE RETAINING SCALE: NTS



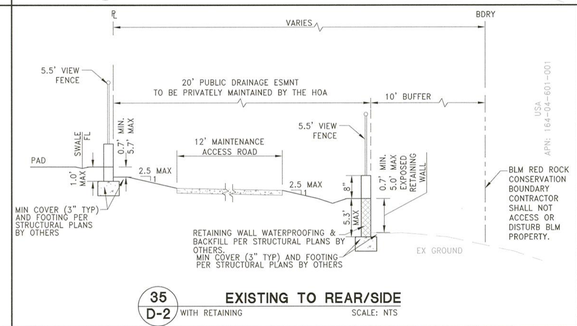
32 D-2 **EXISTING TO REAR/SIDE**
WITH RETAINING SCALE: NTS



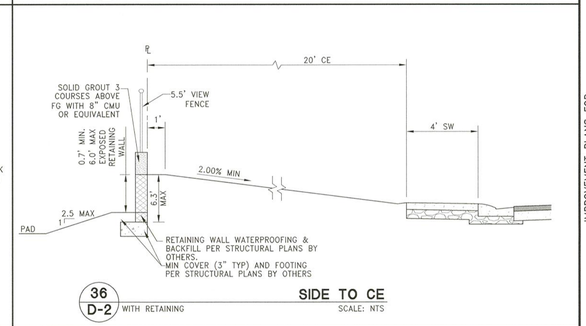
33 D-2 **EX REDROCK WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS



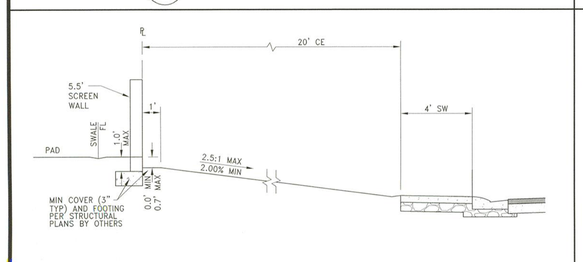
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WITH RETAINING SCALE: NTS



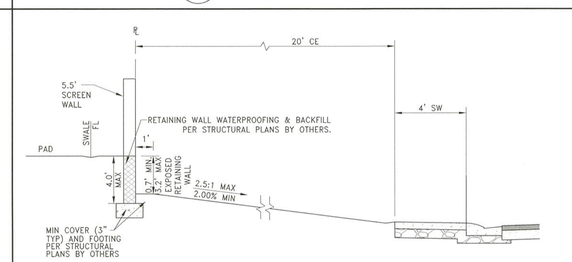
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WITH RETAINING SCALE: NTS



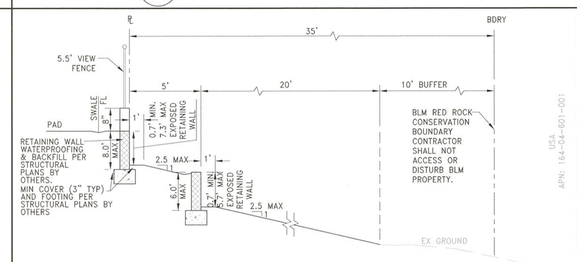
36 D-2 **SIDE TO CE**
WITH RETAINING SCALE: NTS



37 D-2 **SIDE TO CE**
WITHOUT RETAINING SCALE: NTS



38 D-2 **SIDE TO CE**
WITH RETAINING SCALE: NTS



39 D-2 **EXISTING TO REAR/SIDE**
WITH DOUBLE RETAINING SCALE: NTS

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3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
509 SOUTH ARROYO GRAND DRIVE, STE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

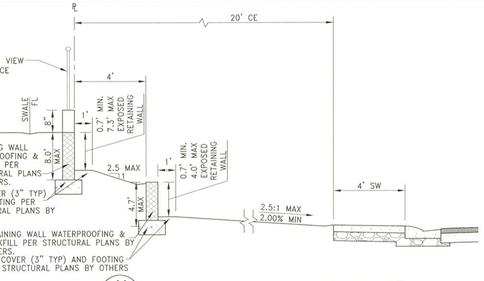
IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 2 OF 5)

CITY OF LAS VEGAS NEVADA

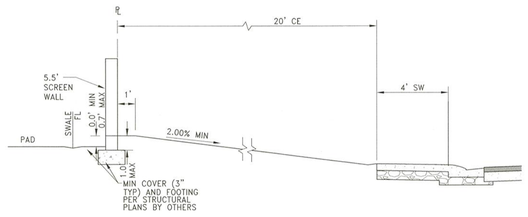
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
STATE OF NEVADA
No. 13976
PROFESSIONAL ENGINEER
DATE: 1.23.20

DRAWING
D-2
SHT 18 OF 29
CLV DRAWING NUMBER
CLV PROJECT #

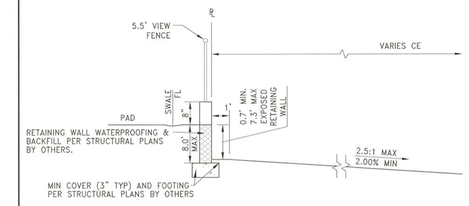
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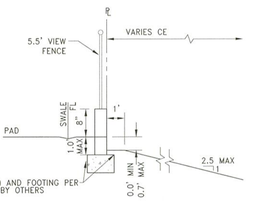
41 D-3 WITH DOUBLE RETAINING — SIDE TO CE — SCALE: NTS



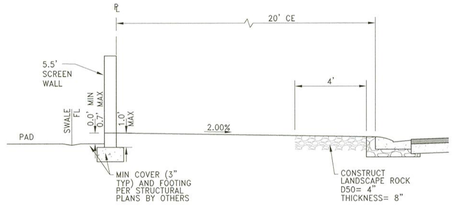
42 D-3 WITHOUT RETAINING — SIDE TO CE — SCALE: NTS



43 D-3 WITH RETAINING — REAR/SIDE TO CE — SCALE: NTS

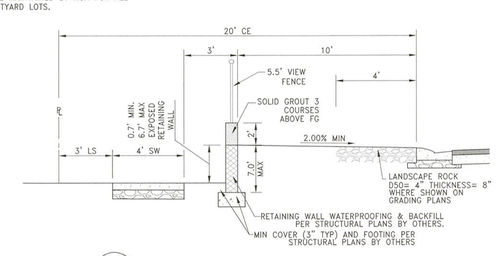


44 D-3 WITHOUT RETAINING — REAR/SIDE TO CE — SCALE: NTS



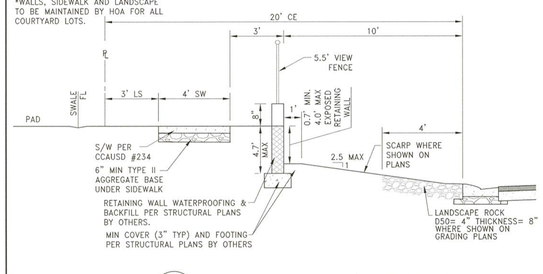
45 D-3 WITHOUT RETAINING — SIDE TO CE — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



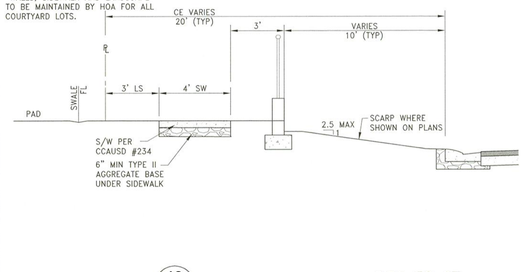
46 D-3 WITH RETAINING — SIDE TO CE — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



47 D-3 WITH RETAINING — SIDE TO CE — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



48 D-3 WITHOUT RETAINING — SIDE TO CE — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

49 D-3 WITH DOUBLE RETAINING — SIDE TO CE — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

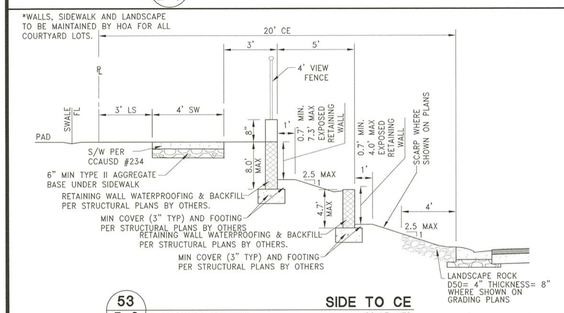
50 D-3 WITH RETAINING — COURTYARD SIDE TO CE — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

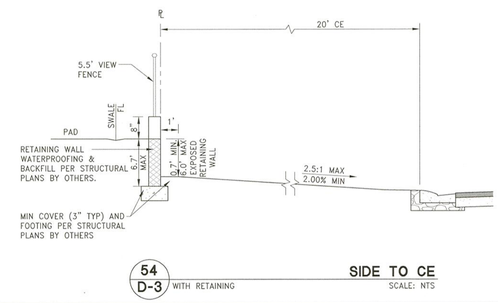
51 D-3 WITH RETAINING — SIDE TO CE — SCALE: NTS

52 D-3 WITH RETAINING — UTILITY ESMT — SCALE: NTS

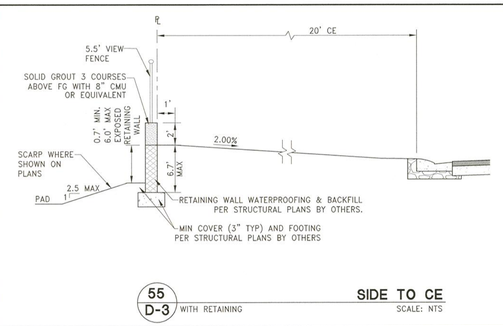
*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



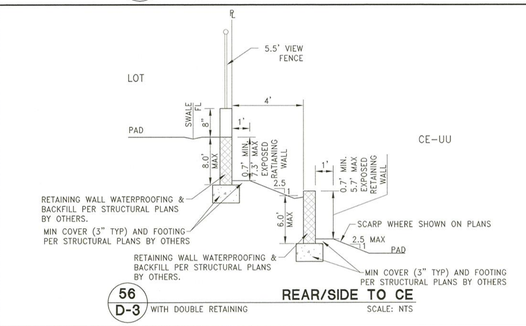
53 D-3 WITH DOUBLE RETAINING — SIDE TO CE — SCALE: NTS



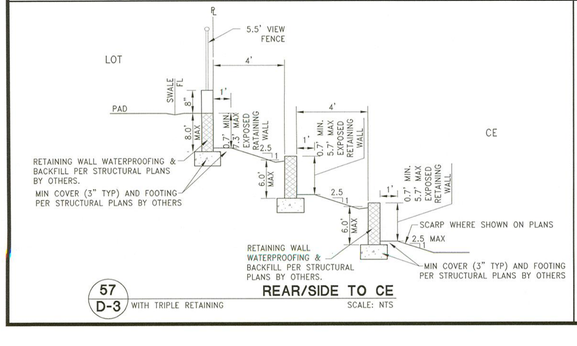
54 D-3 WITH RETAINING — SIDE TO CE — SCALE: NTS



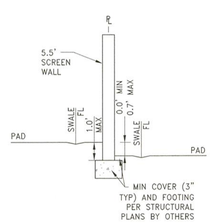
55 D-3 WITH RETAINING — SIDE TO CE — SCALE: NTS



56 D-3 WITH DOUBLE RETAINING — REAR/SIDE TO CE — SCALE: NTS



57 D-3 WITH TRIPLE RETAINING — REAR/SIDE TO CE — SCALE: NTS



58 D-3 WITHOUT RETAINING — SIDE TO SIDE — SCALE: NTS

59 D-3 WITH RETAINING — EXISTING TO REAR/SIDE — SCALE: NTS

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FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 23, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3940.0057

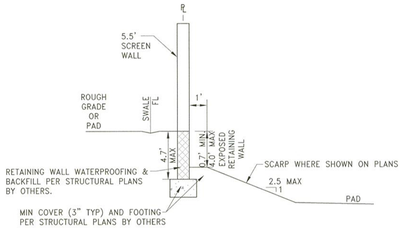
LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200
RCI ENGINEERING
505 SOUTH ARROYO PKWY, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 3 OF 5)
CITY OF LAS VEGAS NEVADA

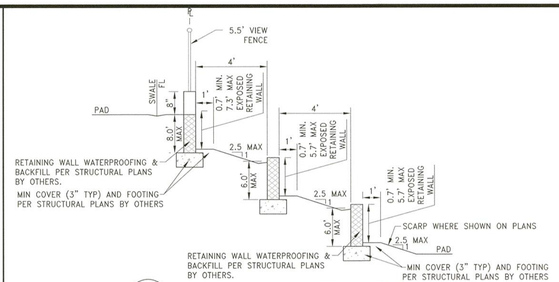
PROFESSIONAL ENGINEER — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA
DATE: 1-23-20

DRAWING D-3
SHT 19 OF 29
CLV DRAWING NUMBER
CLV PROJECT #

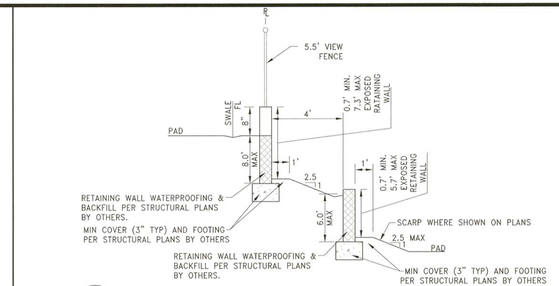
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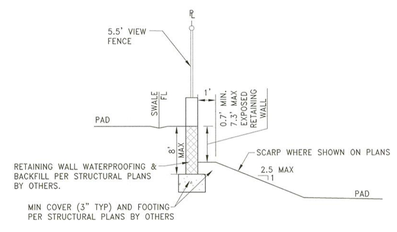
61 D-4 **SIDE TO SIDE** WITH RETAINING — SCALE: NTS



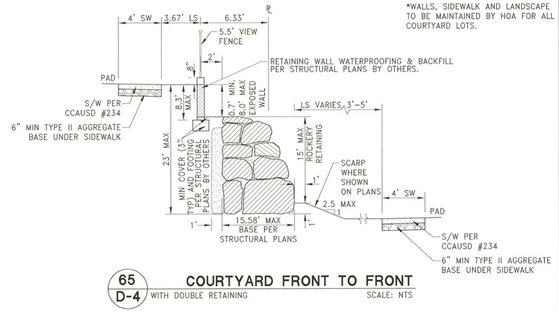
62 D-4 **REAR TO REAR** WITH TRIPLE RETAINING — SCALE: NTS



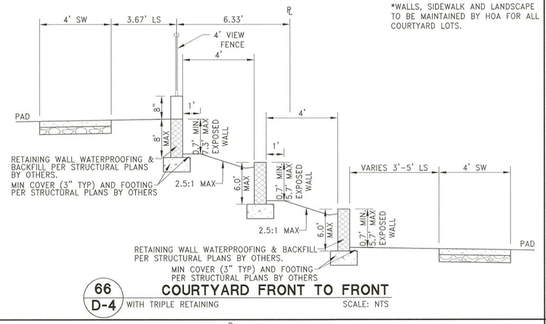
63 D-4 **REAR/SIDE TO REAR/SIDE** WITH DOUBLE RETAINING — SCALE: NTS



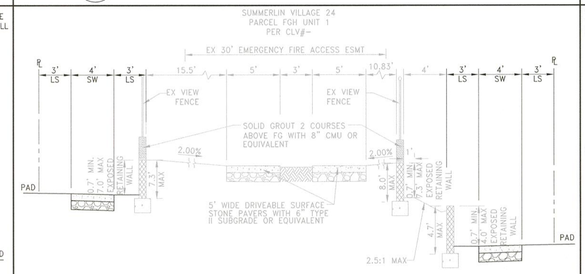
64 D-4 **REAR/SIDE TO REAR** WITH RETAINING — SCALE: NTS



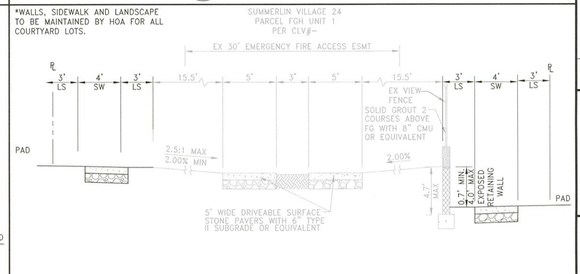
65 D-4 **COURTYARD FRONT TO FRONT** WITH DOUBLE RETAINING — SCALE: NTS



66 D-4 **COURTYARD FRONT TO FRONT** WITH TRIPLE RETAINING — SCALE: NTS



67 D-4 **EX EMERGENCY FIRE ACCESS ESMT** ADJACENT TO LOTS 2 & 3 — SCALE: NTS



68 D-4 **EX EMERGENCY FIRE ACCESS ESMT** ADJACENT TO LOTS 2 & 3 — SCALE: NTS



69 D-4 **REAR TO EX REAR** WITH TRIPLE RETAINING — SCALE: NTS



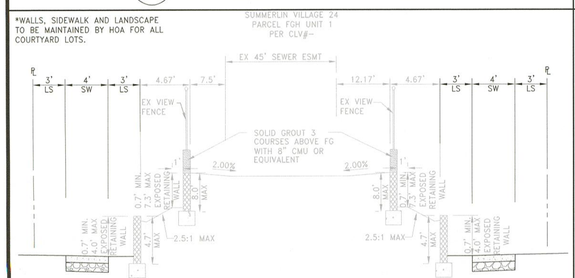
70 D-4 **REAR/SIDE TO EX REAR/SIDE** WITH DOUBLE RETAINING — SCALE: NTS



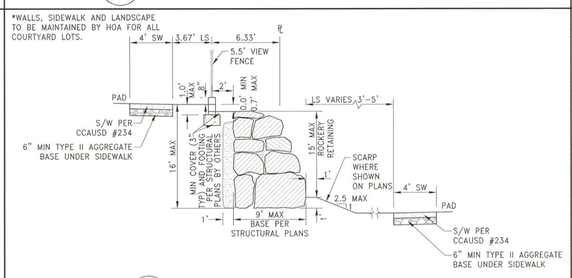
71 D-4 **EX SEWER ESMT** ADJACENT TO FUTURE LOTS 9 & 10 — SCALE: NTS



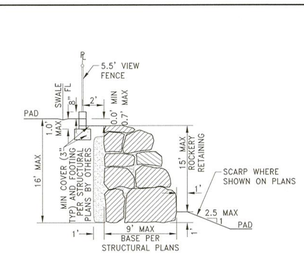
72 D-4 **EX EMERGENCY FIRE ACCESS ESMT** ADJACENT TO LOTS 2 & 3 — SCALE: NTS



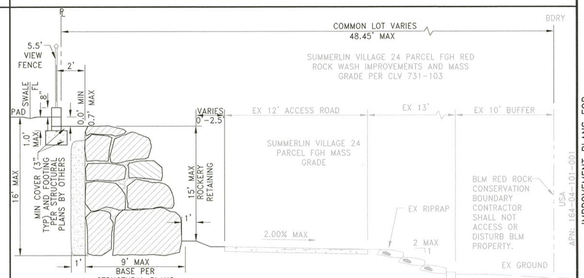
73 D-4 **EX SEWER ESMT** ADJACENT TO FUTURE LOTS 9 & 10 — SCALE: NTS



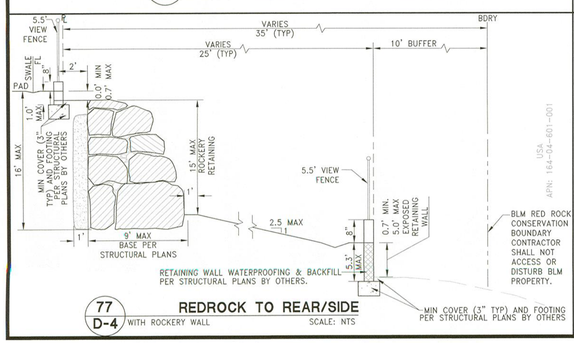
74 D-4 **COURTYARD FRONT TO FRONT** NO RETAINING WITH ROCKERY WALL — SCALE: NTS



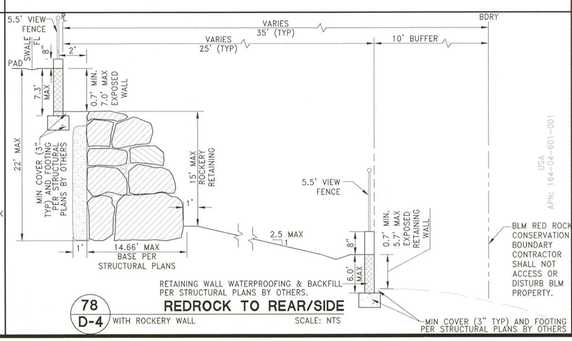
75 D-4 **REAR TO REAR** WITH ROCKERY WALL — SCALE: NTS



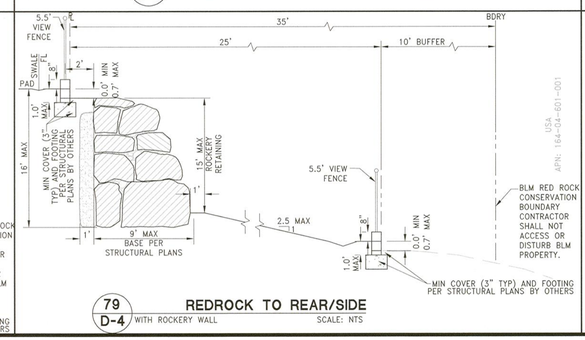
76 D-4 **EX REDROCK WASH TO REAR/SIDE** WITH ROCKERY WALL — SCALE: NTS



77 D-4 **REDROCK TO REAR/SIDE** WITH ROCKERY WALL — SCALE: NTS



78 D-4 **REDROCK TO REAR/SIDE** WITH ROCKERY WALL — SCALE: NTS



79 D-4 **REDROCK TO REAR/SIDE** WITH ROCKERY WALL — SCALE: NTS

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REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3045.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
IMPROVEMENT PLANS FOR
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CITY OF LAS VEGAS — NEVADA

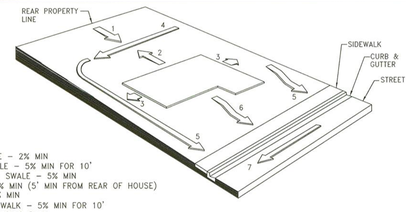
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

DATE: 1-23-20

DRAWING
D-4
SHT 20 OF 29
CLV DRAWING NUMBER

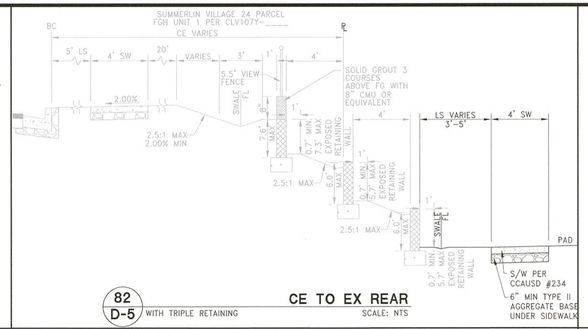
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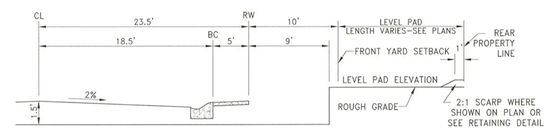


1. SLOPE FROM REAR TO SWALE – 2% MIN
2. SLOPE FROM HOUSE TO SWALE – 5% MIN FOR 10'
3. SLOPE FROM HOUSE TO SIDE SWALE – 5% MIN
4. SLOPE OF REAR SWALE – 1% MIN (5' MIN FROM REAR OF HOUSE)
5. SLOPE OF SIDE SWALE – 1% MIN
6. SLOPE FROM HOUSE TO SIDEWALK – 5% MIN FOR 10'
7. SLOPE OF STREET – PER GRADING PLAN

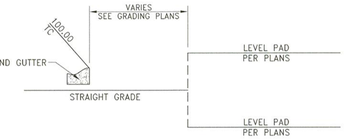
81 / D-5 TYPICAL LOT DRAINAGE
SCALE: NTS



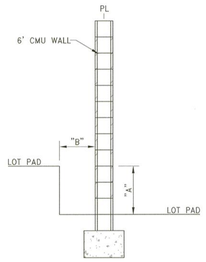
82 / D-5 CE TO EX REAR WITH TRIPLE RETAINING
SCALE: NTS



83 / D-5 ONSITE ROUGH GRADE FOR CUT/FILL
ONSITE STREET
SCALE: NTS

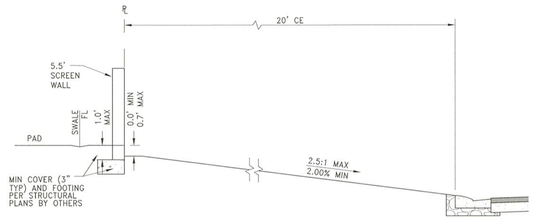


84 / D-5 TYPICAL CORNER LOT ROUGH GRADE FOR CUT/FILL
ONSITE STREET
SCALE: NTS

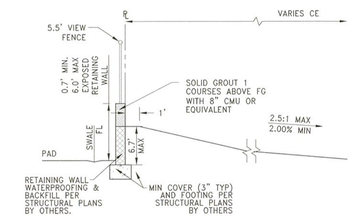


RET WALL HEIGHT	CUT BACK TO PAD
"A"	"B"
1.5'-2.5'	2.0'
3.0'-3.5'	2.5'
4.0'-5.0'	3.0'
5.0'-6.0'	3.5'

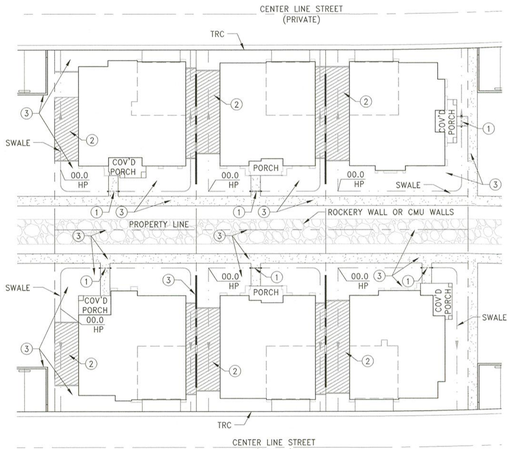
85 / D-5 RETAINING WALL ROUGH GRADE CUT BACK SECTION
ONSITE STREET
SCALE: NTS



86 / D-5 SIDE TO CE WITHOUT RETAINING
SCALE: NTS



87 / D-5 REAR/SIDE TO CE WITH RETAINING
SCALE: NTS



1. 4" PVC PIPE TYPICAL AS NEEDED
2. PRIVATE YARD SPACE TO BE MAINTAINED BY INDIVIDUAL HOMEOWNER.
3. ALL OTHER FACILITIES INCLUDES SIDEWALK, WALLS, SWALES, LANDSCAPE OUTSIDE OF PRIVATE YARD SPACE TO BE MAINTAINED BY HOA.

88 / D-5 TYPICAL COURTYARD LOTS
TYPICAL LOT
SCALE: 1"=30'

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VERT. SCALE: N/A
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DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 5 OF 5)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
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DATE: 1-23-20

DRAWING
D-5
SHT 21 OF 29
CLV DRAWING NUMBER
CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 3\50004_D-1.dwg gisierra 1/23/20 10:54am

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FAST
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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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

CONSTRUCTION NOTES

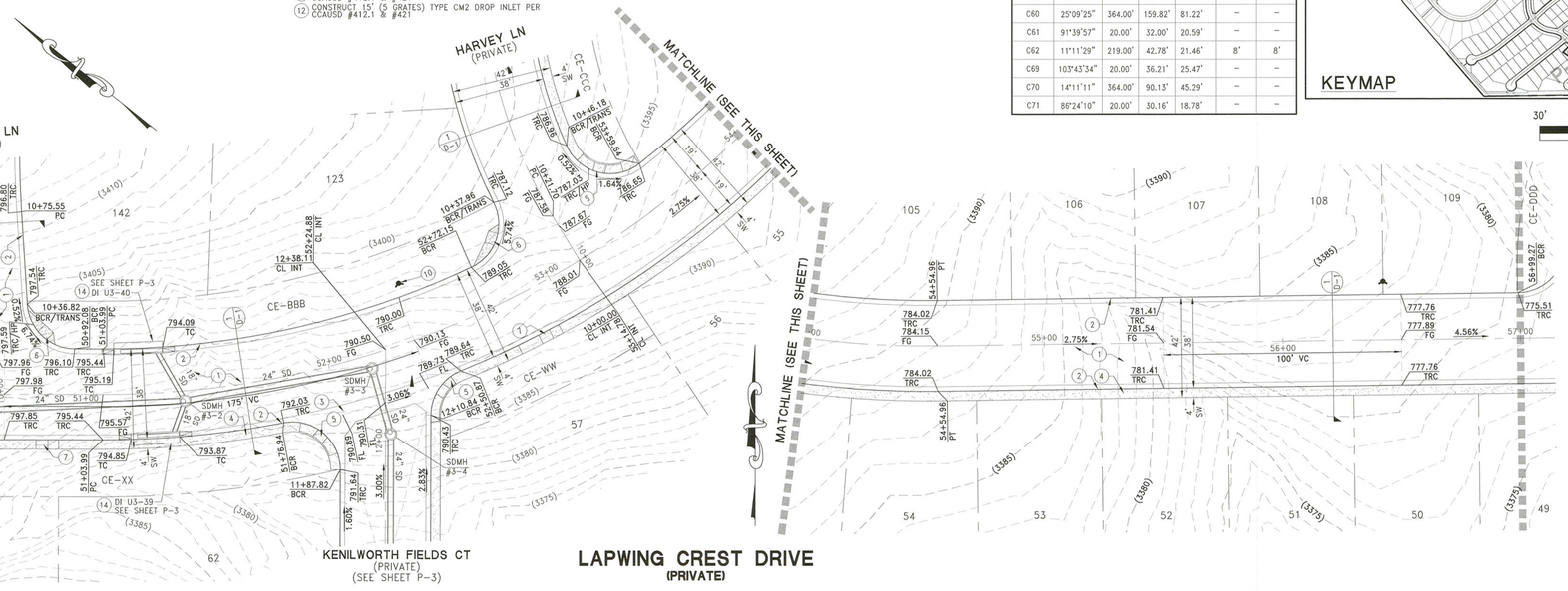
1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8' MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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9. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
10. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
11. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
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16. INSTALL 8' LONG 7' WIDE RIP RAP D50= 8" THICKNESS= 16"
17. REMOVE EXISTING RIP RAP
18. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO.238
19. INSTALL 4-INCH WIDE WHITE PAINTED STRIPE
20. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
21. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
22. 4" WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8' SEE GRADING SHEETS FOR LIMITS
23. CONSTRUCT HEADWALL PER NDOT DWG. NO. R-2.5.1
24. CONSTRUCT 22.5' (8 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
25. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1

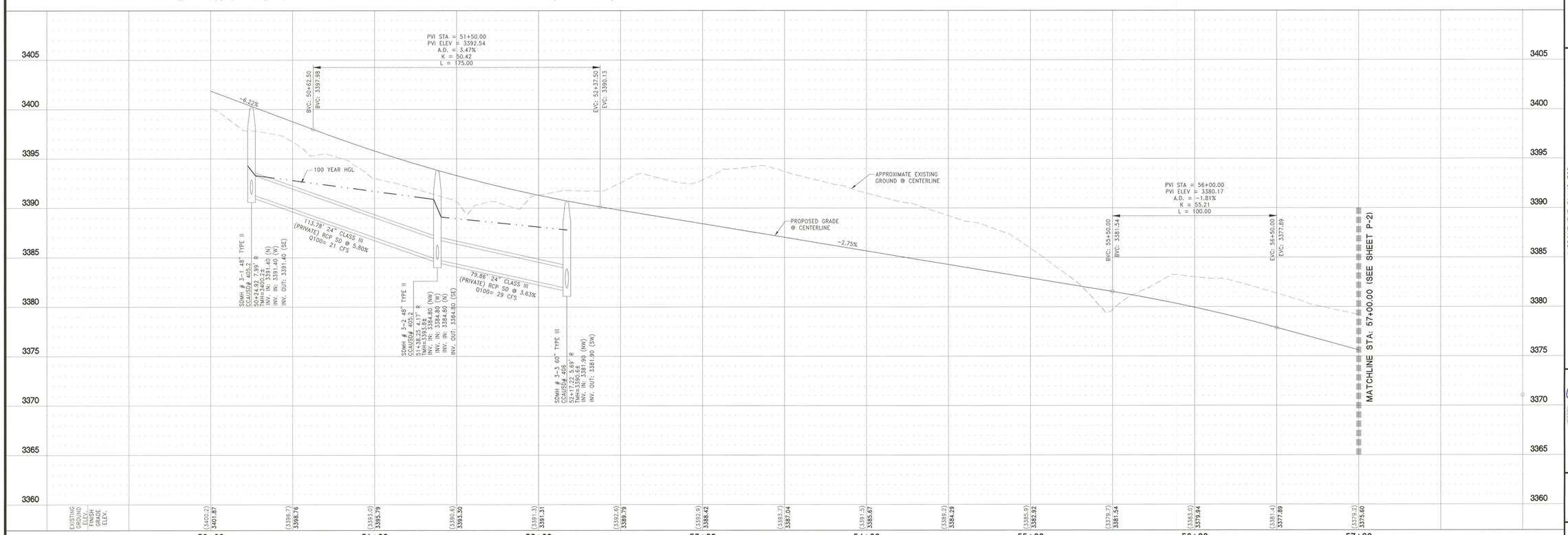
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C18	30°31'53"	402.00'	214.22'	109.72'	–	–
C19	68°01'36"	20.00'	23.75'	13.50'	4.5'	12'
C20	73°11'12"	20.00'	25.55'	14.85'	–	–
C22	100°54'51"	20.00'	35.23'	24.22'	8'	8'
C23	10°54'51"	402.00'	76.58'	38.40'	–	–
C24	90°00'00"	20.00'	31.42'	20.00'	4.5'	12'
C50	17°41'38"	219.00'	67.63'	34.09'	–	–
C51	90°00'00"	20.00'	31.42'	20.00'	–	–
C52	5°21'32"	465.00'	43.49'	21.76'	–	–
C59	86°17'52"	20.00'	30.12'	18.75'	–	–
C60	25°09'25"	364.00'	159.82'	81.22'	–	–
C61	91°39'57"	20.00'	32.00'	20.59'	–	–
C62	11°11'29"	219.00'	42.78'	21.46'	8'	8'
C69	103°43'34"	20.00'	36.21'	25.47'	–	–
C70	14°11'11"	364.00'	90.13'	45.29'	–	–
C71	86°24'10"	20.00'	30.16'	18.78'	–	–



30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'





LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

REV	DESCRIPTION	BY	APP'D	DATE
	FOR REVIEW ONLY			

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
CHECKED BY: AW
DESIGNED BY: CZ
APPROVED BY: CZ
PROJECT #: 3140.0057

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
LAPWING CREST DRIVE STA: 50+00.00-57+00.00
NEVADA
CITY OF LAS VEGAS 1/17/20 11:03am

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-1
SHT 15 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

O:\3140_LENR\0057_Summerlin_103_CIVIL_PS\Unit 3\50057_P-01.dwg scrabtoy

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CURVE TABLE

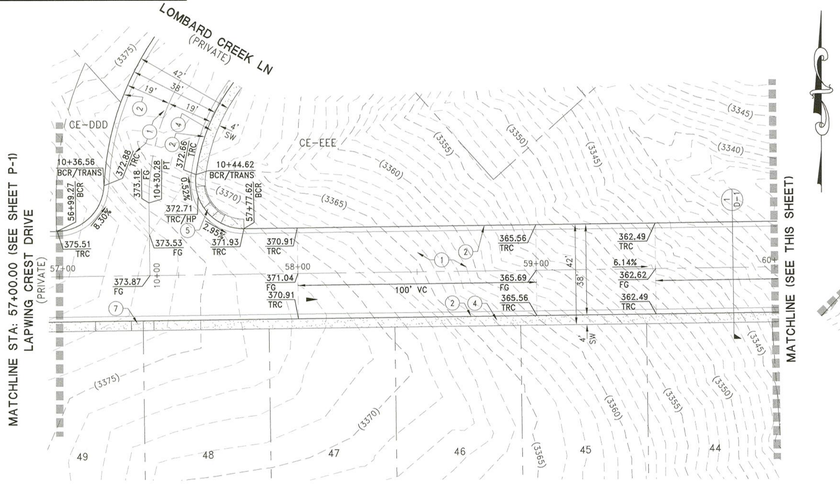
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C16	90°00'00"	20.00'	31.42'	20.00'	4.5'	12'
C17	46°39'32"	119.00'	96.91'	51.32'	–	–
C71	86°24'10"	20.00'	30.16'	18.78'	–	–
C72	17°08'51"	119.00'	35.61'	17.94'	–	–
C79	98°13'11"	20.00'	34.29'	23.10'	9.5'	4.5'
C80	22°17'56"	81.00'	31.52'	15.96'	–	–
C81	90°00'00"	20.00'	31.42'	20.00'	–	–
C83	40°34'59"	81.00'	57.37'	29.95'	–	–

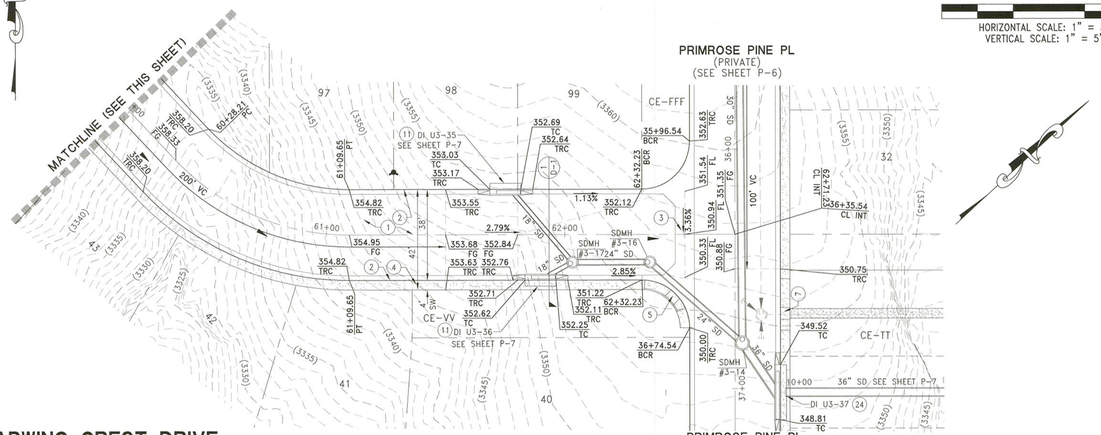
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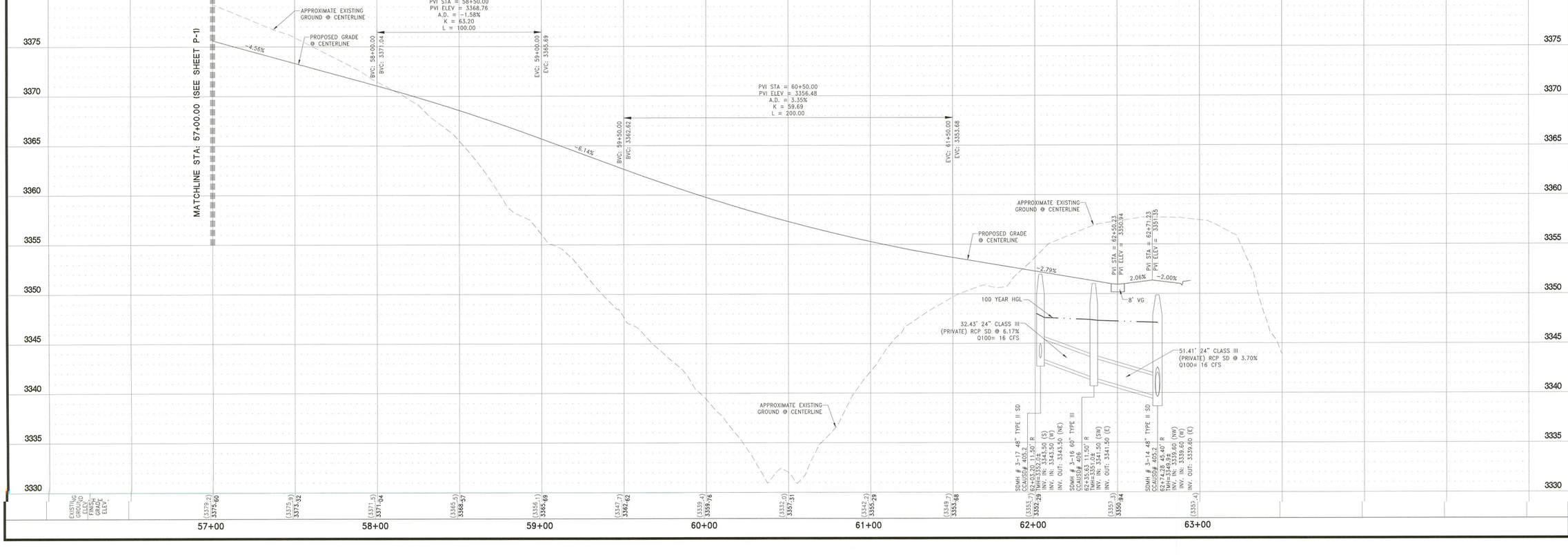


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LAPWING CREST DRIVE
(PRIVATE)



| | | |

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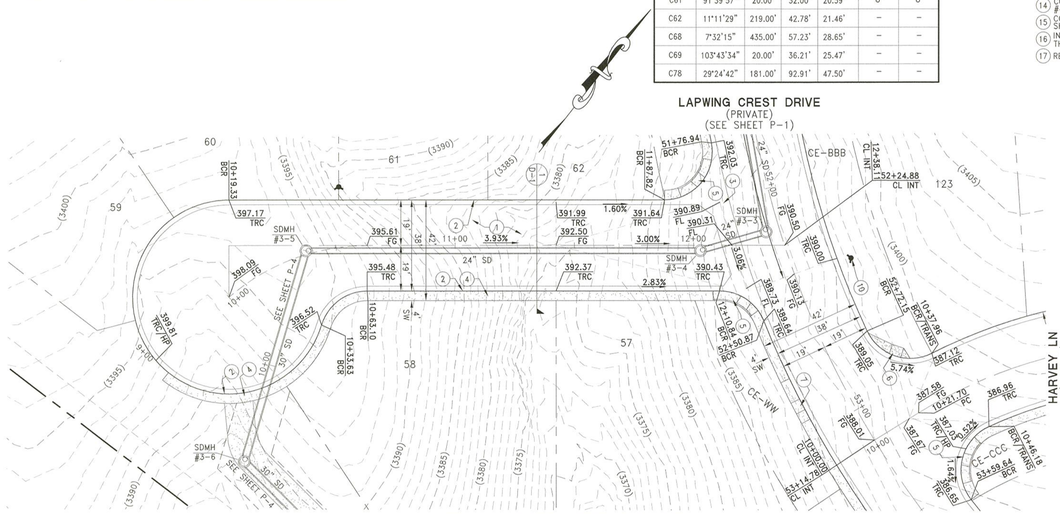
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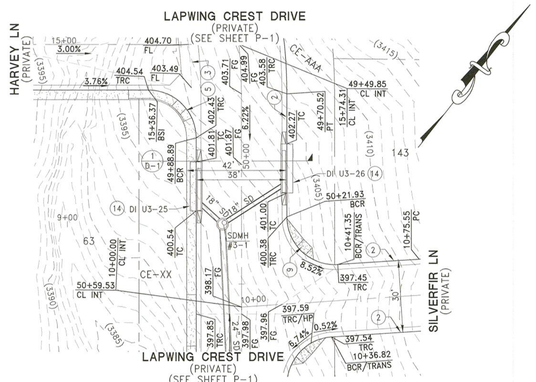
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C62	11°11'29"	219.00'	42.78'	21.46'	–	–
C68	7°32'15"	435.00'	57.23'	28.65'	–	–
C69	103°43'34"	20.00'	36.21'	25.47'	–	–
C78	29°24'42"	181.00'	92.91'	47.50'	–	–

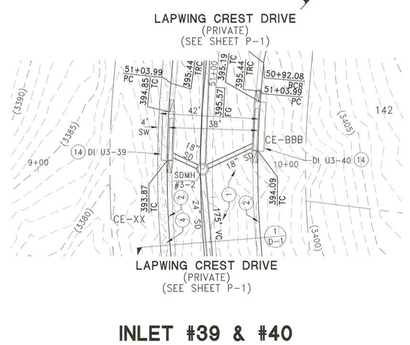
CONSTRUCTION NOTES

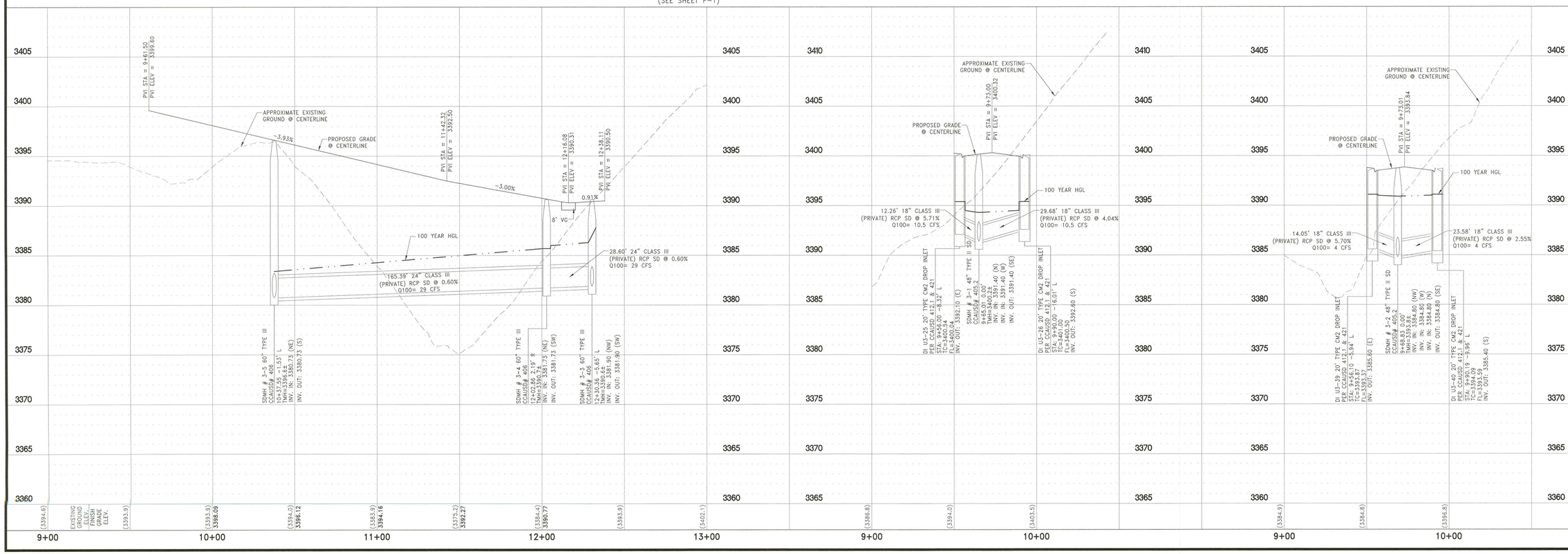
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REV	DESCRIPTION	BY	APP'D	DATE

FOR REVIEW ONLY

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
505 SOUTH RANCHO DRIVE, SUITE F17, LAS VEGAS, NV 89106
MAIN: 702.2453000 FAX: 702.2453091

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
KENLWORTH FIELS CT, INLET #25, #26, 39 & 40
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-3
SHT 17 OF 22

CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 3\50057_P-03.dwg scraboy 1/17/20 11:05am

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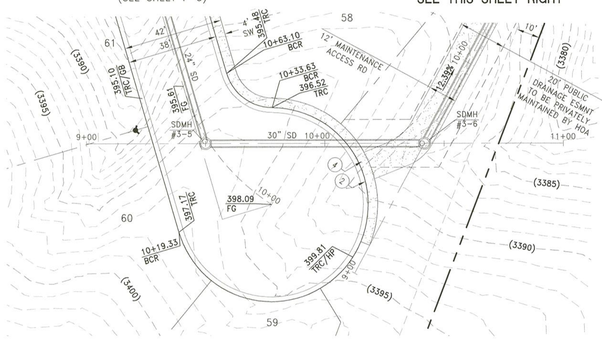
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2. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8' MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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8. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
9. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
10. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
11. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
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16. INSTALL 8' LONG 7' WIDE RIP RAP D50= 8" THICKNESS= 16"
17. REMOVE EXISTING RIP RAP
18. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO.238
19. INSTALL 4-INCH WIDE WHITE PAINTED STRIPE
20. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
21. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
22. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS
23. CONSTRUCT HEADWALL PER NDOT DWG. NO. R-2.5.1
24. CONSTRUCT 22.5' (8 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
25. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1



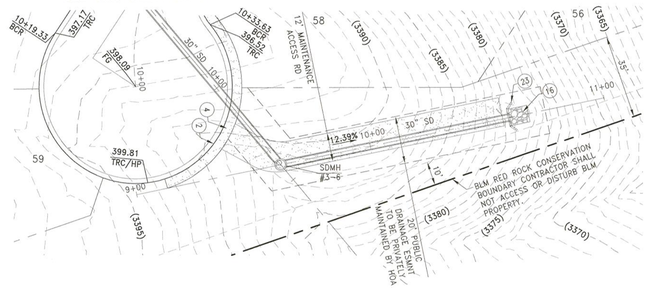
KENILWORTH FIELDS CT
(PRIVATE)
(SEE SHEET P-3)

SEE THIS SHEET RIGHT

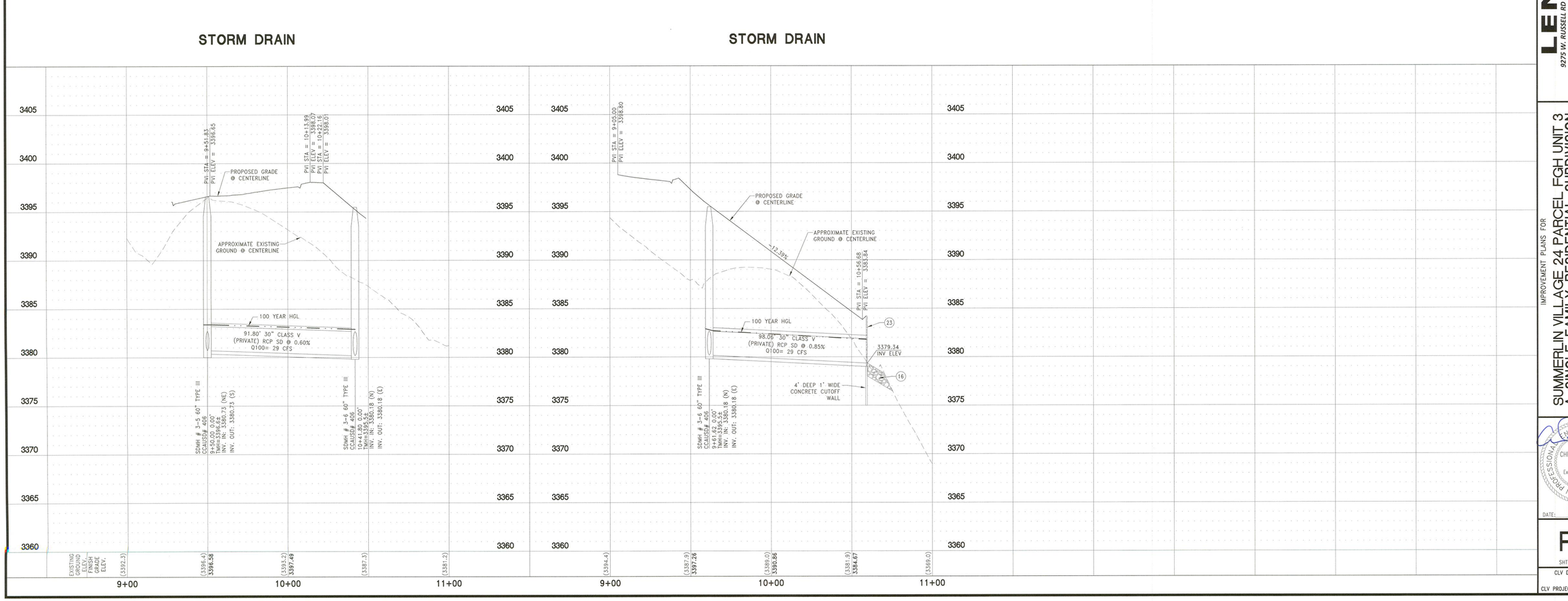


STORM DRAIN

SEE THIS SHEET LEFT



STORM DRAIN



FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
STORM DRAIN

CITY OF LAS VEGAS — NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1.23.20

DRAWING
P-4
SHT 18 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 3\SI0027_P-04.dwg scarobay 1/17/20 11:06am

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FAST
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1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
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1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

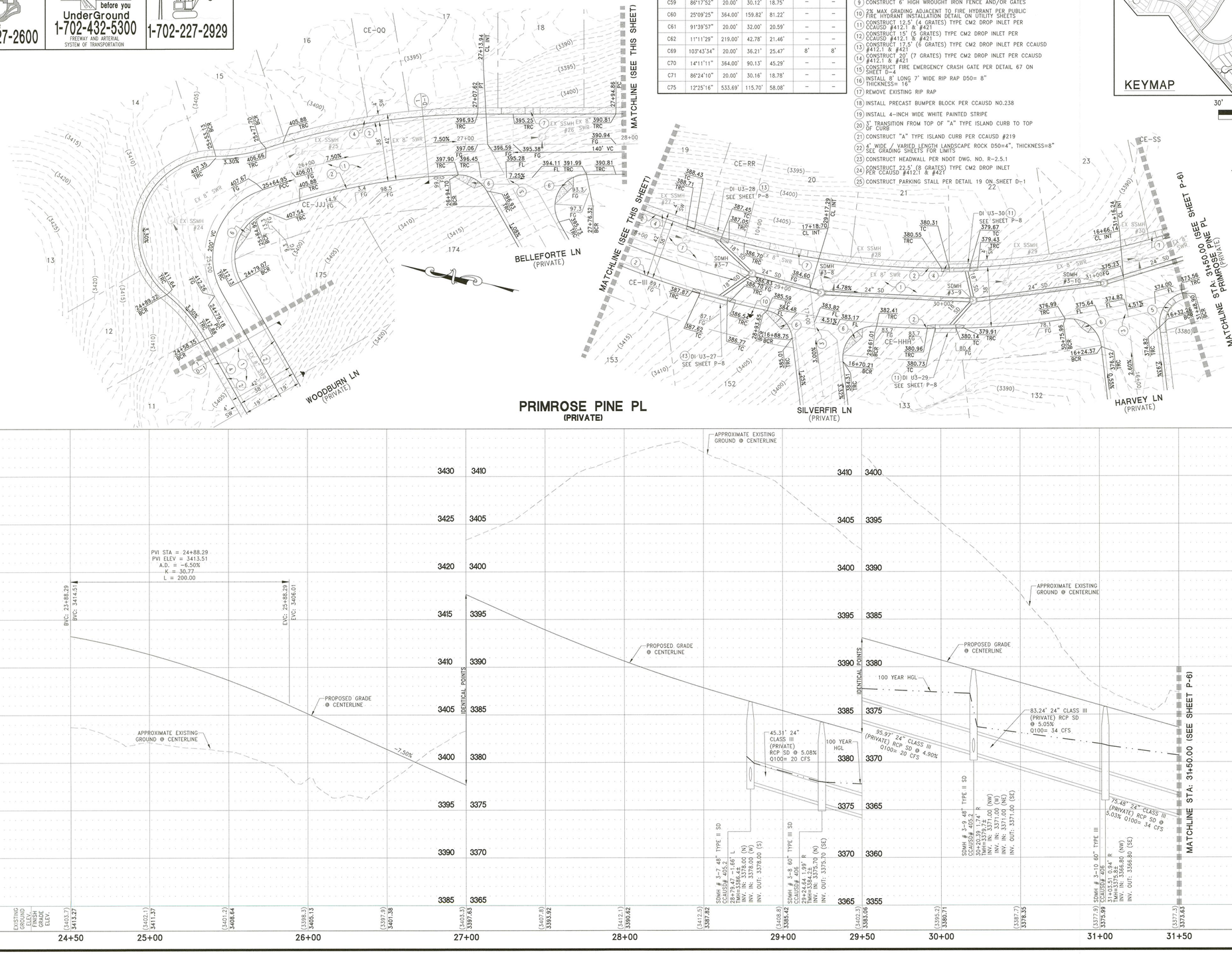
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C18	30°31'53"	402.00'	214.22'	109.72'	–	–
C19	68°01'36"	20.00'	23.75'	13.50'	4.5'	12'
C22	100°54'51"	20.00'	35.23'	24.22'	–	–
C23	10°54'51"	402.00'	76.58'	38.40'	8'	8'
C24	90°00'00"	20.00'	31.42'	20.00'	4.5'	12'
C51	90°00'00"	20.00'	31.42'	20.00'	–	–
C52	5°21'32"	465.00'	43.49'	21.76'	–	–
C59	86°17'52"	20.00'	30.12'	18.75'	–	–
C60	25°09'25"	364.00'	159.82'	81.22'	–	–
C61	91°39'57"	20.00'	32.00'	20.59'	–	–
C62	11°11'29"	219.00'	42.78'	21.46'	–	–
C69	103°43'34"	20.00'	36.21'	25.47'	8'	8'
C70	14°11'11"	364.00'	90.13'	45.29'	–	–
C71	86°24'10"	20.00'	30.16'	18.78'	–	–
C75	12°25'16"	533.69'	115.70'	58.08'	–	–

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" "R" CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8' MODIFIED ("R" CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
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30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



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REV	DESCRIPTION	BY	APP'D	DATE
	FOR REVIEW ONLY			

DATE: January 17, 2020
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3340.0057

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
PRIMROSE PINE PL STA: 24+50.00-31+50.00
NEVADA
CITY OF LAS VEGAS

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-17-20

DRAWING
P-5
SHT 19 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

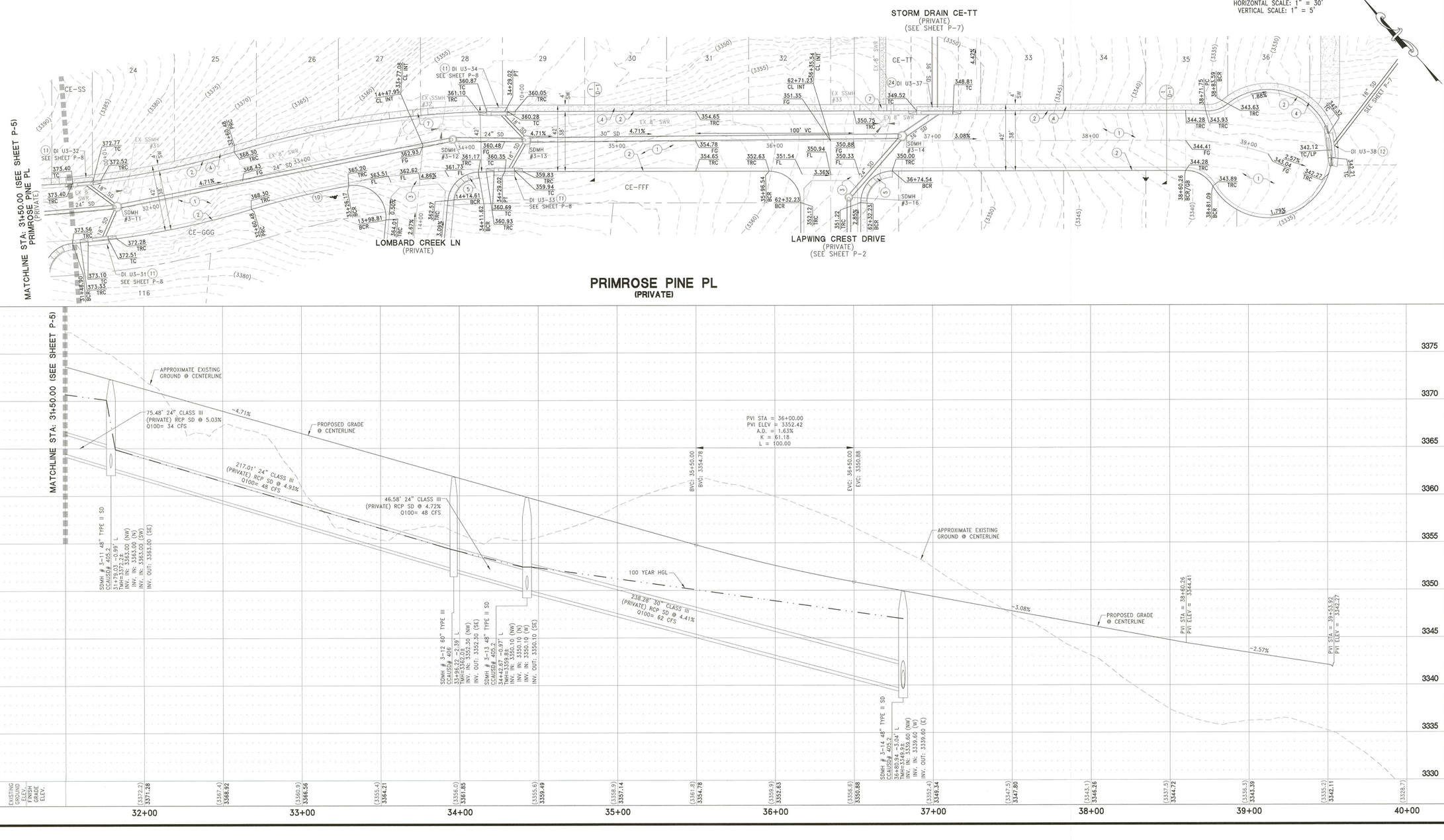
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26. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C10	51°50'02"	495.69'	448.43'	240.87'	–	–
C11	16°47'40"	594.00'	174.11'	87.68'	–	–
C12	3°56'29"	182.03'	12.52'	6.26'	–	–
C13	42°56'02"	20.00'	14.99'	7.86'	–	–
C14	139°49'57"	40.50'	98.84'	110.77'	–	–
C15	59°43'34"	20.00'	20.85'	11.48'	4.5'	12'
C16	90°00'00"	20.00'	31.42'	20.00'	–	–
C73	91°04'08"	20.00'	31.79'	20.38'	–	–
C74	6°32'43"	556.00'	63.52'	31.79'	–	–
C75	12°25'16"	533.69'	115.70'	58.08'	4.5'	15'
C76	80°09'54"	20.00'	27.98'	16.83'	–	–
C81	90°00'00"	20.00'	31.42'	20.00'	4.5'	15'
C82	82°48'15"	20.00'	28.90'	17.63'	–	–



30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



REV	DESCRIPTION	BY	APPD	DATE
	FOR REVIEW ONLY			

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
PRIMROSE PINE PL STA: 31+50.00-40+00.00
NEVADA

CITY OF LAS VEGAS

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 15976
DATE: 1-23-20

DRAWING
P-6
SHT 20 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

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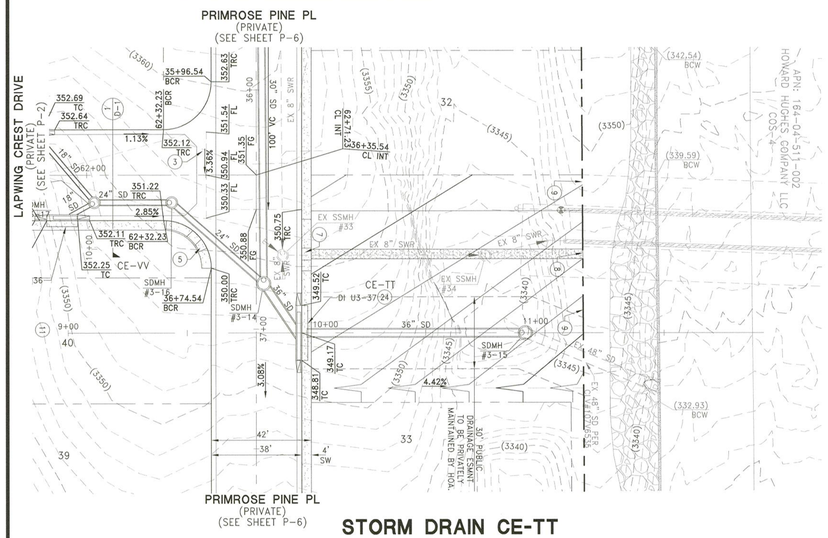
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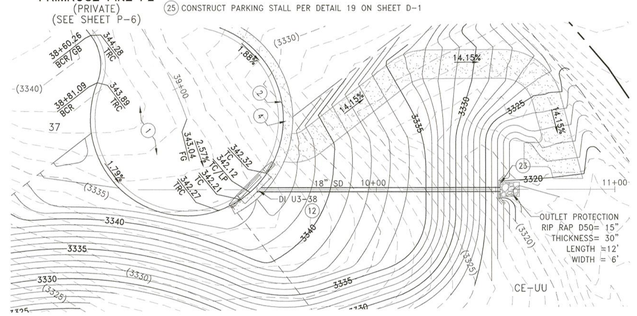
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CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C14	139°49'57"	40.50'	98.84'	110.77'	–	–
C15	59°43'34"	20.00'	20.85'	11.48'	–	–
C16	90°00'00"	20.00'	31.42'	20.00'	4.5'	12'
C19	68°01'36"	20.00'	23.75'	13.50'	4.5'	12'
C81	90°00'00"	20.00'	31.42'	20.00'	–	–

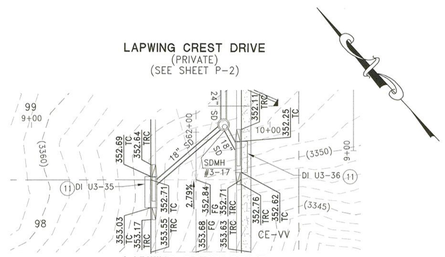




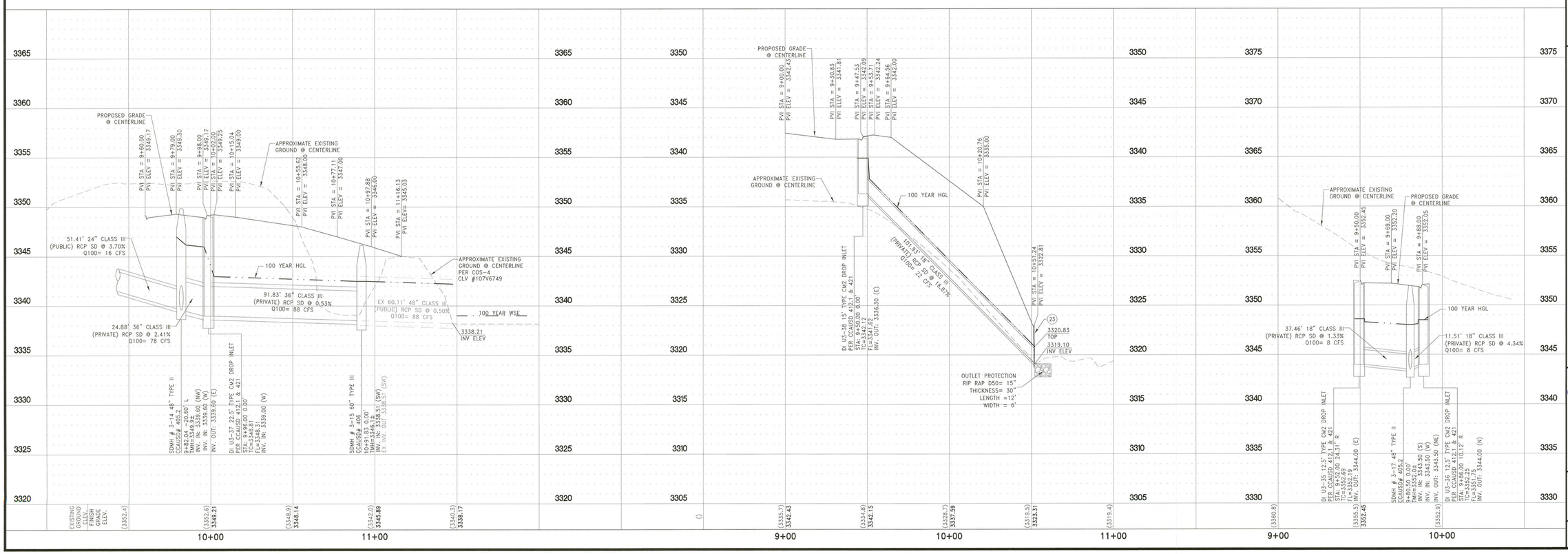
STORM DRAIN CE-TT
(PUBLIC)



STORM DRAIN CE-UU
(PUBLIC)



INLET #35 AND #36



FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
STORM DRAIN CE-TT AND STORM DRAIN CE-UU
NEVADA
CITY OF LAS VEGAS

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13975
DATE: 1-23-20

DRAWING
P-7
SHT 21 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

G:_3040_LENR_0057_Summerlin_103_CIVIL_PS\Unit 3\30007_P-07.dwg scarobay 1/17/20 11:08am

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 OR 1-800-227-2600

FAST
Call before you UnderGround 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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

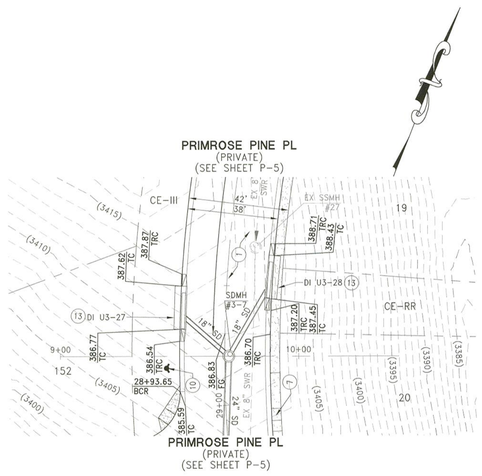
CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
3. CONSTRUCT 8' MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
4. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
5. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
7. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
8. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
9. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
10. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
11. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
12. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
13. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
14. CONSTRUCT 20' (7 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
15. CONSTRUCT FIRE EMERGENCY CRASH GATE PER DETAIL 67 ON SHEET D-4
16. INSTALL 8' LONG 7' WIDE RIP RAP D50= 8" THICKNESS= 16"
17. REMOVE EXISTING RIP RAP
18. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO.238
19. INSTALL 4-INCH WIDE WHITE PAINTED STRIPE
20. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
21. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
22. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS
23. CONSTRUCT HEADWALL PER NDOT DWG. NO. R-2.5.1
24. CONSTRUCT 22.5' (8 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
25. CONSTRUCT PARKING STALL PER DETAIL 19 ON SHEET D-1

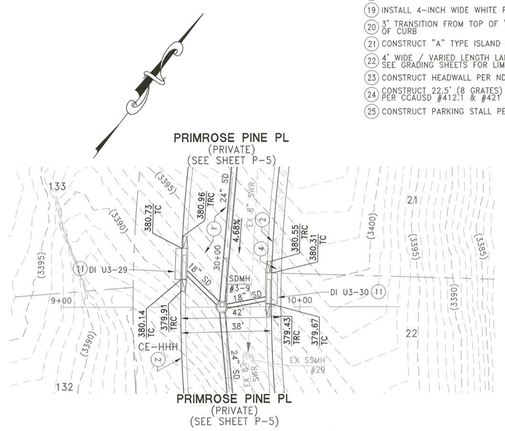
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C10	51°50'02"	495.69'	448.43'	240.87'	–	–
C54	71°25'10"	20.00'	24.93'	14.38'	–	–
C55	10°59'50"	533.69'	102.44'	51.38'	–	–
C76	80°09'54"	20.00'	27.98'	16.83'	4.5'	15'
C82	82°48'15"	20.00'	28.90'	17.63'	4.5'	15'



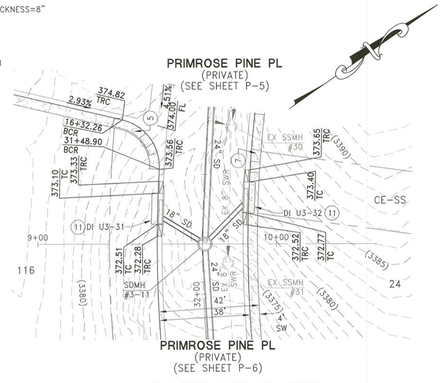
30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



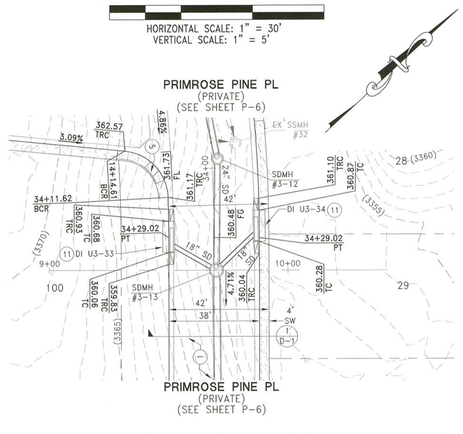
INLET #27 & #28
(PRIVATE)



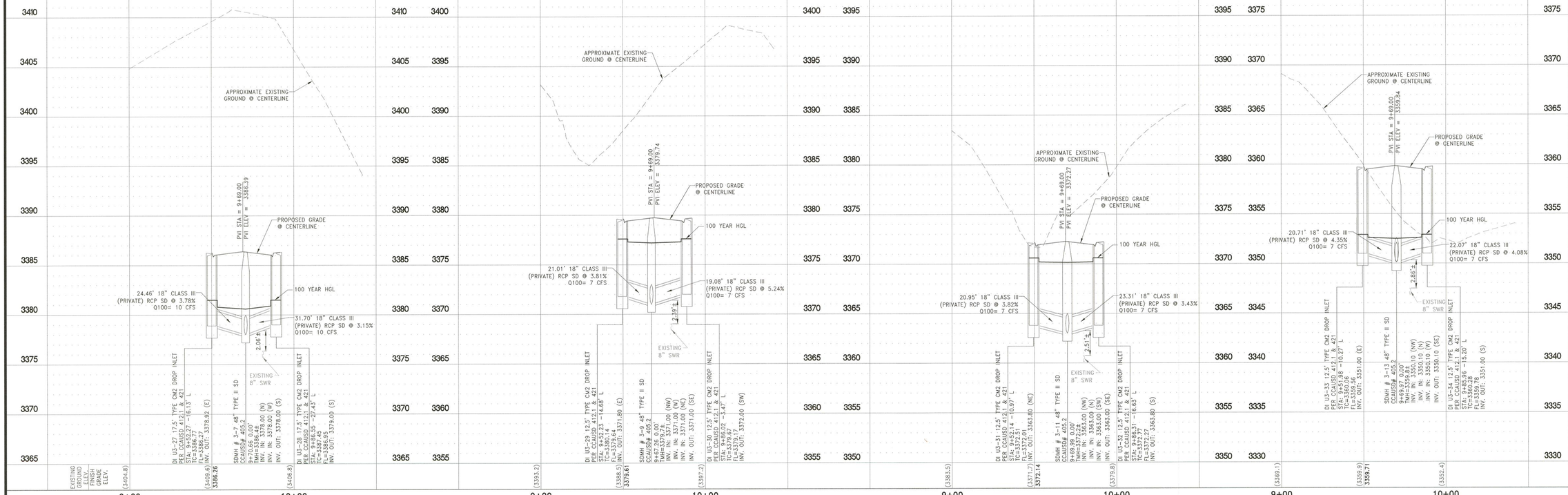
INLET #29 & #30
(PRIVATE)



INLET #31 & #32
(PRIVATE)



INLET #33 & #34
(PRIVATE)



FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
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500 SOUTH RAINBOW DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 3
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
INLET #27, #28, #29, #30, # 31, #32, #33 AND & 34

CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZBINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

DATE: 1-23-20

DRAWING
P-8
SHT 22 OF 22
CLV DRAWING NUMBER
CLV PROJECT #

G:_3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 3\S0007_P-08.dwg scaraboy 1/17/20 11:10am

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

BY LENNAR®

LEGAL DESCRIPTION

LOT F/G/H AS SHOWN ON THE FINAL MAP OF STONEBRIDGE UNIT 3 ON FILE IN BOOK 152 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

OWNER:

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

DEVELOPER:

LENNAR
9275 W. RUSSELL RD SUITE 400 LAS VEGAS, NV 89148®
PHONE: (702) 736-9100 FAX: (702) 736-9200

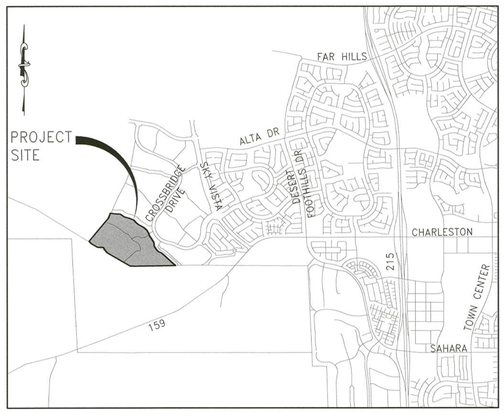
DESIGN ENGINEER:

RCI
500 South Ranch Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801
Engineering

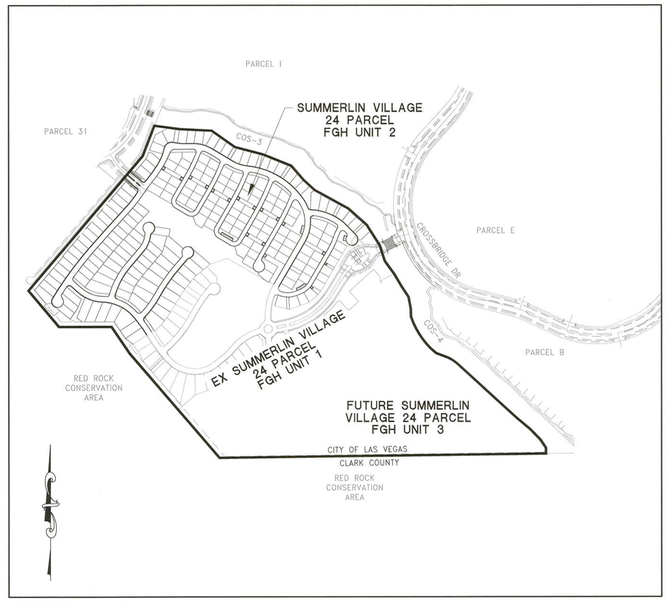
APN: 164-04-511-001
CITY OF LAS VEGAS, NEVADA
44.03+/- ACRES

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	C-1	COVER SHEET
2	N-1	GENERAL NOTES, LEGENDS, AND ABBREVIATIONS
3	G-1	GRADING PLAN (SHEET 1 OF 12)
4	G-2	GRADING PLAN (SHEET 2 OF 12)
5	G-3	GRADING PLAN (SHEET 3 OF 12)
6	G-4	GRADING PLAN (SHEET 4 OF 12)
7	G-5	GRADING PLAN (SHEET 5 OF 12)
8	G-6	GRADING PLAN (SHEET 6 OF 12)
9	G-7	GRADING PLAN (SHEET 7 OF 12)
10	G-8	GRADING PLAN (SHEET 8 OF 12)
11	G-9	GRADING PLAN (SHEET 9 OF 12)
12	G-10	GRADING PLAN (SHEET 10 OF 12)
13	G-11	GRADING PLAN (SHEET 11 OF 12)
14	G-12	GRADING PLAN (SHEET 12 OF 12)
15	D-1	GRADING DETAILS (SHEET 1 OF 5)
16	D-2	GRADING DETAILS (SHEET 2 OF 5)
17	D-3	GRADING DETAILS (SHEET 3 OF 5)
18	D-4	GRADING DETAILS (SHEET 4 OF 5)
19	D-5	GRADING DETAILS (SHEET 5 OF 5)
20	MU-1	MASTER UTILITY PLAN
21	U-1	UTILITY PLAN (SHEET 1 OF 12)
22	U-2	UTILITY PLAN (SHEET 2 OF 12)
23	U-3	UTILITY PLAN (SHEET 3 OF 12)
24	U-4	UTILITY PLAN (SHEET 4 OF 12)
25	U-5	UTILITY PLAN (SHEET 5 OF 12)
26	U-6	UTILITY PLAN (SHEET 6 OF 12)
27	U-7	UTILITY PLAN (SHEET 7 OF 12)
28	U-8	UTILITY PLAN (SHEET 8 OF 12)
29	U-9	UTILITY PLAN (SHEET 9 OF 12)
30	U-10	UTILITY PLAN (SHEET 10 OF 12)
31	U-11	UTILITY PLAN (SHEET 11 OF 12)
32	U-12	UTILITY PLAN (SHEET 12 OF 12)
33	P-1	PLAN AND PROFILE MAYFIELD MANOR DR STA: 10+00.00 – 18+00.00
34	P-2	PLAN AND PROFILE NORWOOD HEIGHTS LN STA: 9+00.00 – 17+00.00
35	P-3	PLAN AND PROFILE NORWOOD HEIGHTS LN STA: 17+00.00 – 23+50.00
36	P-4	PLAN AND PROFILE MELROSE CANYON RD STA: 23+50.00 –31+50.00
37	P-5	PLAN AND PROFILE MELROSE CANYON DR & PIPIT MEADOW DR
38	P-6	PLAN AND PROFILE PIPIT MEADOW DR STA: 38+00.00 – 41+00.00
39	P-7	PLAN AND PROFILE TWINFLOWER PEAK CT 9+50.00 – 10+50.00
40	P-8	PLAN AND PROFILE GORSE GROVE CT STA: 9+50.00 – 16+50.00
41	P-9	PLAN AND PROFILE RAMSAY GARDEN LN STA: 9+50.00 – 16+00.00
42	P-10	PLAN AND PROFILE MARKET GROVE LN STA: 15+00.00 – 21+00.00
43	P-11	PLAN AND PROFILE CARLTON TERRACE LN STA: 9+50.00 – 16+00.00
44	P-12	PLAN AND PROFILE REGENT TERRACE LN STA: 16+00.00 – 22+50.00
45	P-13	PLAN AND PROFILE ELMWOOD FOREST LN STA: 9+00.00 –16+50.00
46	P-14	PLAN AND PROFILE KINGS CLIFF LN STA: 9+50.00 – 13+00.00
47	P-15	PLAN AND PROFILE KINGS CLIFF LN STA: 13+00.00 – 18+00.00
48	P-16	PLAN AND PROFILE ALPINE CREEK PL & EX STORM DRAIN
49	P-17	PLAN AND PROFILE INLET #13, #14, #16 AND #17
50	P-18	PLAN AND PROFILE INLET #18, #19, #20, #21 #22 AND #23
51	S-1	SIGNAGE AND STRIPING PLAN (SHEET 1 OF 13)
52	S-2	SIGNAGE AND STRIPING PLAN (SHEET 2 OF 13)
53	S-3	SIGNAGE AND STRIPING PLAN (SHEET 3 OF 13)
54	S-4	SIGNAGE AND STRIPING PLAN (SHEET 4 OF 13)
55	S-5	SIGNAGE AND STRIPING PLAN (SHEET 5 OF 13)
56	S-6	SIGNAGE AND STRIPING PLAN (SHEET 6 OF 13)
57	S-7	SIGNAGE AND STRIPING PLAN (SHEET 7 OF 13)
58	S-8	SIGNAGE AND STRIPING PLAN (SHEET 8 OF 13)
59	S-9	SIGNAGE AND STRIPING PLAN (SHEET 9 OF 13)
60	S-10	SIGNAGE AND STRIPING PLAN (SHEET 10 OF 13)
61	S-11	SIGNAGE AND STRIPING PLAN (SHEET 11 OF 13)
62	S-12	SIGNAGE AND STRIPING PLAN (SHEET 12 OF 13)
63	S-13	SIGNAGE AND STRIPING PLAN (SHEET 13 OF 13)



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

DISCLAIMER NOTE:

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NOTES

SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: ACCESS CONSULTING ENGINEERS
PROJECT NO. #19-148
DATED: APRIL 20, 2019

CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 6,200 CY
NET FILL: 6,200CY

APPROVED BY:

CITY OF LAS VEGAS

ROSA CORTEZ, P.E. #17505 — DATE
ACTING CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CITY OF LAS VEGAS PLANNING DEPARTMENT — DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

CENTURYLINK

CENTRAL TELEPHONE COMPANY – dba CENTURYLINK — DATE

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

SOUTHWEST GAS CORPORATION

SOUTHWEST GAS CORPORATION — DATE

COX COMMUNICATIONS LAS VEGAS INC.

COX COMMUNICATIONS LAS VEGAS INC. — DATE

NV ENERGY

NV ENERGY COMPANY — DATE

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

CITY OF LAS VEGAS FIRE DEPARTMENT

CITY OF LAS VEGAS FIRE DEPARTMENT — DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT # ___ — FIRST APPROVED DATE: ___
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW N/A GPM

LVVWD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLAN MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

SHEETS: C-1, N-1, MU-1, U-1, P-1, P-2

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 17, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
NEVADA

COVER SHEET

CITY OF LAS VEGAS



DATE: 1.13.20

DRAWING
C-1
SHT 1 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

G:\3040_LENR\0057_Summerlin_1031_CIVIL_IPS\Unit 2\30001_C-1.dwg scarobay 1/17/20 1:19pm

CITY OF LAS VEGAS GENERAL NOTES

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

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

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

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

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

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

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

8. AC PAVEMENT TO BE ONE-HALF INCH (½") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

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

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

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

12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY ACCESS CONSULTING ENGINEERS, PROJECT #19-148, DATED APRIL 20, 2019, APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

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

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

15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER. WALL NOTES:

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

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

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

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

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

21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES. STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS, THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

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

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

CITY OF LAS VEGAS TRAFFIC NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

DEVIATIONS FROM STANDARDS

NONE

CITY OF LAS VEGAS HYDRANT AND ACCESS GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6531 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S – APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 3310, § 3312
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.7.3
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.3
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102
    - RESIDENTIAL – 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
    - COMMERCIAL – 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%. ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS IFC § 503.2.4
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB. NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC § 503.1.1
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEADENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MOU
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM IFC § 503.6
29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL VERTICAL COMPACTION
   A. PAVEMENT AREA SUBGRADE 0.1'+ +0.0' TO –0.1' SEE SOILS REPORT
   B. ENGINEERED FILL 0.5'+ +0.1' TO –0.1' SEE SOILS REPORT COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AS DIRECTED BY AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

STORMWATER RUNOFF MANAGEMENT

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS 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 III.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.

5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

SOUTHWEST GAS CONSTRUCTION NOTES

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
   A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND MUNICIPALITIES.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.
5. SOUTHWEST GAS CORPORATION STAND BY CONTACT NUMBER 702-400-1789.

SOUTHWEST GAS CORPORATION _____ DATE

CITY OF LAS VEGAS SEWER NOTES

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

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 OR 1-800-227-2600

FAST Call before you UnderGround 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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 14,200 CY
   NET FILL: 14,200 CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL B2 SHEET D-5
6. CONSTRUCT 8' MODIFIED (R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
8. CONSTRUCT 5' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
9. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
11. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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14. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
17. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 86 ON SHEET D-5
18. CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
19. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
20. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
21. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
22. CONSTRUCT PARKING STALL PER DETAIL 90 ON SHEET D-5
23. REMOVE EXISTING RIP RAP
24. INSTALL PRECAST BUMPER PER CCAUSD NO. 238
25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
26. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
27. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS

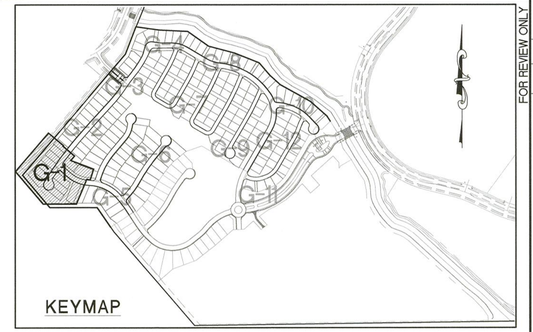
NOTE
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

NOTE
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SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT





30' 15' 0' 30' 60'
SCALE: 1" = 30'

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 1 OF 12)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI Exp. 6/30/2020 CIVIL No. 13976 STATE OF NEVADA PROFESSIONAL ENGINEER

DATE: 1.23.20

DRAWING
G-1
SHT 3 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LENR\0057_Summerlin_103_CIVIL_PFS\Unit 2\35003_G-1.dwg gtierra 1/23/20 1:34pm

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
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Call 811 OR 1-800-227-2600

FAST
Call before you UnderGround
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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
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8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 14,200 CY
   NET FILL: 14,200 CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" "R" TYPE CURB PER DETAIL 82 SHEET D-5
6. CONSTRUCT 8' MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
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10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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NOTE

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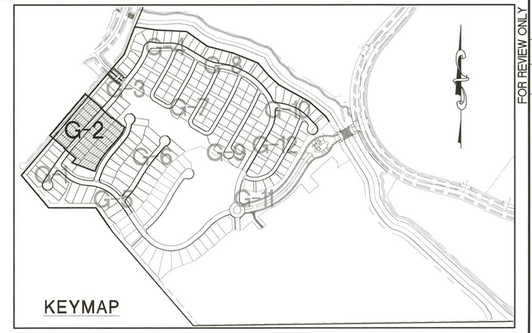
NOTE

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SEWER EASEMENT NOTE

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30' 15' 0' 30' 60'
SCALE: 1" = 30'

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 — DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 21, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N.A.
DRAWN BY: SC
DESIGNED BY: AM
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3540.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 2 OF 12)

CITY OF LAS VEGAS — NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
NO. 13976
DATE: 1.23.20

DRAWING
G-2
SHT 4 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

D:\3540_LENR\005_Summerlin_\03_CIVIL_UPS\Unit 2\53002_G-1.dwg scarabay 1/21/20 3:55pm

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1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

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NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

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   PROJECT NO. #19-148
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   EXISTING TO FINISH GRADE ELEVATIONS
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   NET FILL: 14,200 CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
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CONSTRUCTION NOTES

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6. CONSTRUCT 8" MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
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16. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
17. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL B6 ON SHEET D-5
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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3540.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
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RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 3 OF 12)

CITY OF LAS VEGAS NEVADA

C:\3540_LENR\0057_Summerlin_103_CIVIL_PPS\Unit 2\53003_G-1.dwg gtsierro 1/23/20 1:25pm

PROFESSIONAL ENGINEER — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA

DATE: 1.23.20

DRAWING
G-3
SHT 5 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE, SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 14,200 CY
   NET FILL: 14,200 CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL 82 SHEET D-5
6. CONSTRUCT 8" MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
8. CONSTRUCT 5' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
9. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
11. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
12. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
13. CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
14. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
17. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 86 ON SHEET D-6
18. CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
19. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
20. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
21. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
22. CONSTRUCT PARKING STALL PER DETAIL 90 ON SHEET D-5
23. REMOVE EXISTING RIP RAP
24. INSTALL PRECAST BUMPER PER CCAUSD NO. 238
25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
26. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
27. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS

NOTE

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NOTE

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SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 — DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 4 OF 12)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER
DATE: 1.23.20

DRAWING
G-4
SHT 6 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

G:\3040_LENR\0057_Summerlin_103_CIVIL_JPS\Unit 2\30003_G-1.dwg gisierra 1/23/20 1:24pm

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   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 14,200 CY
   NET FILL: 14,200 CY
10. SEE DETAIL B1/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL B2 SHEET D-5
6. CONSTRUCT B- MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
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17. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL B6 ON SHEET D-5
18. CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
19. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
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25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
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SEWER EASEMENT NOTE

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30' 15' 0' 30' 60'
SCALE: 1" = 30'

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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 5 OF 12)
NEVADA
CITY OF LAS VEGAS

O:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 2\50003_G-1.dwg awillis 1/23/20 12:59pm

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-23-20

DRAWING
G-5
SHT 7 OF 63
CLV DRAWING NUMBER
CLV PROJECT #_____

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BENCHMARK

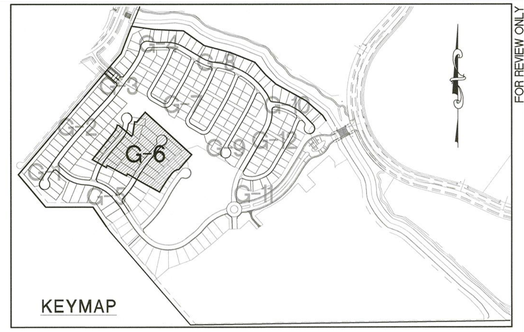
CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
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30' 15' 0' 30' 60'
SCALE: 1" = 30'

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
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3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL 82 SHEET D-5
6. CONSTRUCT 8" MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
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21. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
22. CONSTRUCT PARKING STALL PER DETAIL 90 ON SHEET D-5
23. REMOVE EXISTING RIP RAP
24. INSTALL PRECAST BUMPER PER CCAUSD NO. 238
25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
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5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 14,200 CY
   NET FILL: 14,200 CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 6 OF 12)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER
DATE: 1-23-20

DRAWING
G-6
SHT 8 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

0:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 2\30003_G-1.dwg scarabay 1/17/20 1:25pm

DISCLAIMER NOTE:

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FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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1-702-227-2929

BUILDING PERMIT NOTE

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FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

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ENGINEERS NOTES

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   PROJECT NO. #19-148
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CONSTRUCTION NOTES

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9. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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27. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS

NOTE

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NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

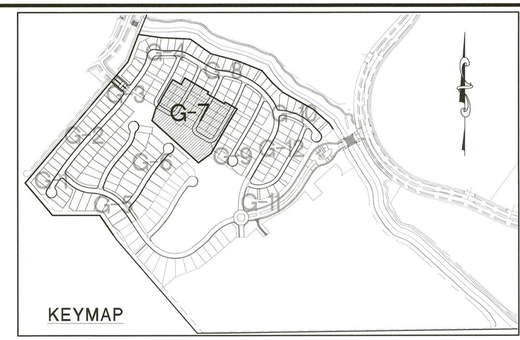
RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE





30' 15' 0' 30' 60'
SCALE: 1" = 30'

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3140.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RAINBOW BLVD., SUITE 11, LAS VEGAS, NV 89145
PHONE: (702) 243-5800 FAX: 702-243-5801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 7 OF 12)
CITY OF LAS VEGAS NEVADA

O:\3040_LENR\0057_Summerlin_103_CIVIL_JPS\Unit 2\50003_G-1.dwg scarabay 1/17/20 1:26pm

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1-03-20

DRAWING
G-7
SHT 9 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

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MELROSE CANYON DR (PRIVATE) CE-I
MARKET GROVE LN (PRIVATE) CE-I
REGENT TERRACE LN (PRIVATE) CE-I
MATCHLINE SEE G-6
MATCHLINE SEE G-7
MATCHLINE SEE G-10
APN: 137-33-810-004 HOWARD HUGHES COMPANY LLC COS-3
EXISTING COS-3 IMPROVEMENTS PER CLV #107-6924
WSEL= 3508
WSEL= 3506.4
WSEL= 3501.3
WSEL= 3496.4
WSEL= 3493.3
WSEL= 3488.1
WSEL= 3482.4
380 FF=3522.20 PAD=3521.4
381 FF=3515.60 PAD=3514.8
382 FF=3511.60 PAD=3510.8
383 FF=3507.60 PAD=3506.8
384 FF=3501.10 PAD=3500.3
385 FF=3497.30 PAD=3496.5
386 FF=3493.40 PAD=3492.6
387 FF=3486.60 PAD=3485.8
350 FF=3521.10 PAD=3520.3 GFE=3519.80
339 FF=3520.40 PAD=3519.6 GFE=3519.20
349 FF=3522.10 PAD=3521.3 GFE=3520.80
340 FF=3521.50 PAD=3520.7
338 FF=3508.20 PAD=3507.4 GFE=3507.10
341 FF=3522.30 PAD=3521.5 GFE=3521.20
337 FF=3508.90 PAD=3508.1 GFE=3507.60
336 FF=3509.40 PAD=3508.6 GFE=3508.10
325 FF=3507.40 PAD=3506.6 GFE=3506.20
326 FF=3508.60 PAD=3507.8 GFE=3507.50
327 FF=3509.10 PAD=3508.3 GFE=3508.10
322 FF=3496.60 PAD=3495.8 GFE=3495.60
323 FF=3495.60 PAD=3494.8 GFE=3494.20
324 FF=3494.80 PAD=3494.0 GFE=3493.70
310 FF=3494.60 PAD=3493.8 GFE=3493.40
311 FF=3495.70 PAD=3494.9 GFE=3494.60
312 FF=3496.50 PAD=3495.7 GFE=3495.40
307 FF=3480.30 PAD=3479.5 GFE=3479.10
308 FF=3479.20 PAD=3478.4 GFE=3478.00
309 FF=3478.50 PAD=3477.7 GFE=3477.40
SDMH #2-5
SDMH #2-6
SDMH #2-7
SDMH #2-8
SDMH #2-9
DI U2-19 SEE SHEET P-18
DI U2-18 SEE SHEET P-18
DI U2-21 SEE SHEET P-18
DI U2-20 SEE SHEET P-18
CE-O
CE-EE
CE-R
CE-LL
CE-HH
CE-MM
CE-BB
CE-S
CE-T
CE-U
CE-V
CE-W
CE-X
CE-Y
CE-Z
WITH VARIES PER ACCESS
WITH VARIES PER ACCESS
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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

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FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 14,200 CY
   NET FILL: 14,200 CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL 82 SHEET D-5
6. CONSTRUCT 8' MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #3-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
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9. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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14. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
17. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 86 ON SHEET D-5
18. CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
19. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
20. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
21. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
22. CONSTRUCT PARKING STALL PER DETAIL 90 ON SHEET D-5
23. REMOVE EXISTING RIP RAP
24. INSTALL PRECAST BUMPER PER CCAUSD NO. 238
25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
26. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
27. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS

NOTE

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

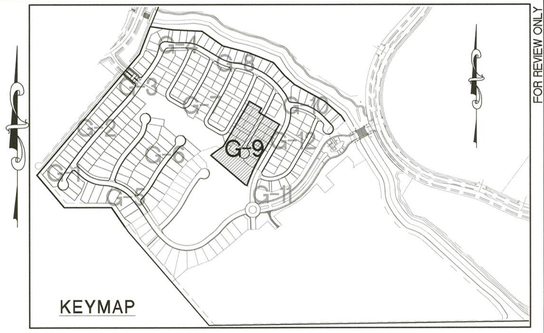
NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT





30' 15' 0' 30' 60'
SCALE: 1" = 30'

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 9 OF 12)

CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI Exp. 6/30/2020 CIVIL No. 13976 STATE OF NEVADA PROFESSIONAL ENGINEER
DATE: 1-23-20

DRAWING G-9
SHT 11 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LENR\0057_Summerlin_103_CIVIL_PFS\Unit 2\50003_G-1.dwg gisierra 1/22/20 7:34pm

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
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Call 811 OR 1-800-227-2600

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
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1-702-227-2929

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE



30' 15' 0' 30' 60'
SCALE: 1" = 30'

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 — DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 22, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

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MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 10 OF 12)

CITY OF LAS VEGAS — NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-23-20

DRAWING
G-10
SHT 12 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 2\3D003_G-1.dwg gtierra 1/22/20 7:35pm

DISCLAIMER NOTE:

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
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NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

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SIGHT VISIBILITY ZONE

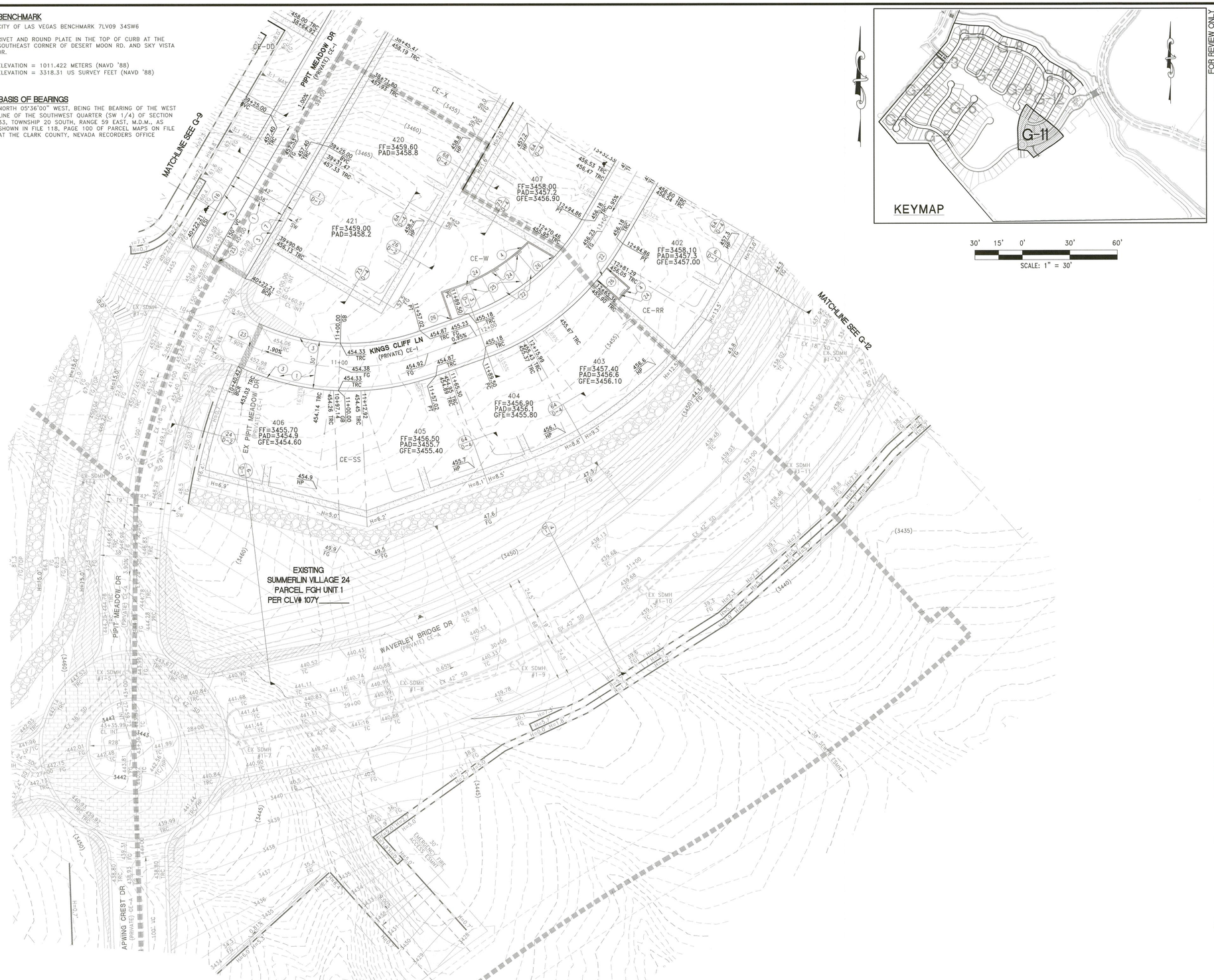
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   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3440.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 11 OF 12)
CITY OF LAS VEGAS NEVADA

D:\3040_LENR\0057_Summerlin_103_CIVIL_DPS\Unit 2\50003_G-1.dwg scarabay 1/17/20 1:29pm

PROFESSIONAL ENGINEER — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA
DATE: 1.23.20

DRAWING
G-11
SHT 13 OF 63
CLV DRAWING NUMBER
CLV PROJECT #_____

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 OR 1-800-227-2600

FAST
Call before you UnderGround
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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 14,200 CY
   NET FILL: 14,200 CY
10. SEE DETAIL 81/D-5 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL 82 SHEET D-5
6. CONSTRUCT 8' MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
8. CONSTRUCT 5' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
9. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
11. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
12. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
13. CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
14. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
17. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 86 ON SHEET D-5
18. CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
19. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
20. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
21. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
22. CONSTRUCT PARKING STALL PER DETAIL 90 ON SHEET D-5
23. REMOVE EXISTING RIP RAP
24. INSTALL PRECAST BUMPER PER CCAUSD NO. 238
25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
26. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
27. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS

NOTE

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400 LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

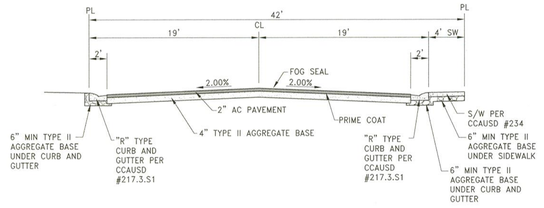
IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 12 OF 12)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1.23.20

DRAWING
G-12
SHT 14 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

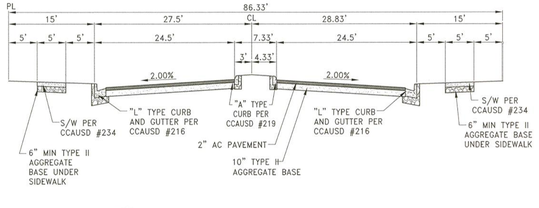
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NOTE:ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



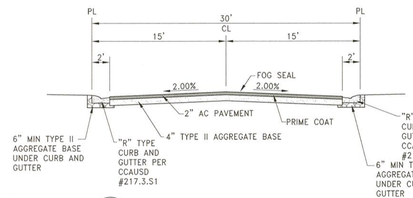
1 D-1 **ONSITE PRIVATE 42' STREET**
SIDEWALK ONE SIDE — SCALE: NTS

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



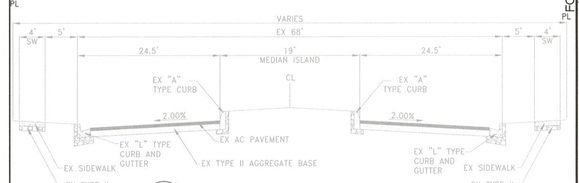
2 D-1 **COMMUNITY RESIDENT ONLY STREET** (PRIVATE STREET)
SCALE: NTS

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

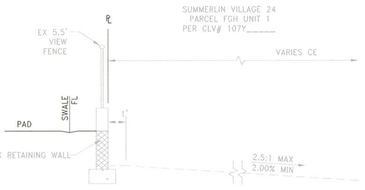


3 D-1 **ONSITE PRIVATE 30' STREET**
NO SIDEWALK — SCALE: NTS

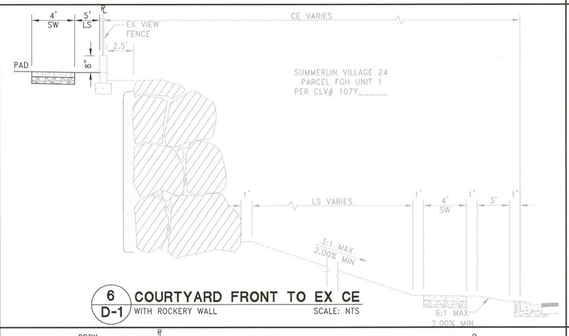
NOTE:ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



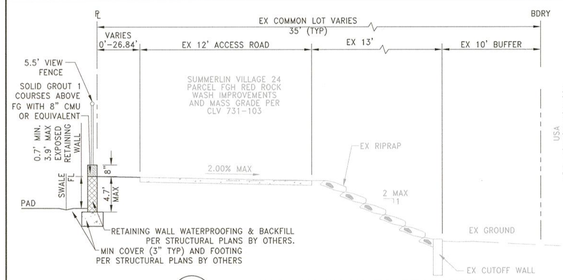
4 D-1 **EX COMMUNITY ENTRY STREET**
SIDEWALK BOTH SIDE — SCALE: NTS



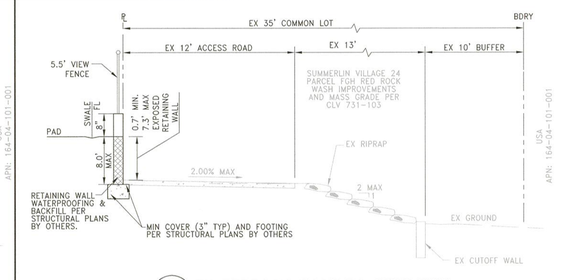
5 D-1 **REAR/SIDE TO EX CE**
WITH RETAINING — SCALE: NTS



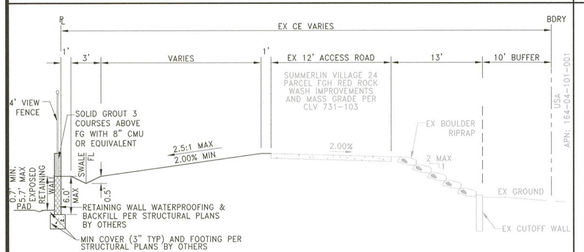
6 D-1 **COURTYARD FRONT TO EX CE**
WITH ROCKERY WALL — SCALE: NTS



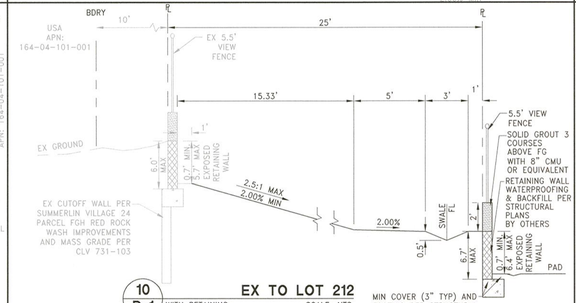
7 D-1 **EX REDROCK WASH TO REAR/SIDE**
WITH RETAINING — SCALE: NTS



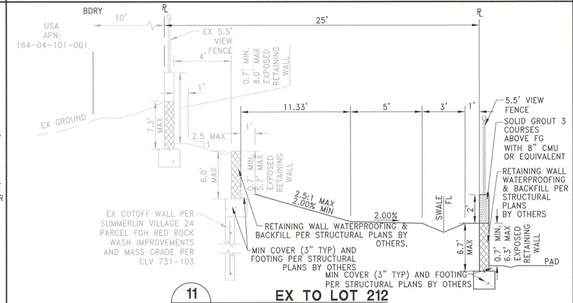
8 D-1 **EX REDROCK WASH TO REAR/SIDE**
WITH RETAINING — SCALE: NTS



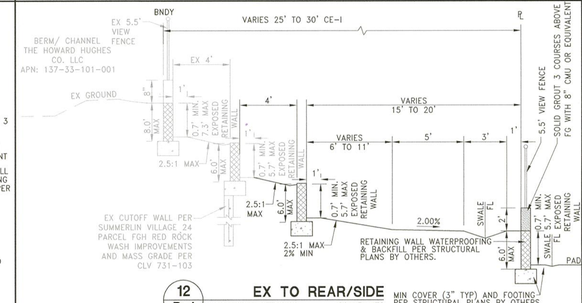
9 D-1 **EXISTING REDROCK WASH TO LOT 211 BACK SIDE**
WITH RETAINING — SCALE: NTS



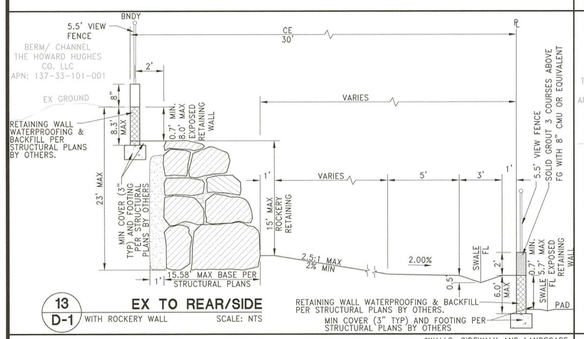
10 D-1 **EX TO LOT 212**
WITH RETAINING — SCALE: NTS



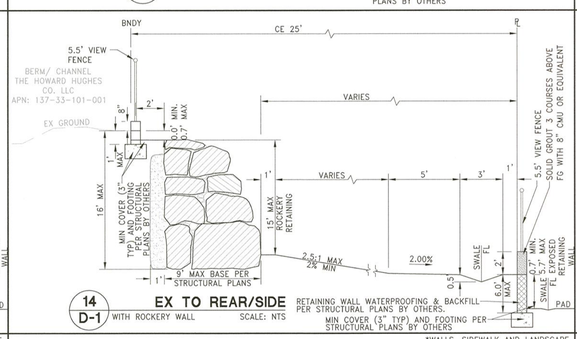
11 D-1 **EX TO LOT 212**
WITH DOUBLE RETAINING — SCALE: NTS



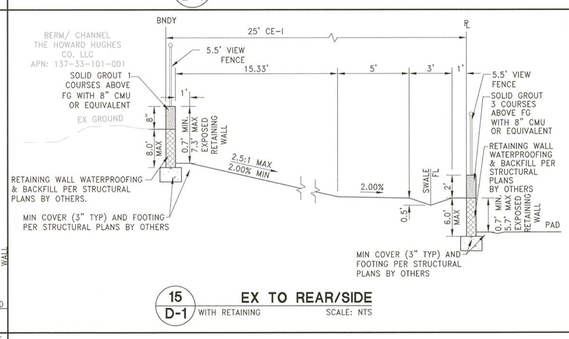
12 D-1 **EX TO REAR/SIDE**
WITH TRIPLE RETAINING — SCALE: NTS



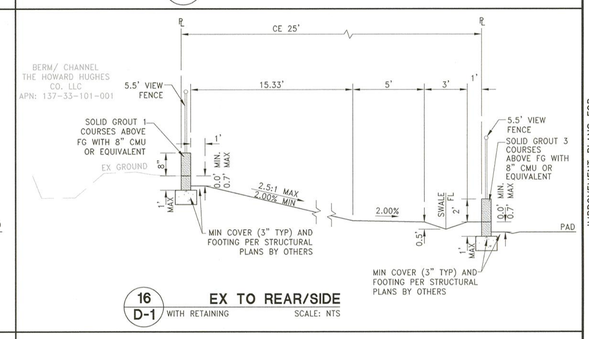
13 D-1 **EX TO REAR/SIDE**
WITH ROCKERY WALL — SCALE: NTS



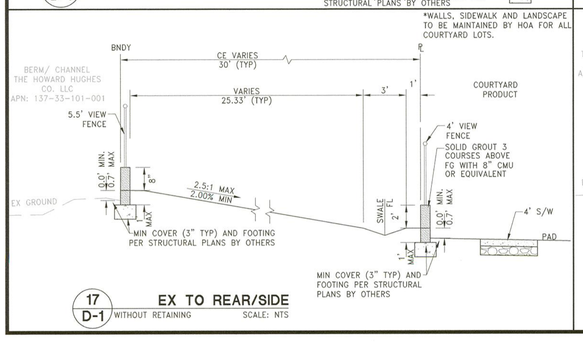
14 D-1 **EX TO REAR/SIDE**
WITH ROCKERY WALL — SCALE: NTS



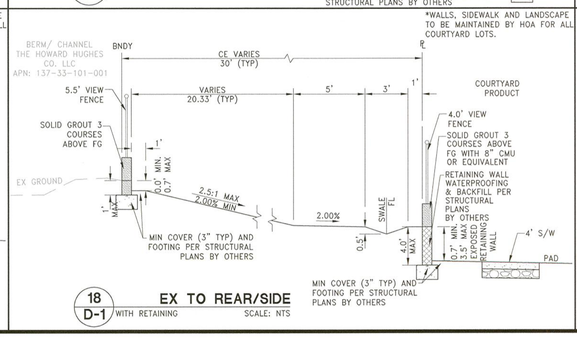
15 D-1 **EX TO REAR/SIDE**
WITH RETAINING — SCALE: NTS



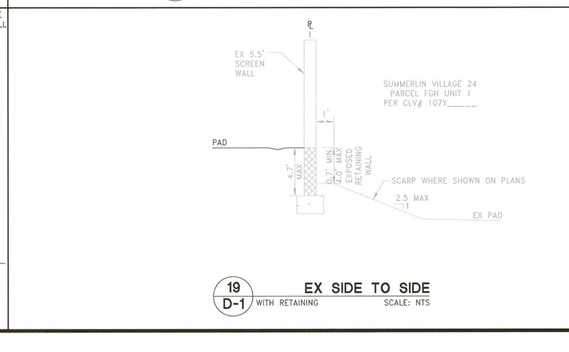
16 D-1 **EX TO REAR/SIDE**
WITH RETAINING — SCALE: NTS



17 D-1 **EX TO REAR/SIDE**
WITHOUT RETAINING — SCALE: NTS



18 D-1 **EX TO REAR/SIDE**
WITH RETAINING — SCALE: NTS



19 D-1 **EX SIDE TO SIDE**
WITH RETAINING — SCALE: NTS

GEOTECHNICAL NOTE:

A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

WALL & SCARP NOTE:

1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS, REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 23, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
CHECKED BY: AW
DESIGNED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 480, LAS VEGAS, NV 89148
PHONE: (702) 736-5100 FAX: (702) 736-5200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.6800 FAX: 702.453.0801

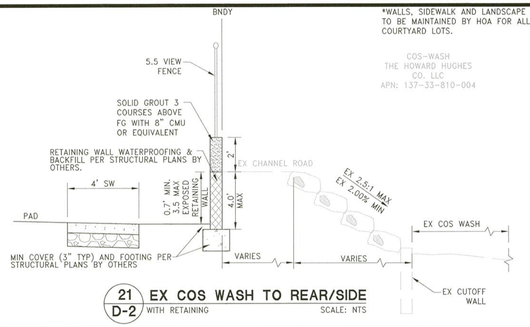
IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 1 OF 5)
CITY OF LAS VEGAS — NEVADA

PROFESSIONAL ENGINEER — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA
DATE: 1-23-20

DRAWING
D-1
SHT 15 OF 63
CLV DRAWING NUMBER
CLV PROJECT #_____

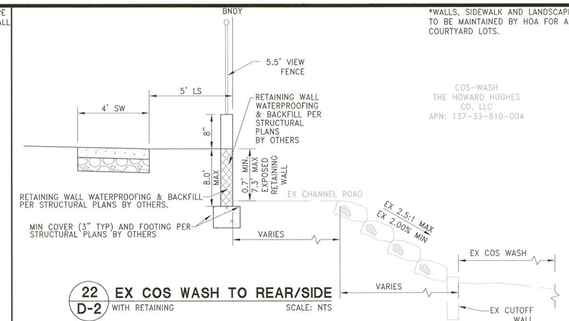
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*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



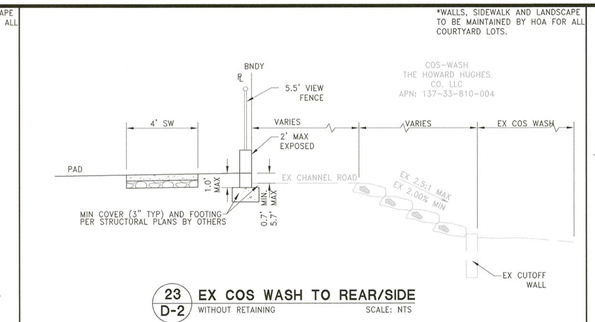
21 D-2 EX COS WASH TO REAR/SIDE
WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



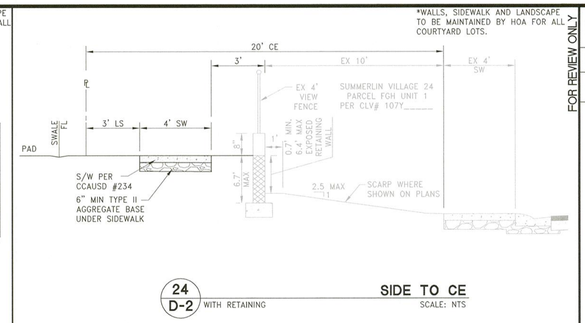
22 D-2 EX COS WASH TO REAR/SIDE
WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



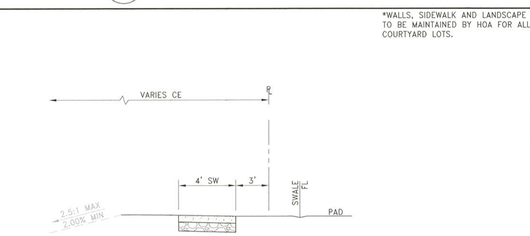
23 D-2 EX COS WASH TO REAR/SIDE
WITHOUT RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



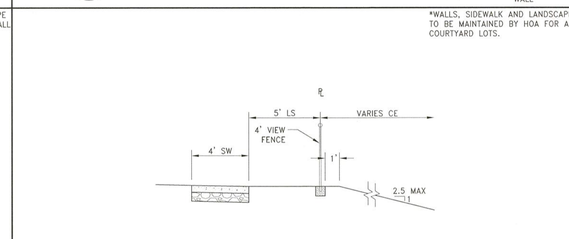
24 D-2 SIDE TO CE
WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



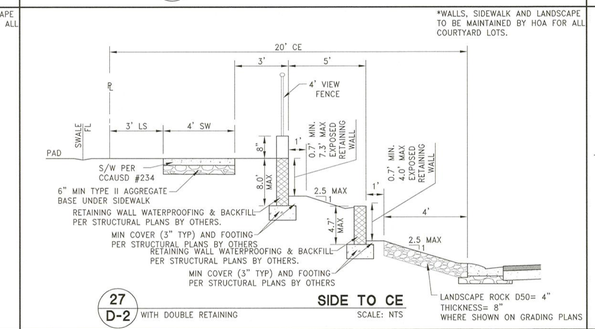
25 D-2 COURTYARD SIDE TO CE
WITHOUT RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



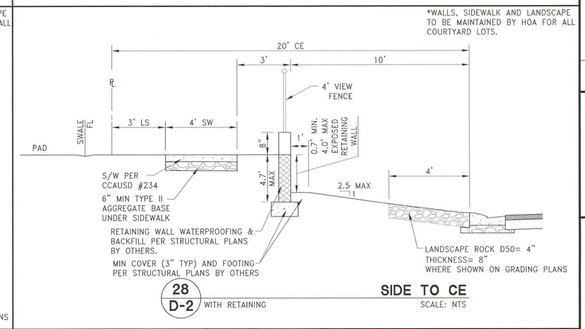
26 D-2 COURTYARD SIDE TO CE
WITHOUT RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



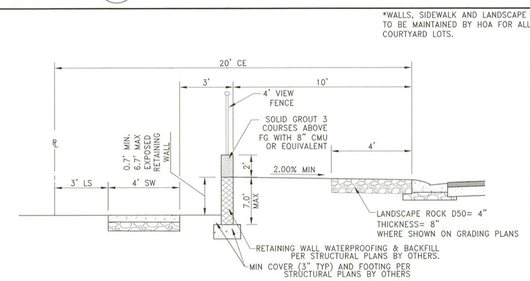
27 D-2 SIDE TO CE
WITH DOUBLE RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



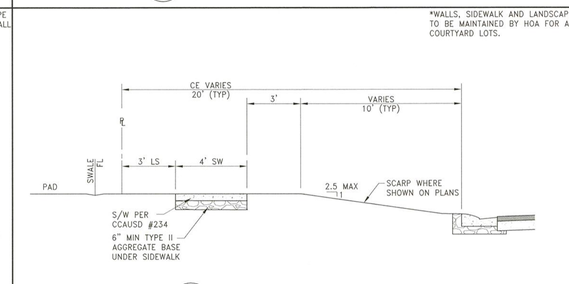
28 D-2 SIDE TO CE
WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



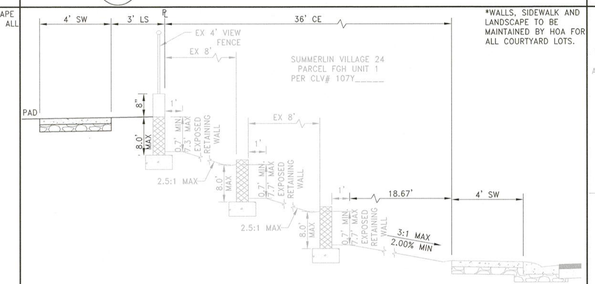
29 D-2 SIDE TO CE
WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



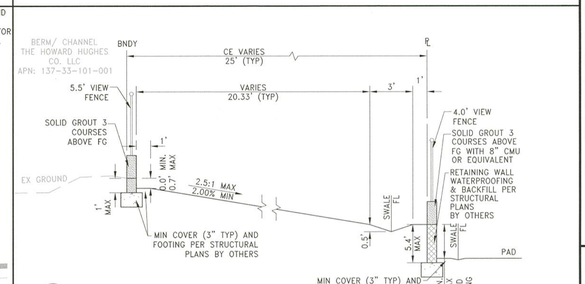
30 D-2 SIDE TO CE
WITHOUT RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



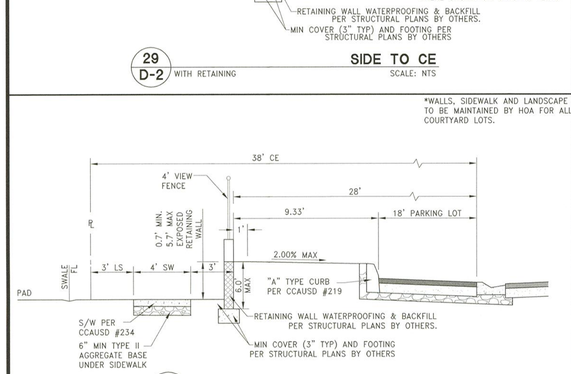
31 D-2 COURTYARD FRONT/SIDE TO CE
WITH TRIPLE RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



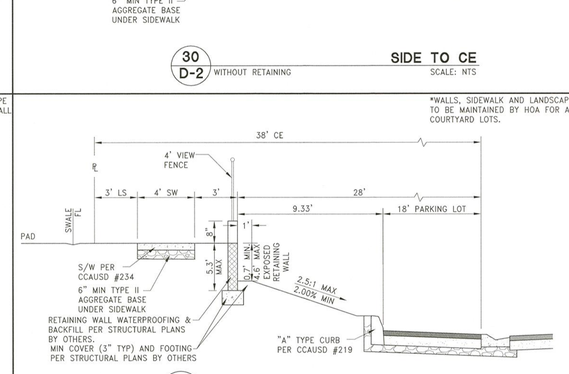
32 D-2 SIDE TO CE
WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



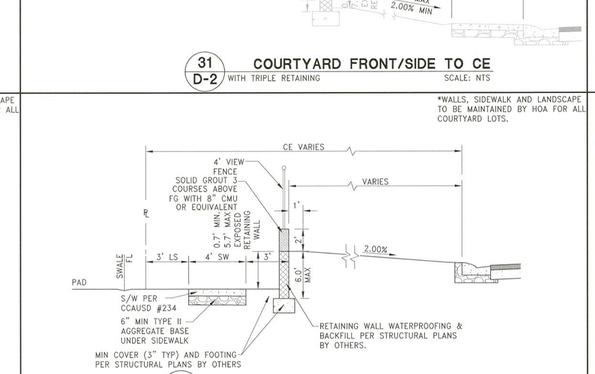
33 D-2 COURTYARD SIDE TO PARKING
WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



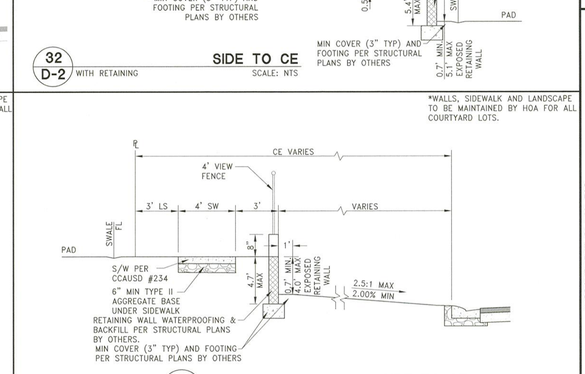
34 D-2 COURTYARD SIDE TO PARKING
WITHOUT RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

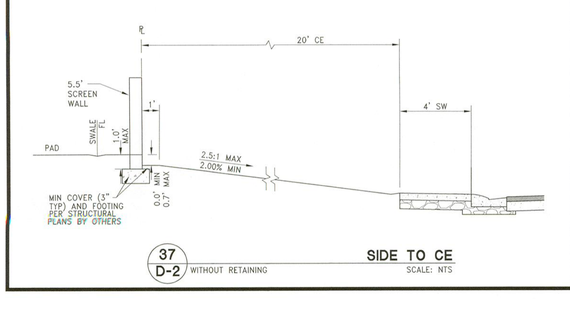


35 D-2 SIDE TO CE
WITH RETAINING — SCALE: NTS

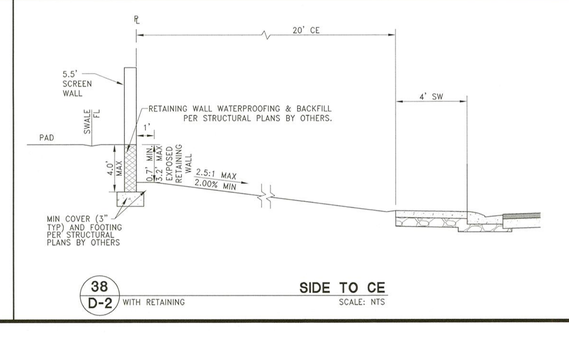
*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



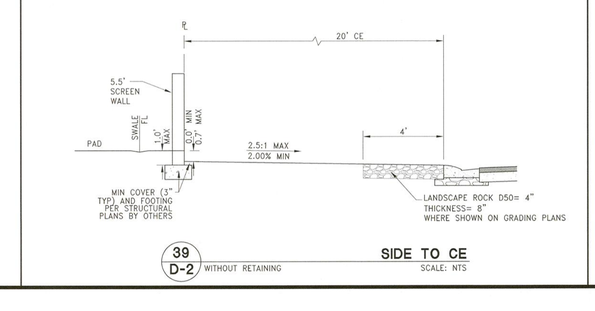
36 D-2 SIDE TO CE
WITH RETAINING — SCALE: NTS



37 D-2 SIDE TO CE
WITHOUT RETAINING — SCALE: NTS



38 D-2 SIDE TO CE
WITH RETAINING — SCALE: NTS



39 D-2 SIDE TO CE
WITHOUT RETAINING — SCALE: NTS

GEOTECHNICAL NOTE:

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WALL & SCARP NOTE:

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2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: N.A.
VERT. SCALE: N.A.
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9160 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

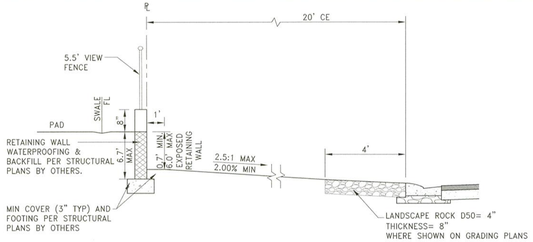
IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 2 OF 5)

CITY OF LAS VEGAS — NEVADA

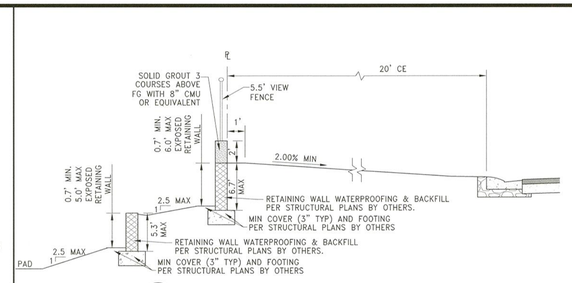
PROFESSIONAL ENGINEER — STATE OF NEVADA — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976
DATE: 1-23-20

DRAWING
D-2
SHT 16 OF 63
CLV DRAWING NUMBER
CLV PROJECT #_____

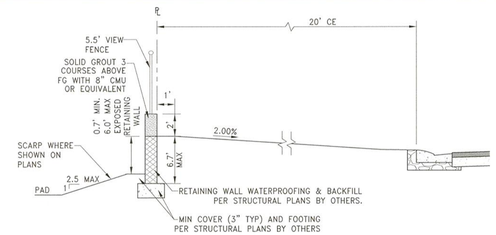
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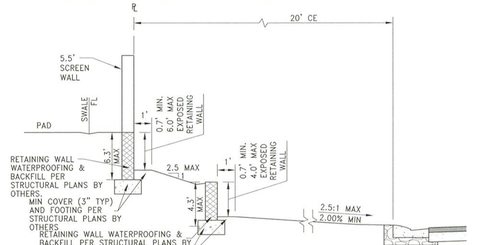
41 D-3 WITH RETAINING — **SIDE TO CE** — SCALE: NTS



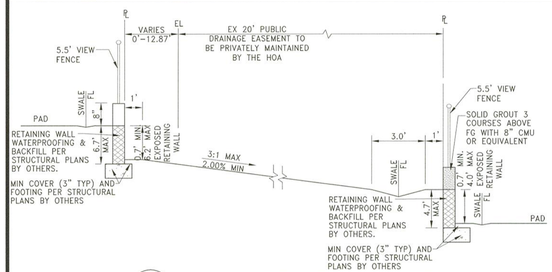
42 D-3 WITH DOUBLE RETAINING — **SIDE TO CE** — SCALE: NTS



43 D-3 WITH RETAINING — **SIDE TO CE** — SCALE: NTS

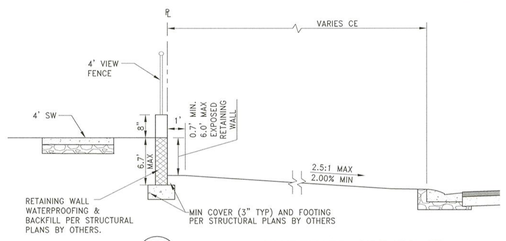


44 D-3 WITH DOUBLE RETAINING — **SIDE TO CE** — SCALE: NTS

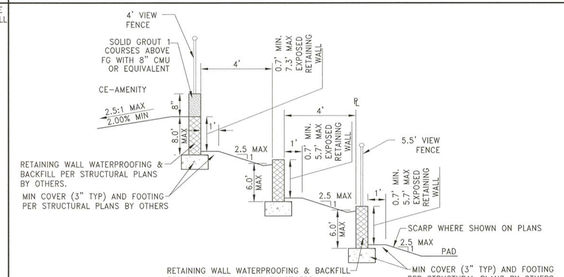


45 D-3 WITH RETAINING — **PUBLIC DRAINAGE ESMT** — SCALE: NTS

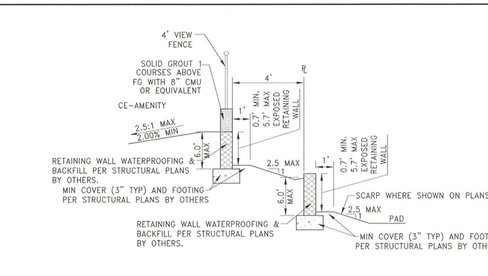
*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



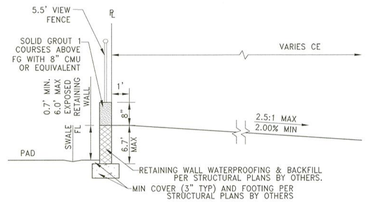
46 D-3 WITH RETAINING — **COURTYARD SIDE TO CE** — SCALE: NTS



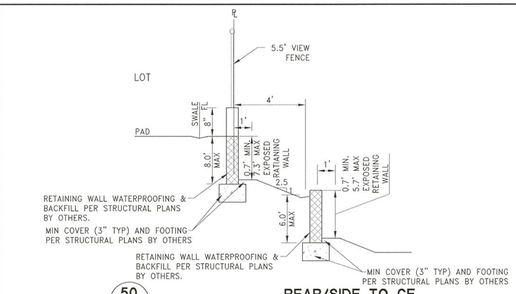
47 D-3 WITH TRIPLE RETAINING — **REAR/SIDE TO EX CE** — SCALE: NTS



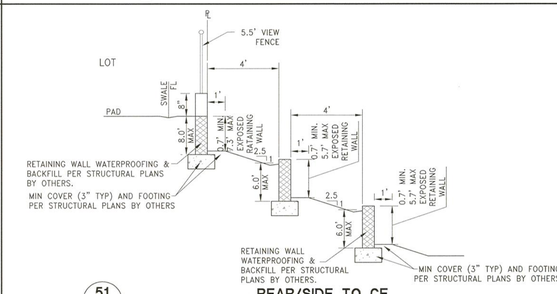
48 D-3 WITH DOUBLE RETAINING — **SIDE TO EX CE** — SCALE: NTS



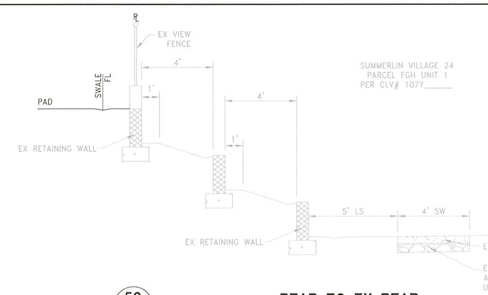
49 D-3 WITH RETAINING — **SIDE TO CE** — SCALE: NTS



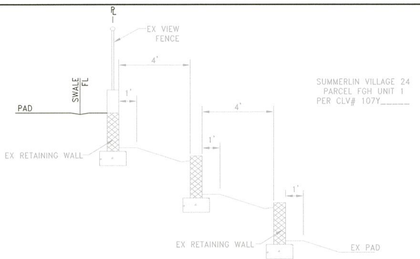
50 D-3 WITH DOUBLE RETAINING — **REAR/SIDE TO CE** — SCALE: NTS



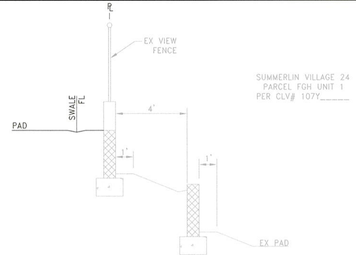
51 D-3 WITH TRIPLE RETAINING — **REAR/SIDE TO CE** — SCALE: NTS



52 D-3 WITH EX TRIPLE RETAINING — **REAR TO EX REAR** — SCALE: NTS

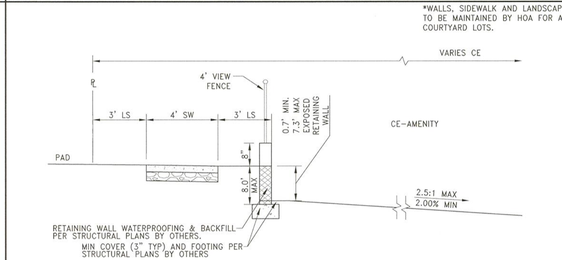


53 D-3 WITH EX TRIPLE RETAINING — **REAR TO EX REAR** — SCALE: NTS



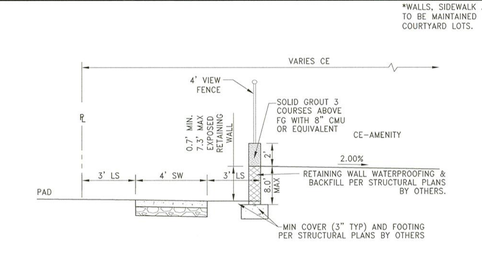
54 D-3 WITH DOUBLE RETAINING — **REAR/SIDE TO EX REAR** — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

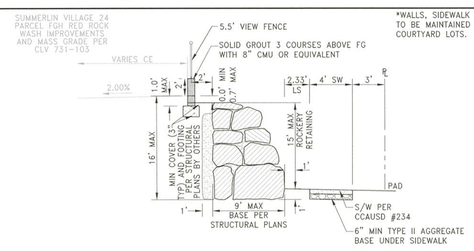


55 D-3 WITH RETAINING — **SIDE TO EX CE** — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

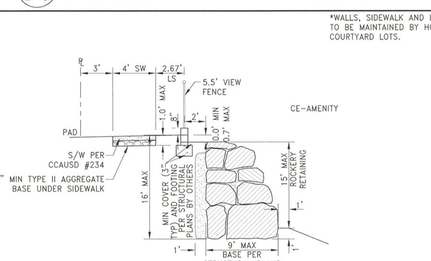


56 D-3 WITH RETAINING — **COURTYARD SIDE TO EX CE** — SCALE: NTS



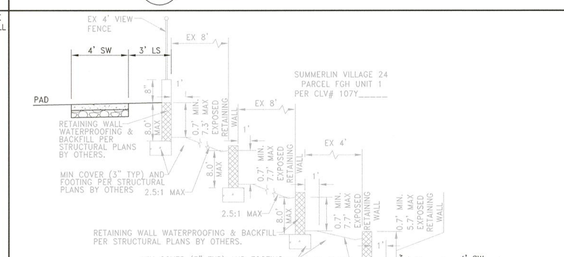
*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

57 D-3 WITH ROCKERY RETAINING — **COURTYARD SIDE TO EX CE** — SCALE: NTS



*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

58 D-3 NO RETAINING WITH ROCKERY WALL — **COURTYARD SIDE TO EX CE** — SCALE: NTS



59 D-3 WITH QUADRUPLE RETAINING — **REAR/SIDE TO EX CE** — SCALE: NTS

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FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 23, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

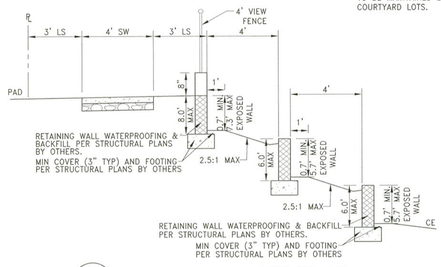
IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 3 OF 5)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA
DATE: 1-23-20

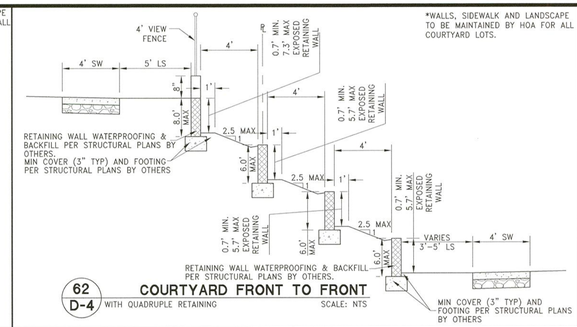
DRAWING
D-3
SHT 17 OF 63
CLV DRAWING NUMBER
CLV PROJECT #_____

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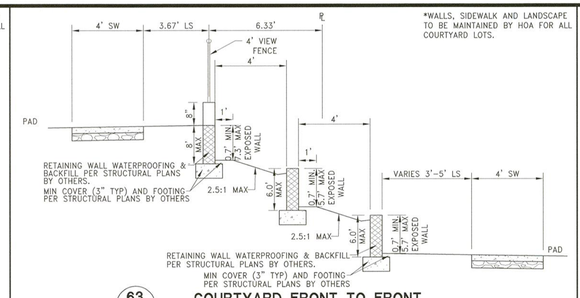
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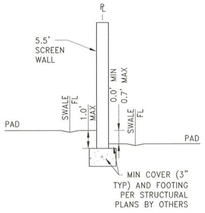
61 D-4 — **SIDE TO CE** — TRIPLE RETAINING — SCALE: NTS



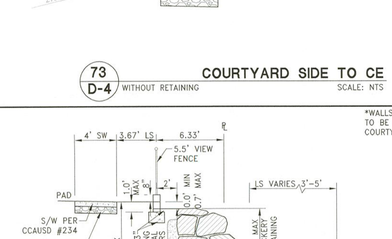
62 D-4 — **COURTYARD FRONT TO FRONT** — WITH QUADRUPLE RETAINING — SCALE: NTS



63 D-4 — **COURTYARD FRONT TO FRONT** — WITH TRIPLE RETAINING — SCALE: NTS

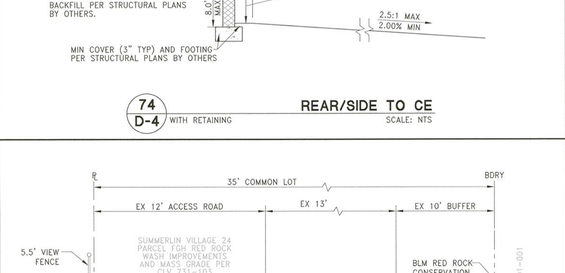


64 D-4 — **SIDE TO SIDE** — WITHOUT RETAINING — SCALE: NTS



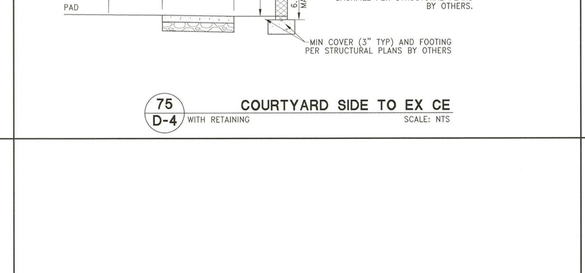
65 D-4 — **SIDE TO SIDE** — WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



66 D-4 — **COURTYARD FRONT TO FRONT** — WITH DOUBLE RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



67 D-4 — **COURTYARD REAR/SIDE TO REAR/SIDE** — WITH TRIPLE RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

68 D-4 — **COURTYARD FRONT TO FRONT** — WITH RETAINING — SCALE: NTS

69 D-4 — **REAR TO REAR** — WITH TRIPLE RETAINING — SCALE: NTS

70 D-4 — **REAR/SIDE TO REAR/SIDE** — WITH DOUBLE RETAINING — SCALE: NTS

71 D-4 — **REAR TO REAR** — QUADRUPLE RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

72 D-4 — **COURTYARD SIDE TO EX CE** — WITH ROCKERY RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

73 D-4 — **COURTYARD SIDE TO CE** — WITHOUT RETAINING — SCALE: NTS

74 D-4 — **REAR/SIDE TO CE** — WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

75 D-4 — **COURTYARD SIDE TO EX CE** — WITH RETAINING — SCALE: NTS

*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.

77 D-4 — **COURTYARD FRONT TO FRONT** — NO RETAINING WITH ROCKERY WALL — SCALE: NTS

78 D-4 — **REDROCK WASH TO REAR/SIDE** — WITHOUT RETAINING — SCALE: NTS

GEOTECHNICAL NOTE:

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WALL & SCARP NOTE:

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2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 22, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3140.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RAINBOW BLVD., SUITE 17, LAS VEGAS, NV 89106
PHONE: (702)243-8800 FAX: 702-243-8801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 4 OF 5)

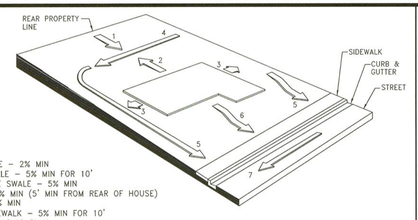
CITY OF LAS VEGAS — NEVADA

0:\3040_LENR\0057_Summerlin_103_CIVIL_JPS\Unit 2\35004_D-1.dwg glaserra 1/22/20 7:59pm

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-22-20

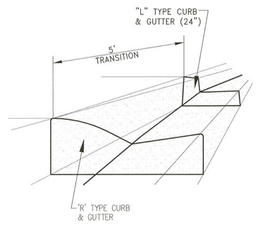
DRAWING
D-4
SHT 18 OF 63

CLV DRAWING NUMBER
CLV PROJECT #

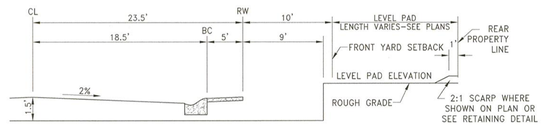


1. SLOPE FROM REAR TO SWALE – 2% MIN
2. SLOPE FROM HOUSE TO SWALE – 5% MIN FOR 10'
3. SLOPE FROM HOUSE TO SIDE SWALE – 5% MIN
4. SLOPE OF REAR SWALE – 1% MIN (5' MIN FROM REAR OF HOUSE)
5. SLOPE OF SIDE SWALE – 1% MIN
6. SLOPE FROM HOUSE TO SIDEWALK – 5% MIN FOR 10'
7. SLOPE OF STREET – PER GRADING PLAN

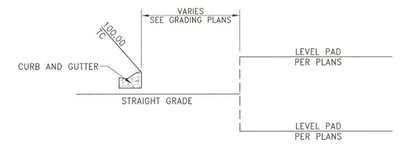
81 D-5 TYPICAL LOT DRAINAGE
SCALE: NTS



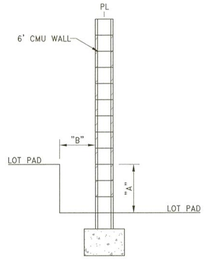
82 D-5 MODIFIED ROLL CURB TO L CURB TRANSITION
SCALE: NTS



83 D-5 ONSITE ROUGH GRADE FOR CUT/FILL
ONSITE STREET
SCALE: NTS

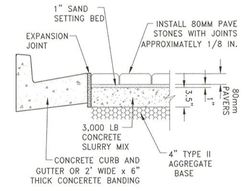


84 D-5 TYPICAL CORNER LOT ROUGH GRADE FOR CUT/FILL
ONSITE STREET
SCALE: NTS

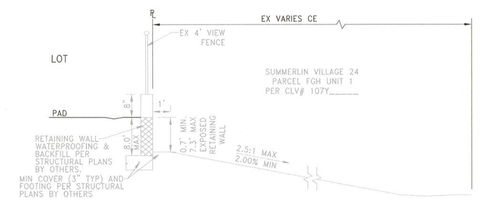


RET WALL HEIGHT	CUT BACK TO PAD
"A"	"B"
1.5'–2.5'	2.0'
3.0'–3.5'	2.5'
4.0'–5.0'	3.0'
5.0'–6.0'	3.5'

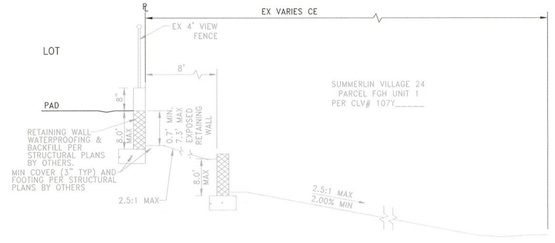
85 D-5 RETAINING WALL ROUGH GRADE CUT BACK SECTION
ONSITE STREET
SCALE: NTS



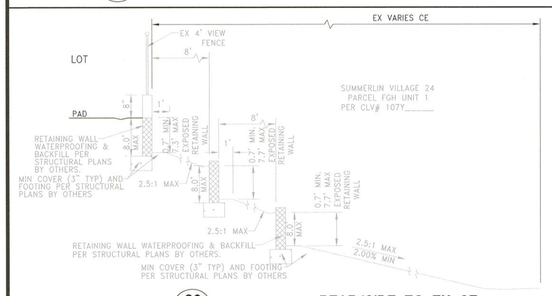
86 D-5 CONCRETE PAVERS
SCALE: NTS



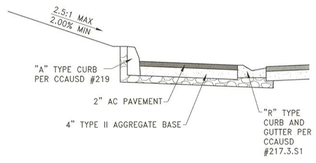
87 D-5 REAR/SIDE TO EX CE
WITH RETAINING
SCALE: NTS



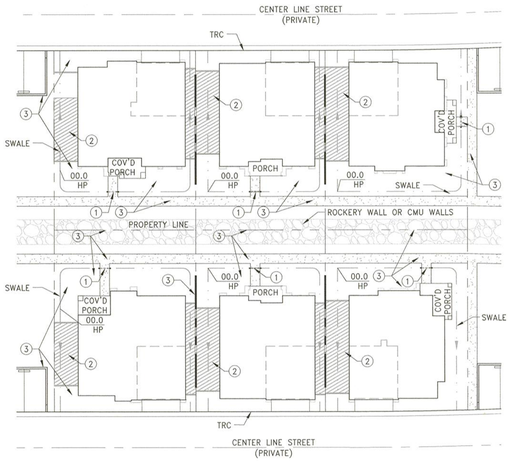
88 D-5 REAR/SIDE TO EX CE
DOUBLE RETAINING
SCALE: NTS



89 D-5 REAR/SIDE TO EX CE
WITH TRIPLE RETAINING
SCALE: NTS



90 D-5 PARKING STALL
SCALE: NTS



1. 4" PVC PIPE TYPICAL AS NEEDED
2. PRIVATE YARD SPACE TO BE MAINTAINED BY INDIVIDUAL HOMEOWNER.
3. ALL OTHER FACILITIES INCLUDES SIDEWALK, WALLS, SWALES, LANDSCAPE OUTSIDE OF PRIVATE YARD SPACE TO BE MAINTAINED BY HOA.

92 D-5 TYPICAL COURTYARD DRAINAGE
TYPICAL LOT
SCALE: 1"=30'

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FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 5 OF 5)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-23-20

DRAWING
D-5
SHT 19 OF 63
CLV DRAWING NUMBER
CLV PROJECT #_____

O:\3040_LENR\0057_Summerlin_103_CIVIL_PFS\Unit 2\30004_D-1.dwg gtierra 1/22/20 7:26am

DISCLAIMER NOTE:

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Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 OR 1-800-227-2600

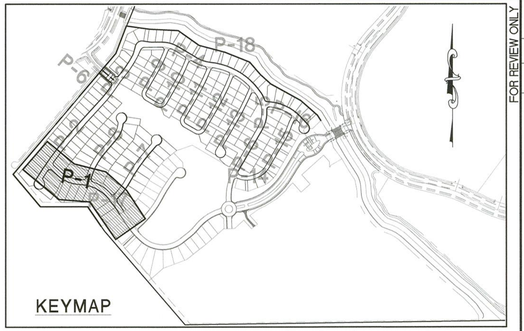
FAST Call before you UnderGround 1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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

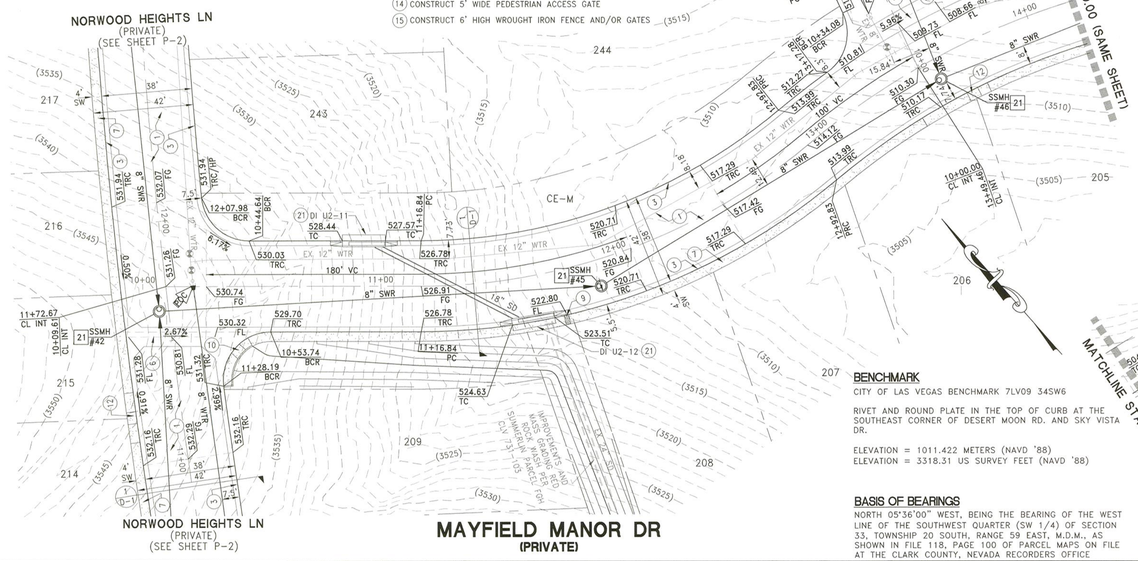
CONSTRUCTION NOTES

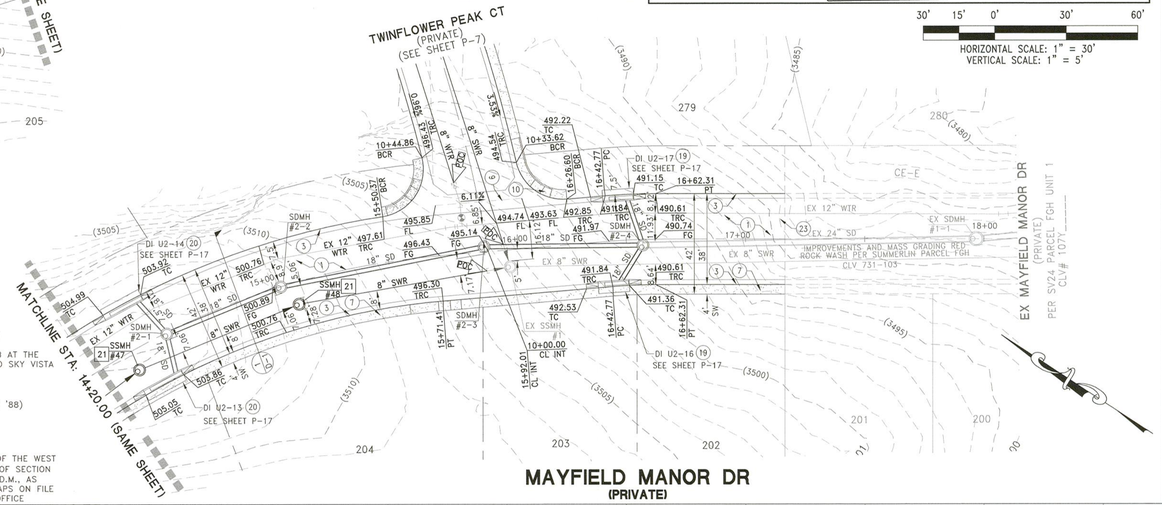
1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL 82 SHEET D-5
6. CONSTRUCT 8" MODIFIED ('6" CURB) GROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
8. CONSTRUCT 5' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
9. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
11. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
12. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
13. CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
14. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
17. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 86 ON SHEET D-5
18. CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
19. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
20. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
21. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
22. CONSTRUCT PARKING STALL PER DETAIL 90 ON SHEET D-5
23. REMOVE EXISTING RIP RAP
24. INSTALL PRECAST BUMPER PER CCAUSD NO. 238
25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
26. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
27. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS SEE GRADING SHEETS FOR LIMITS

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C1	4°48'02"	214.21'	17.95'	8.98'	–	–
C2	50°20'14"	298.10'	261.89'	140.07'	–	–
C3	39°54'18"	271.69'	189.22'	98.63'	–	–
C4	97°34'38"	20.00'	34.06'	22.84'	4.5'	15.0'
C5	73°52'12"	20.00'	25.79'	15.04'	–	–
C7	9°46'48"	2481.70'	423.61'	212.32'	–	–
C88	84°16'45"	20.00'	29.42'	18.10'	–	–
C89	39°54'18"	233.69'	162.76'	84.84'	–	–
C90	4°25'05"	336.10'	25.92'	12.96'	–	–
C91	79°28'44"	20.00'	27.74'	16.63'	–	–
C99	87°54'41"	20.00'	30.69'	19.28'	21.5'	4.5'
C100	29°30'25"	336.10'	173.09'	88.51'	–	–
C101	95°26'52"	20.00'	33.32'	22.00'	12.0'	4.5'
C109	81°42'44"	20.00'	28.52'	17.30'	21.5'	4.5'
C110	4°48'02"	252.21'	21.13'	10.57'	–	–



HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'





BENCHMARK

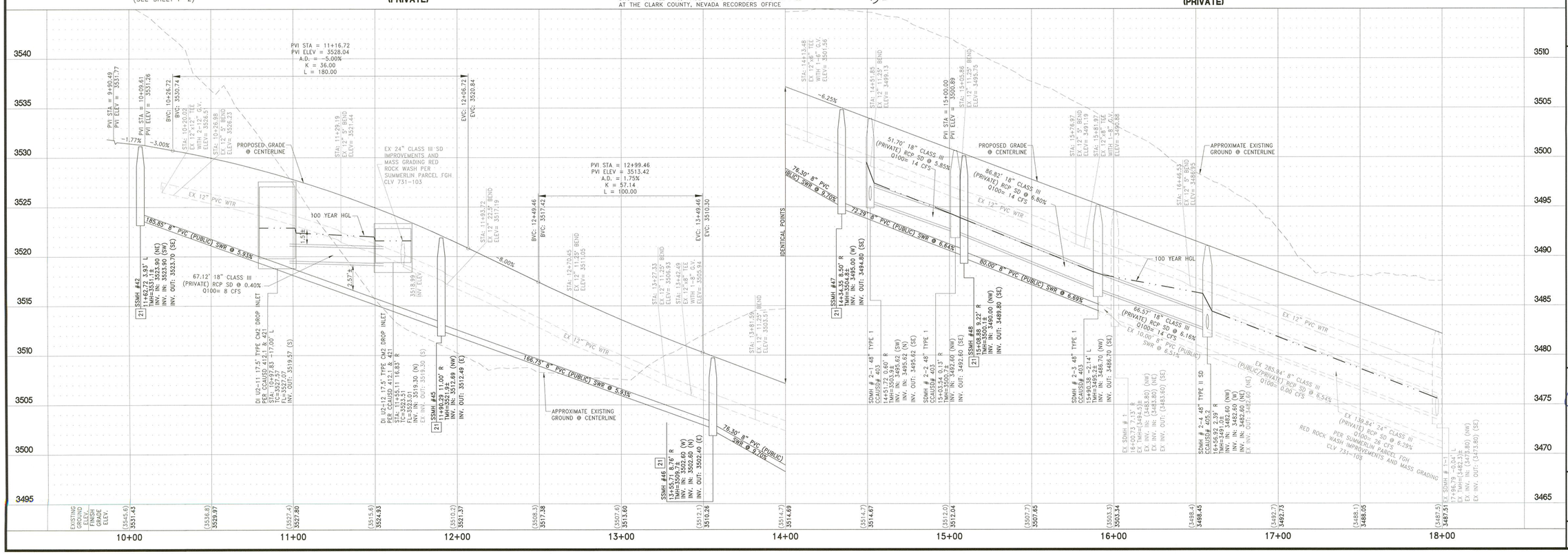
CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE



REV	DESCRIPTION	BY	APPD	DATE
	FOR REVIEW ONLY			

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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PHONE: (702) 736-9100 FAX: (702) 736-9200

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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
MAYFIELD MANOR DR STA: 10+00.00 - 18+00.00
NEVADA
CITY OF LAS VEGAS

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13975
STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-1
SHT 33 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

G:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 2\30057_P-01.dwg gisierro 1/23/20 1:11pm

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AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-227-2600

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

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

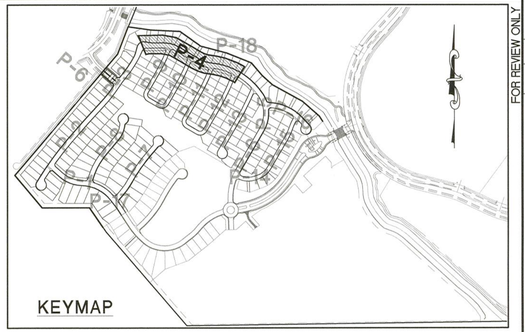
CONSTRUCTION NOTES

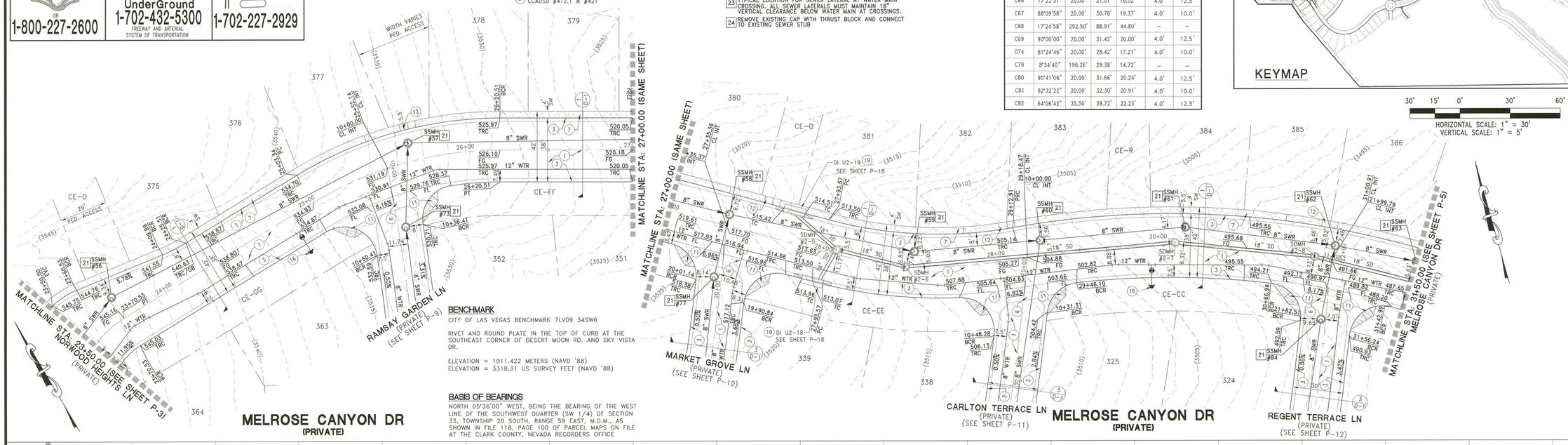
1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
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9. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
11. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
12. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
13. CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
14. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
17. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 86 ON SHEET D-5
18. CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
19. CONSTRUCT 12.5' (4 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
20. CONSTRUCT 15' (5 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
21. CONSTRUCT 17.5' (6 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
22. CONSTRUCT PARKING STALL PER DETAIL 90 ON SHEET D-5
23. REMOVE EXISTING RIP RAP
24. INSTALL PRECAST BUMPER PER CCAUSD NO. 238
25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
26. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
27. 4' WIDE / VARIED LENGTH LANDSCAPE ROCK DSO=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS

SEWER CONSTRUCTION NOTES

21. INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) WITH SINGLE 24" LID
22. INSTALL 4" SEWER LATERAL (PER DCSWCS STD No. SD-17, SD-22 & SD-25) & 1 CU-FT THRUST BLOCK @ CAP
23. TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.
24. REMOVE EXISTING CAP WITH THRUST BLOCK AND CONNECT TO EXISTING SEWER STUB

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C23	83°09'47"	49.00'	71.12'	43.48'	–	–
C24	8°59'12"	100.00'	15.68'	7.86'	–	–
C25	31°11'12"	234.26'	127.51'	65.38'	–	–
C26	25°00'00"	254.50'	111.05'	56.42'	–	–
C27	50°24'27"	540.25'	475.30'	254.26'	–	–
C55	91°11'17"	20.00'	31.83'	20.42'	4.0'	12.5'
C60	88°57'14"	20.00'	31.05'	19.64'	4.0'	12.5'
C65	13°17'07"	502.25'	116.46'	58.49'	–	–
C66	77°22'31"	20.00'	27.01'	16.02'	4.0'	12.5'
C67	88°09'58"	20.00'	30.78'	19.37'	4.0'	10.0'
C68	17°24'58"	292.50'	88.91'	44.80'	–	–
C69	90°00'00"	20.00'	31.42'	20.00'	4.0'	12.5'
C74	81°24'46"	20.00'	28.42'	17.21'	4.0'	10.0'
C79	8°34'40"	196.26'	29.38'	14.72'	–	–
C80	90°41'06"	20.00'	31.66'	20.24'	4.0'	12.5'
C81	92°32'22"	20.00'	32.30'	20.91'	4.0'	10.0'
C82	64°06'42"	35.50'	39.72'	22.23'	4.0'	12.5'





BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

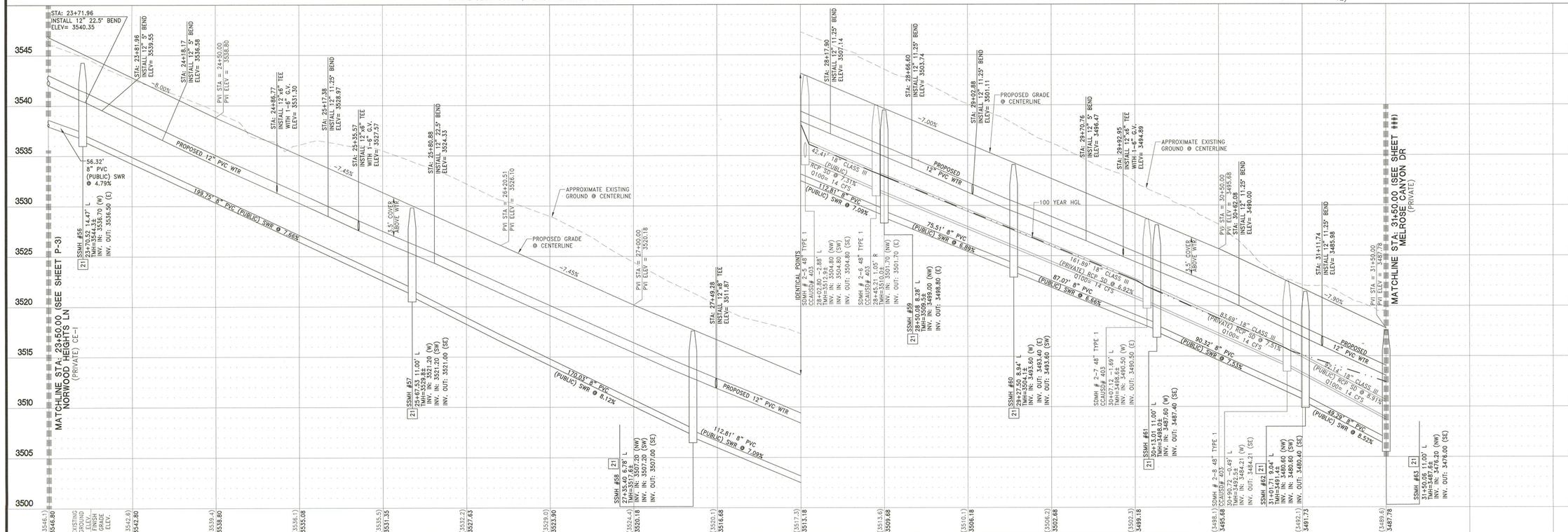
RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



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REV	DESCRIPTION	BY	APP'D	DATE
	FOR REVIEW ONLY			

DATE: January 21, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: DU
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
MELROSE CANYON RD STA: 23+50.00 -31+50.00
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1.23.20

DRAWING
P-4
SHT 36 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 2\35007_P-04.dwg scarabay 1/21/20 4:23pm

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

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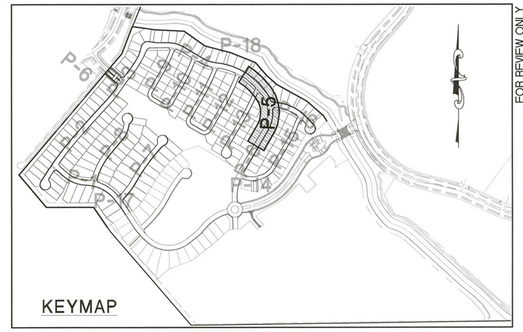
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21 INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) WITH SINGLE 24" LID
22 INSTALL 4" SEWER LATERAL (PER DCSWCS STD No. SD-17, SD-22 & SD-25) & 1 CU-FT THRUST BLOCK @ CAP
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24 REMOVE EXISTING CAP WITH THRUST BLOCK AND CONNECT TO EXISTING SEWER STUB

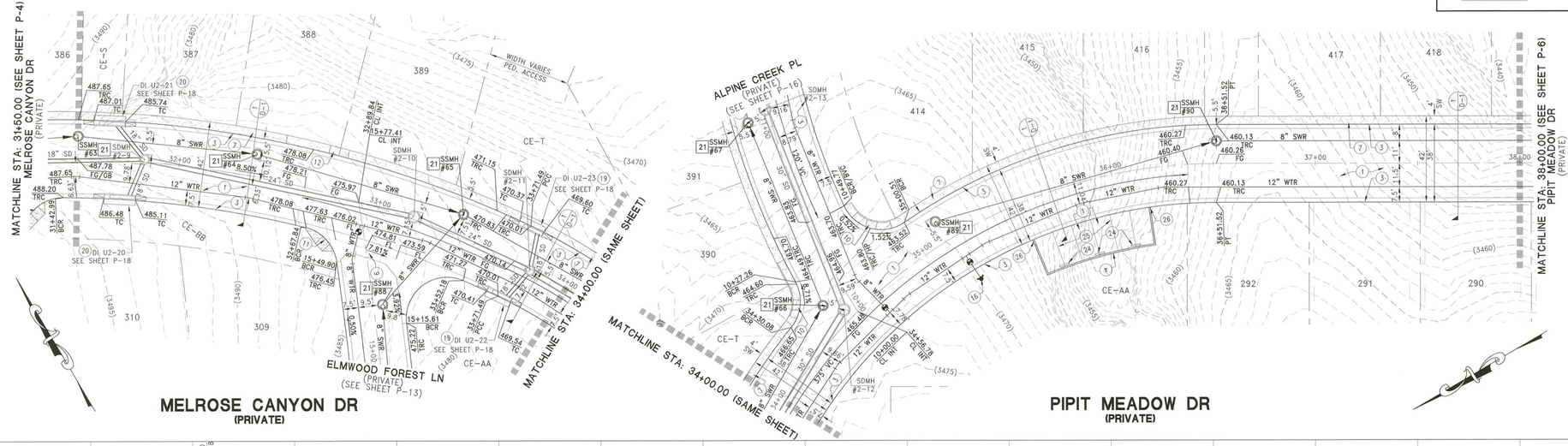
CONSTRUCTION NOTES

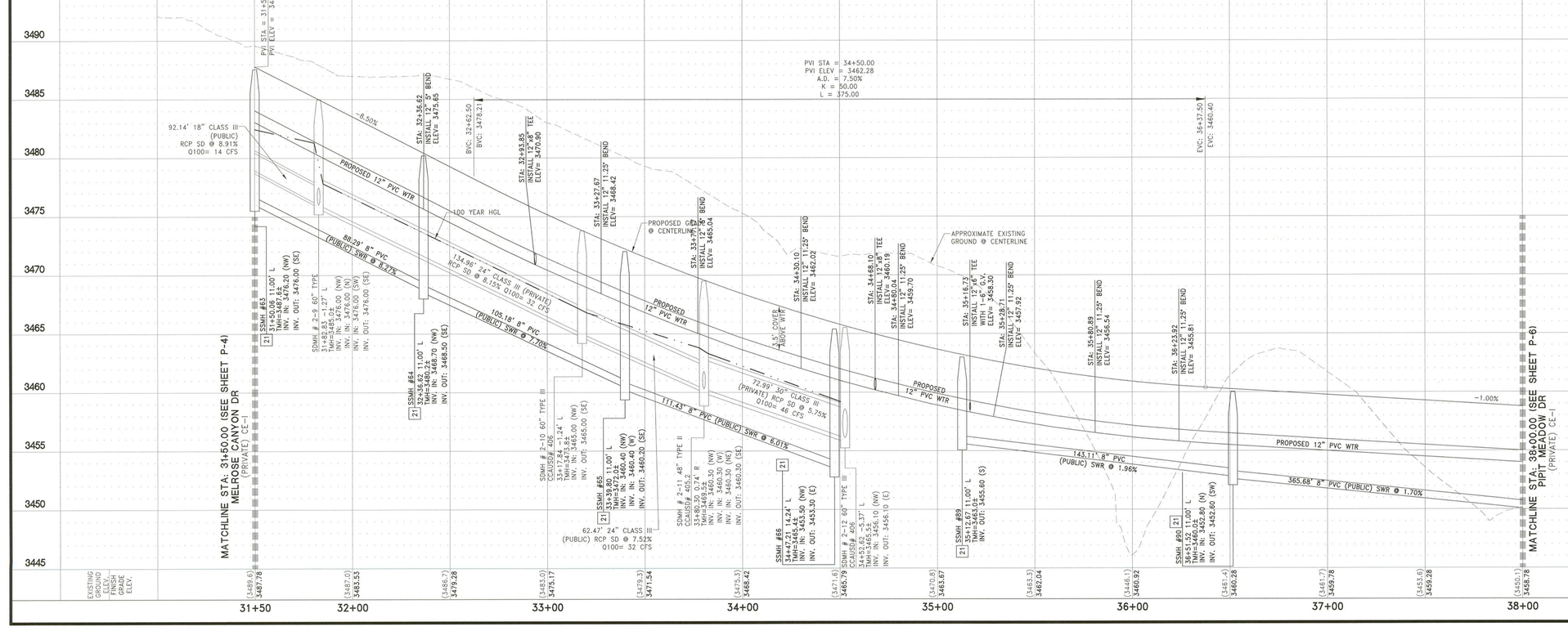
1 CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
2 CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3 CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4 CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5 CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL B2 SHEET D-5
6 CONSTRUCT 8' MODIFIED (R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #3-64
7 CONSTRUCT 4' SIDEWALK PER CCAUSD #234
8 (5" THICK WHEN ADJACENT TO 'R' CURB)
9 CONSTRUCT 5' SIDEWALK PER CCAUSD #234
10 (5" THICK WHEN ADJACENT TO 'R' CURB)
11 CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
12 CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
13 CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
14 CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
15 CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
16 CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
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18 CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL B6 ON SHEET D-5
19 CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
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23 CONSTRUCT PARKING STALL PER DETAIL 90 ON SHEET D-5
24 REMOVE EXISTING RIP RAP
25 INSTALL PRECAST BUMPER PER CCAUSD NO. 238
26 INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
27 5' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
4' WIDE, / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C28	13°25'40"	269.00'	63.04'	31.67'	–	–
C29	67°37'24"	20.00'	23.60'	13.39'	4.5'	21.5'
C30	44°27'27"	377.93'	293.25'	154.45'	–	–
C43	29°30'42"	339.93'	175.09'	89.53'	–	–
C44	99°49'45"	20.00'	34.85'	23.76'	8.0'	8.0'
C45	34°36'37"	269.00'	162.49'	83.81'	–	–
C46	60°38'11"	231.00'	244.47'	135.08'	–	–
C47	2°07'21"	502.25'	18.61'	9.30'	–	–
C48	120°13'30"	20.00'	41.97'	34.80'	–	–
C53	68°02'04"	20.00'	23.75'	13.50'	4.0'	10.0'
C54	13°43'24"	502.25'	120.30'	60.44'	–	–



30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'





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REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: DU
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
MELROSE CANYON DR & PIPIT MEADOW DR
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-5
SHT 37 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LENAR\0057_Summerlin_103_CIVIL_IPS\Unit 2\50057_P-05.dwg scarabay 1/17/20 1:53pm

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

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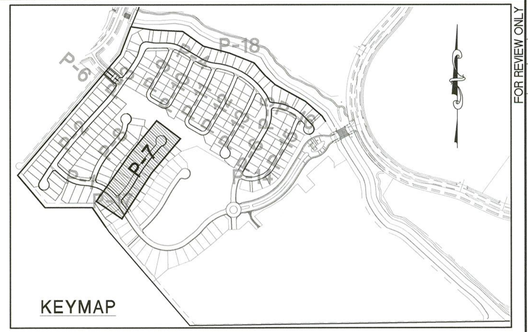
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CONSTRUCTION NOTES

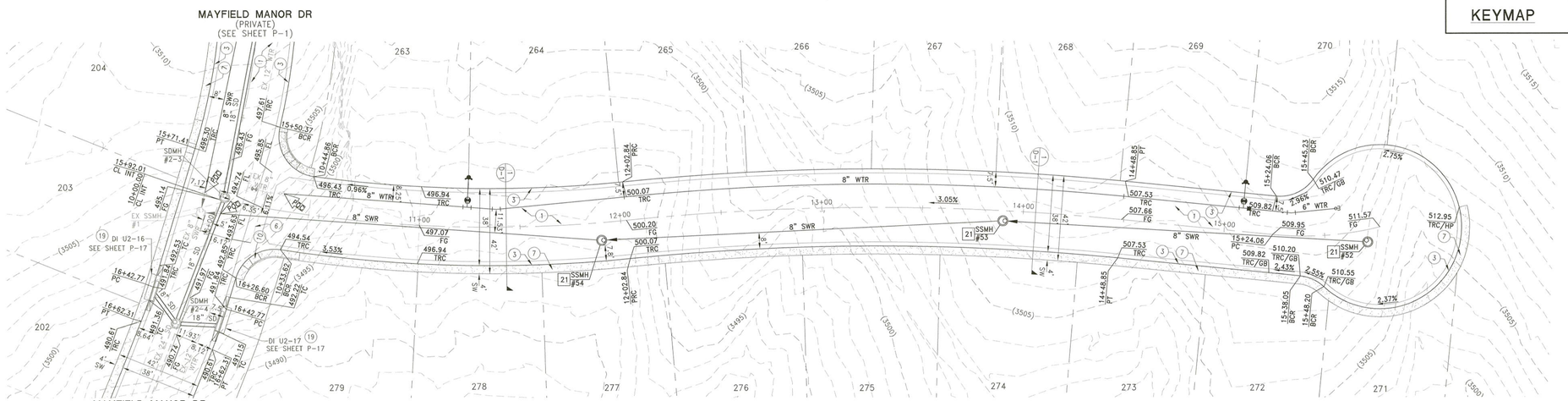
1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-7
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
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7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
8. CONSTRUCT 5' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
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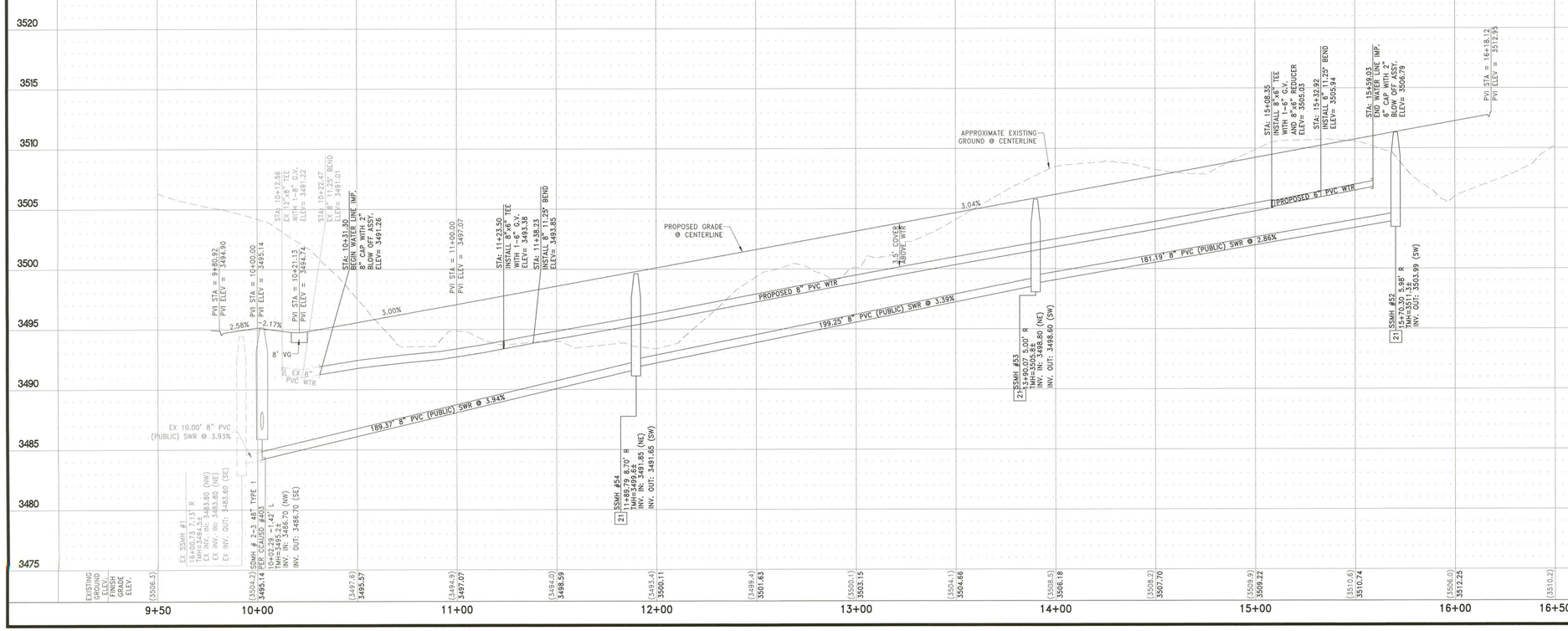
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C1	4°48'02"	214.21'	17.95'	8.98'	--	--
C101	95°26'52"	20.00'	33.32'	22.00'	12.0'	4.5'
C102	6°46'51"	650.03'	76.93'	38.51'	--	--
C103	2°50'21"	1249.50'	61.92'	30.96'	--	--
C104	60°16'23"	20.00'	21.04'	11.61'	--	--
C105	71°06'16"	40.50'	50.26'	28.94'	--	--
C106	37°29'48"	20.00'	13.09'	6.79'	--	--
C107	11°27'17"	1211.50'	242.21'	121.51'	--	--
C108	14°29'31"	688.03'	174.03'	87.48'	--	--
C109	81°42'44"	20.00'	28.52'	17.30'	21.5'	4.5'
C110	4°48'02"	252.21'	21.13'	10.57'	--	--



30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'





FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: DU
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

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IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
TWINFLOWER PEAK CT 9+50.00 - 10+50.00

CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

DATE: 1-23-20

DRAWING
P-7
SHT 39 OF 63

CLV DRAWING NUMBER

CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 2\50007_P-07.dwg scarobay 1/17/20 1:34pm

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

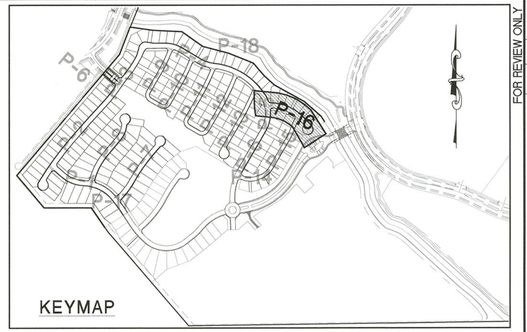
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2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 24" 'R' TYPE CURB PER DETAIL 82 SHEET D-5
6. CONSTRUCT MODIFIED ('K' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
8. CONSTRUCT 5' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO 'R' CURB)
9. CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
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18. CONSTRUCT 10' (3 GRATES) TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
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23. REMOVE EXISTING RIP RAP
24. INSTALL PRECAST BUMPER PER CCAUSD NO. 238
25. INSTALL 4-INCH WIDE WHITE PAINTED PARKING STRIPE
26. 3' TRANSITION FROM TOP OF "A" TYPE ISLAND CURB TO TOP OF CURB
27. 6" WIDE / VARIED LENGTH LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LIMITS

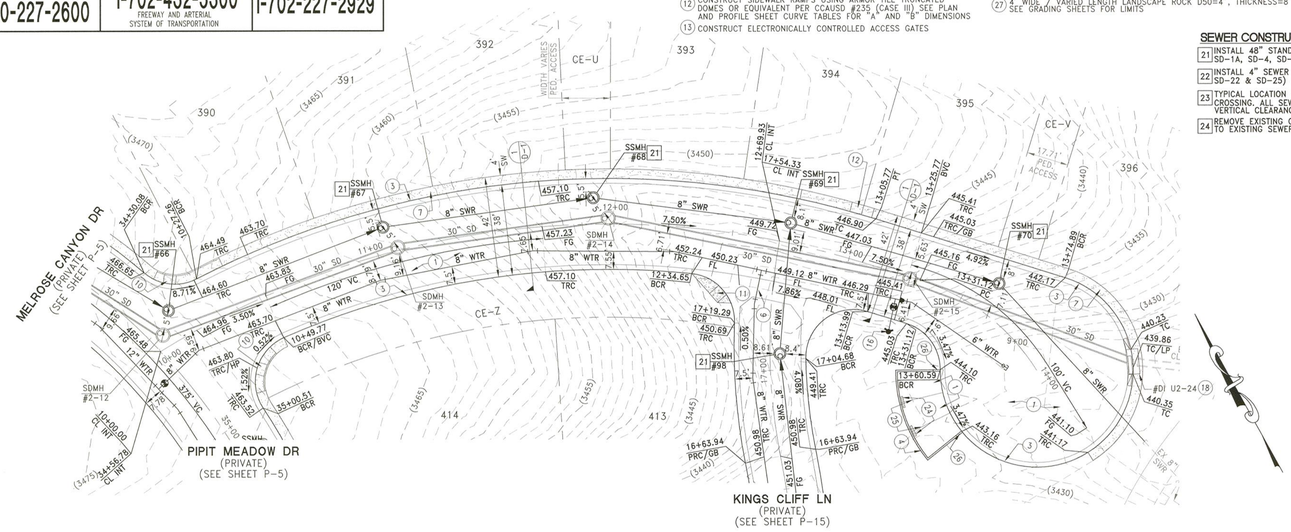
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C29	67°37'24"	20.00'	23.60'	13.39'	4.5'	21.5'
C30	44°27'27"	377.93'	293.25'	154.45'	–	–
C31	130°44'03"	40.50'	92.41'	88.33'	–	–
C32	73°11'12"	20.00'	25.55'	14.85'	–	–
C33	108°34'12"	20.00'	37.90'	27.82'	–	–
C34	9°46'05"	224.00'	38.19'	19.14'	–	–
C41	12°50'07"	254.00'	56.90'	28.57'	–	–
C42	86°17'08"	20.00'	30.12'	18.74'	4.0'	12.5'
C43	29°30'42"	339.93'	175.09'	89.53'	–	–
C44	99°49'45"	20.00'	34.85'	23.76'	8.0'	8.0'
C46	60°38'11"	231.00'	244.47'	135.08'	–	–

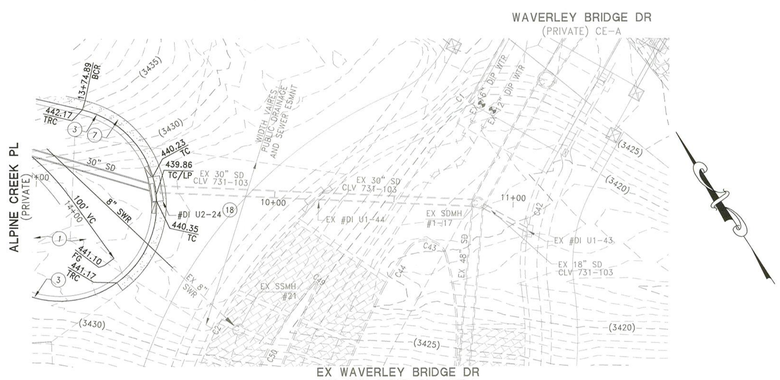
SEWER CONSTRUCTION NOTES

21. INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) WITH SINGLE 24" LID
22. INSTALL 4" SEWER LATERAL (PER DCSWCS STD No. SD-17, SD-22 & SD-25) & 1 CU-FT THRUST BLOCK @ CAP
23. TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.
24. REMOVE EXISTING CAP WITH THRUST BLOCK AND CONNECT TO EXISTING SEWER STUB



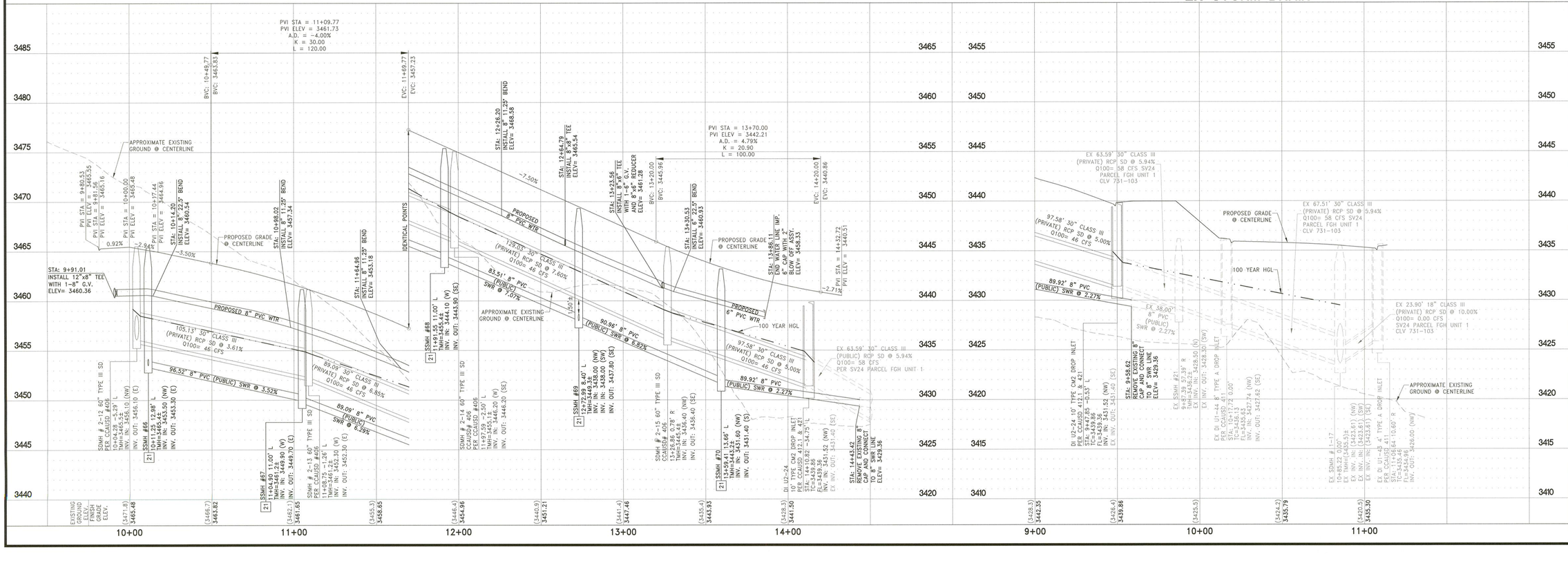
30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'





ALPINE CREEK PL
(PRIVATE)

EX STORM DRAIN



REV	DESCRIPTION	BY	APP'D	DATE
	FOR REVIEW ONLY			

DATE: January 23, 2020
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
505 SOUTH RAINBOW BLVD. SUITE 17, LAS VEGAS, NV 89145
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
ALPINE CREEK PL & EX STORM DRAIN
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-16
SHT 48 OF 63
CLV DRAWING NUMBER

CLV PROJECT #

O:\3040_LENR\0057_Summerlin_105_CIVIL_PS\Unit 2\S0057_P-016.dwg scorabay 1/23/20 10:24am

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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Call 811 OR 1-800-227-2600

FAST Call before you UnderGround 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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

SEWER CONSTRUCTION NOTES

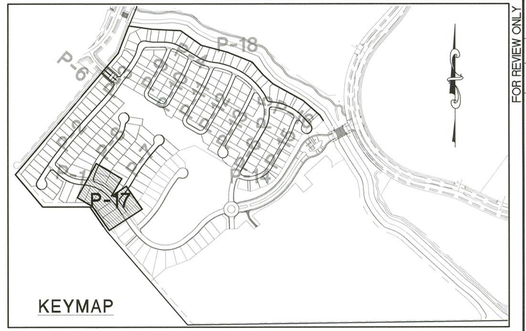
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CONSTRUCTION NOTES

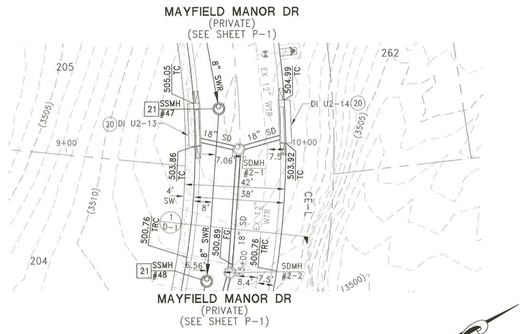
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CURVE TABLE

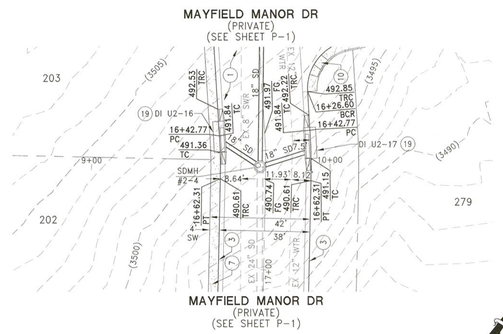
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C1	4°48'02"	214.21'	17.95'	8.98'	–	–
C2	50°20'14"	298.10'	261.89'	140.07'	–	–
C100	29°30'25"	336.10'	173.09'	88.51'	–	–
C109	81°42'44"	20.00'	28.52'	17.30'	21.5'	4.5'
C110	4°48'02"	252.21'	21.13'	10.57'	–	–



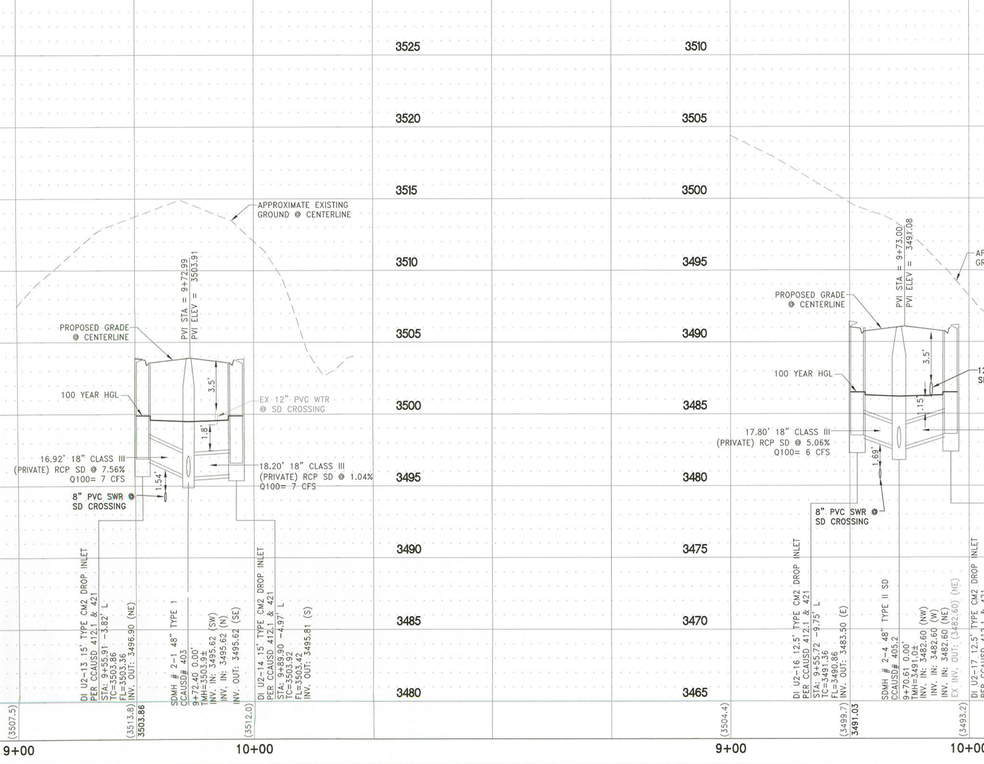
30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



INLET #13 AND #14



INLET #16 AND #17



DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
INLET #13, #14, #16 AND #17

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-17
SHT 49 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 2\30057_P-017.dwg scordoy 1/23/20 1:12pm

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

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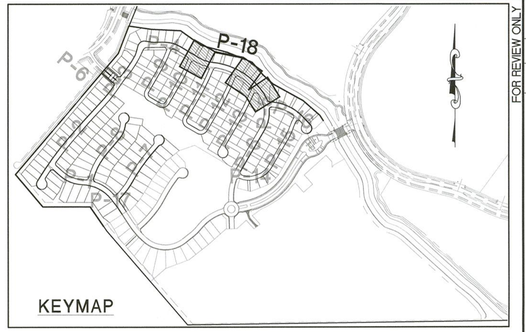
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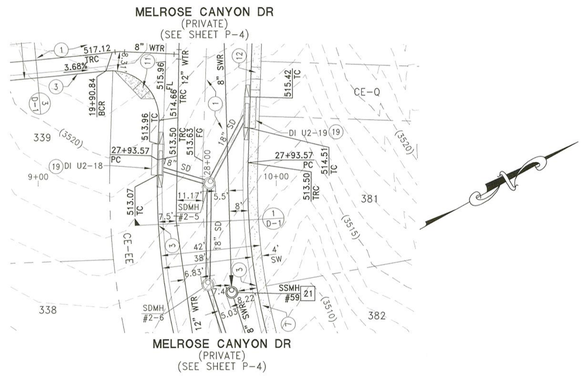
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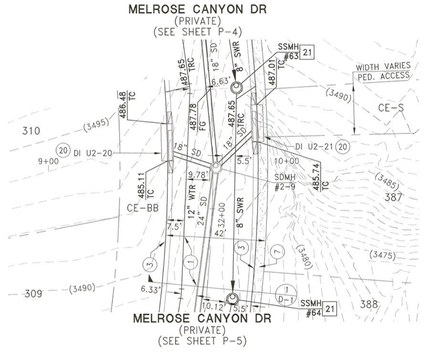
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C26	25°00'00"	254.50'	111.05'	56.42'	–	–
C27	50°24'27"	540.25'	475.30'	254.26'	–	–
C28	13°25'40"	269.00'	63.04'	31.67'	–	–
C46	60°38'11"	231.00'	244.47'	135.08'	–	–
C47	2°07'21"	502.25'	18.61'	9.30'	–	–
C48	120°13'30"	20.00'	41.97'	34.80'	–	–
C54	13°43'24"	502.25'	120.30'	60.44'	–	–
C67	88°09'58"	20.00'	30.78'	19.37'	–	–
C68	17°24'58"	292.50'	88.91'	44.80'	–	–
C69	90°00'00"	20.00'	31.42'	20.00'	4.0'	12.5'



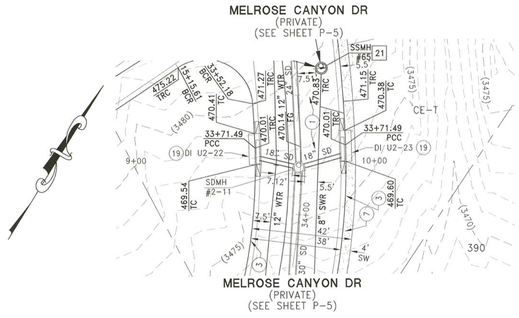
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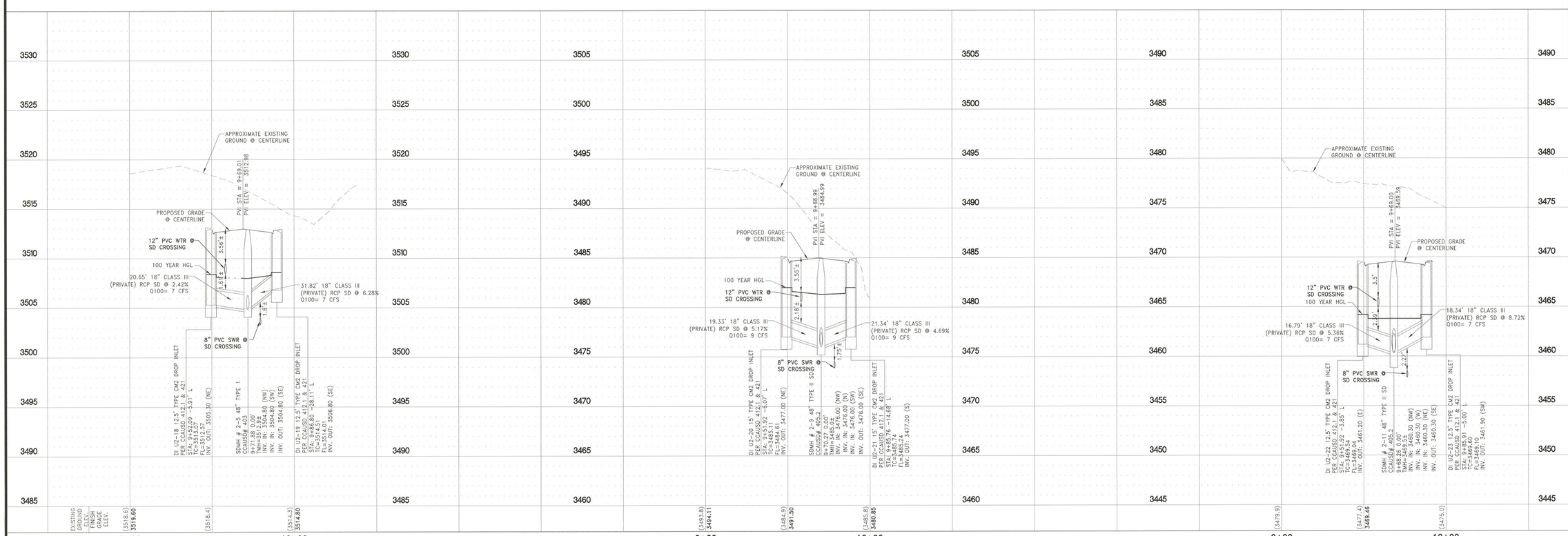
INLET #18 AND #19



INLET #20 AND #21



INLET #22 AND #23



REV	DESCRIPTION	BY	APP'D	DATE

FOR REVIEW ONLY

DATE: January 17, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
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A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
INLET #18, #19, #20, #21 #22 AND #23
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13975
STATE OF NEVADA
PROFESSIONAL ENGINEER
DATE: 1-23-20

DRAWING
P-18
SHT 50 OF 63
CLV DRAWING NUMBER
CLV PROJECT #

G:_3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 2\S0007_P-018.dwg scrabay 1/17/20 1:37pm

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

BY LENNAR®

LEGAL DESCRIPTION

LOT F/G/H AS SHOWN ON THE FINAL MAP OF STONEBRIDGE UNIT 3 ON FILE IN BOOK 152 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

OWNER:

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

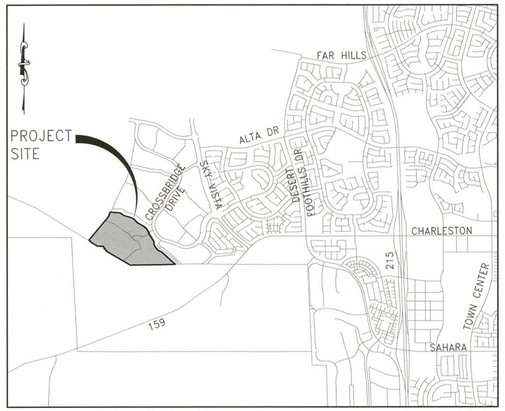
DEVELOPER:

LENNAR®
9275 W. RUSSELL RD SUITE 400 LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

DESIGN ENGINEER:

RCI *Engineering*
500 South Ranch Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

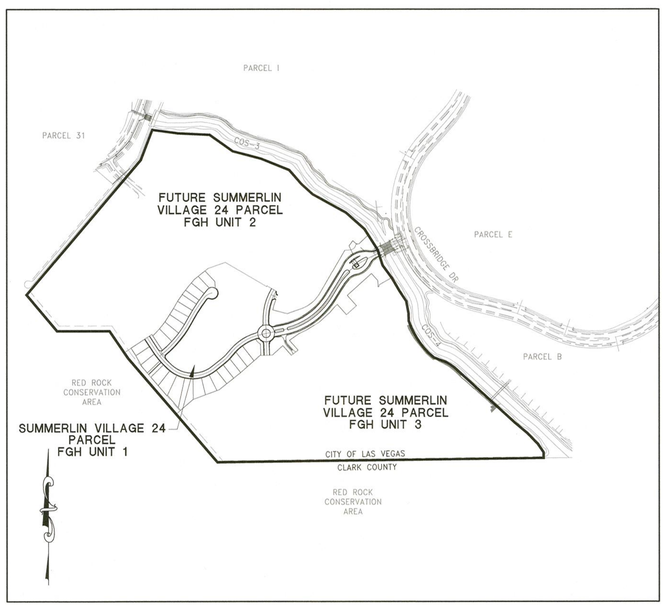
APN: 164-04-511-001
CITY OF LAS VEGAS, NEVADA
19.01 +/- ACRES



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	C-1	COVER SHEET
2	N-1	GENERAL NOTES, LEGENDS, AND ABBREVIATIONS
3	G-1	GRADING PLANS (SHEET 1 OF 5)
4	G-2	GRADING PLANS (SHEET 2 OF 5)
5	G-3	GRADING PLANS (SHEET 3 OF 5)
6	G-4	GRADING PLANS (SHEET 4 OF 5)
7	G-5	GRADING PLANS (SHEET 5 OF 5)
8	D-1	GRADING DETAILS (SHEET 1 OF 3)
9	D-2	GRADING DETAILS (SHEET 2 OF 3)
10	D-3	GRADING DETAILS (SHEET 3 OF 3)
11	MU-1	MASTER UTILITY PLAN
12	U-1	UTILITY PLAN (SHEET 1 OF 8)
13	U-2	UTILITY PLAN (SHEET 2 OF 8)
14	U-3	UTILITY PLAN (SHEET 3 OF 8)
15	U-4	UTILITY PLAN (SHEET 4 OF 8)
16	U-5	UTILITY PLAN (SHEET 5 OF 8)
17	U-6	UTILITY PLAN (SHEET 6 OF 8)
18	U-7	UTILITY PLAN (SHEET 7 OF 8)
19	U-8	UTILITY PLAN (SHEET 8 OF 8)
20	P-1	PLAN AND PROFILES MAYFIELD MANOR DR AND INLET # 1 AND #2
21	P-2	PLAN AND PROFILES MAYFIELD MANOR DR STA: 20+00.00-26+00.00
22	P-3	PLAN AND PROFILE WAVERLEY BRIDGE DR STA: 26+00.00-33+50.00
23	P-4	PLAN AND PROFILE WAVERLY BRIDGE DR STA: 33+50.00 -39+00.00
24	P-5	PLAN AND PROFILE PIPIT MEADOW DR AND LAPWING CREST DR
25	P-6	PLAN AND PROFILE INLET #3, #4, #5, #6, #7, #8 AND #9
26	P-7	PLAN AND PROFILE PIPIT MEADOW DR AND LAPWING CREST DR
27	P-8	PLAN AND PROFILE MAYFIELD MANOR DR AND INLET # 1 AND #2
28	P-9	PLAN AND PROFILE NORWOOD WEIGHTS LN STA: 11+00.00-18+00.00
29	P-10	PLAN AND PROFILE NORWOOD HEIGHTS LN STA: 18+00.00-20+50.00 & PALOS HILLS PL
30	P-11	PLAN AND PROFILE MAYFIELD MANOR DR STA: 10+00.00-15+50.00
31	P-12	PLAN AND PROFILE WOODBURN LN STA: 15+00.00-22+00.00
32	P-13	PLAN AND PROFILE WOODBURN LN AND PRIMROSE PINE PL
33	P-14	PLAN AND PROFILE PRIMROSE PINE PL STA: 29+00.00- 37+50.00
34	P-15	PLAN AND PROFILE SEWER EASEMENT
35	P-16	PLAN AND PROFILE WAVERLY BRIDGE DR STA: 33+50.00 -39+00.00
36	P-17	PLAN AND PROFILE WAVERLEY BRIDGE DR STA: 26+00.00 - 33+50.00
37	P-18	PLAN AND PROFILE PIPIT MEADOW DR AND LAPWING CREST DR
38	S-1	SIGNAGE AND STRIPING PLAN (SHEET 1 OF 5)
39	S-2	SIGNAGE AND STRIPING PLAN (SHEET 2 OF 5)
40	S-3	SIGNAGE AND STRIPING PLAN (SHEET 3 OF 5)
41	S-4	SIGNAGE AND STRIPING PLAN (SHEET 4 OF 5)
42	S-5	SIGNAGE AND STRIPING PLAN (SHEET 5 OF 5)



SITE PLAN
NOT TO SCALE

APPROVED BY:

CITY OF LAS VEGAS

ROSA CORTEZ, P.E. #17505 DATE
ACTING CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CITY OF LAS VEGAS PLANNING DEPARTMENT DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

CENTURYLINK

CENTRAL TELEPHONE COMPANY – dba CENTURYLINK DATE

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

SOUTHWEST GAS CORPORATION

SOUTHWEST GAS CORPORATION DATE

COX COMMUNICATIONS LAS VEGAS INC.

COX COMMUNICATIONS LAS VEGAS INC. DATE

NV ENERGY

NV ENERGY COMPANY DATE

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

CITY OF LAS VEGAS FIRE DEPARTMENT

CITY OF LAS VEGAS FIRE DEPARTMENT DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT # – FIRST APPROVED DATE:
LVVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW N/A GPM

LVVWD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLAN MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

SHEETS: C-1, N-1, MU-1, U-1, P-1, P-2

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 OR 1-800-227-2600

FAST
Call before you UnderGround 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

NOTES

SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER:ACCESS CONSULTING ENGINEERS
PROJECT NO#19-148
DATED: APRIL 20, 2019

CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 6,200 CY
NET FILL: 6,200CY

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 22, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCH DRIVE, SUITE 17, LAS VEGAS NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
COVER SHEET
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZBINYI
Exp. 6/30/2020
CIVIL
No. 13976
PROFESSIONAL ENGINEER STATE OF NEVADA

DATE: 1-23-20

DRAWING
C-1
SHT 1 OF 42

CLV DRAWING NUMBER

CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 1\S0001_C-1.dwg gisierra 1/22/20 4:35pm

CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA" LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE UTILITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
8. AC PAVEMENT TO BE ONE-HALF INCH (½") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY GEOTEK INC, PROJECT 13735-LV, DATED 10/10/2017, APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF EXACT LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX G.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER. WALL NOTES:
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, ANDSEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC; THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER AND MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE VIP CLASS 6 REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREETNAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOPS SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNING THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

DEVIATIONS FROM STANDARDS

NONE

CITY OF LAS VEGAS HYDRANT AND ACCESS GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S – APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 105.6.15
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC § 3310, § 3312
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC § 507.5.7.3
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.3
7. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. IFC § 507
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102
    * RESIDENTIAL – 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
    * COMMERCIAL – 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.7
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC § C104
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC § 503.2.3
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%. ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS IFC § 503.2.4
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB. NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB. NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC § 503.1.1
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEADENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MOU
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM IFC § 503.6
29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED: HORIZONTAL VERTICAL COMPACTION
   A. PAVEMENT AREA SUBGRADE 0.1'+ +0.0' TO –0.1' SEE SOILS REPORT
   B. ENGINEERED FILL 0.5'+ +0.1' TO –0.1' SEE SOILS REPORT COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

STORMWATER RUNOFF MANAGEMENT

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS 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 III.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.

5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

SOUTHWEST GAS CONSTRUCTION NOTES

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020.
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS.
   A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND MUNICIPALITIES.
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099.
5. SOUTHWEST GAS CORPORATION STAND BY CONTACT NUMBER 702-400-1789.

SOUTHWEST GAS CORPORATION _____ DATE _____

CITY OF LAS VEGAS SEWER NOTES

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

DISCLAIMER NOTE:

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1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 6,200 CY
   NET FILL: 6,200CY
10. SEE DETAIL 41/D-3 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

(1) CONSTRUCT AC PAVEMENT PER DETAILS 1 AND 2 ON SHEET D-1
(2) CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
(3) CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
(4) CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
(5) CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB & GUTTER TO 24" 'R' TYPE CURB PER DETAIL 42 SHEET D-3
(6) CONSTRUCT 8" MODIFIED (R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
(7) CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO ROLL CURB)
(8) CONSTRUCT "L" TYPE ISLAND CURB PER CCAUSD #216
(9) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
(10) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
(11) CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
(12) CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
(13) GUARD HOUSE
(14) 3' WIDE X 38' LONG RIPRAP D50=6", THICKNESS=12"
(15) CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
(16) CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224
(17) 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
(18) CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 46 ON SHEET D-3
(19) CONSTRUCT 36"x36" JENSEN PRECAST DROP INLET PER DETAILS 47 AND 48 SHEET D-3 AND CCAUSD #421
(20) CONSTRUCT 12.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (4 GRATES)
(21) CONSTRUCT 17.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (6 GRATES)
(22) CONSTRUCT 32.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (12 GRATES)
(23) CONSTRUCT 7.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (2 GRATES)
(24) 4' WIDE LANDSCAPE ROCK D50=4", THICKNESS=8" (SEE GRADING SHEETS FOR LENGHT
(25) CONSTRUCT 4' TYPE A DROP INLET PER CCAUSD #411
(26) CONSTRUCT 8' TYPE A DROP INLET PER CCAUSD #411

NOTE

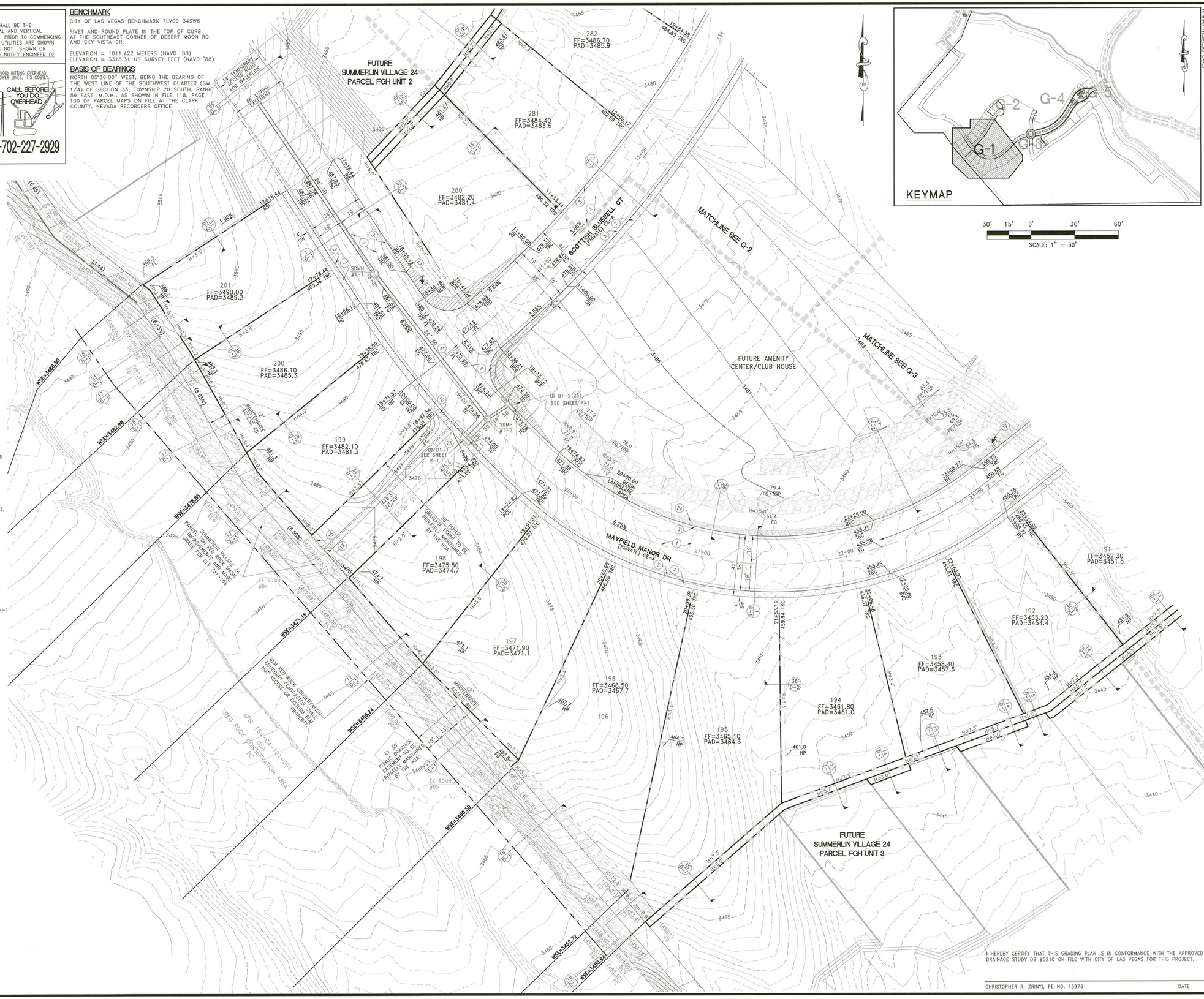
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT



FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3045.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLANS (SHEET 1 OF 5)

CITY OF LAS VEGAS NEVADA

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

PROFESSIONAL ENGINEER — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — STATE OF NEVADA — No. 13976

DATE: 1-23-20

DRAWING
G-1
SHT 3 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_PPS\Unit 1\30003_G-1.dwg czrinyi 1/22/20 7:19pm

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11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

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2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
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6. CONSTRUCT 8" MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO ROLL CURB)
8. CONSTRUCT "L" TYPE ISLAND CURB PER CCAUSD #216
9. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
11. CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
12. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
13. GUARD HOUSE
14. 3' WIDE X 38' LONG RIPRAP D50=6", THICKNESS=12"
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224
17. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
18. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 46 ON SHEET D-3
19. CONSTRUCT 36"x36" JENSEN PRECAST DROP INLET PER DETAILS 47 AND 48 SHEET D-3 AND CCAUSD #421
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24. 4' WIDE LANDSCAPE ROCK D50=4", THICKNESS=8" (SEE GRADING SHEETS FOR LENGHT
25. CONSTRUCT 4' TYPE A DROP INLET PER CCAUSD #411
26. CONSTRUCT 8' TYPE A DROP INLET PER CCAUSD #411

NOTE

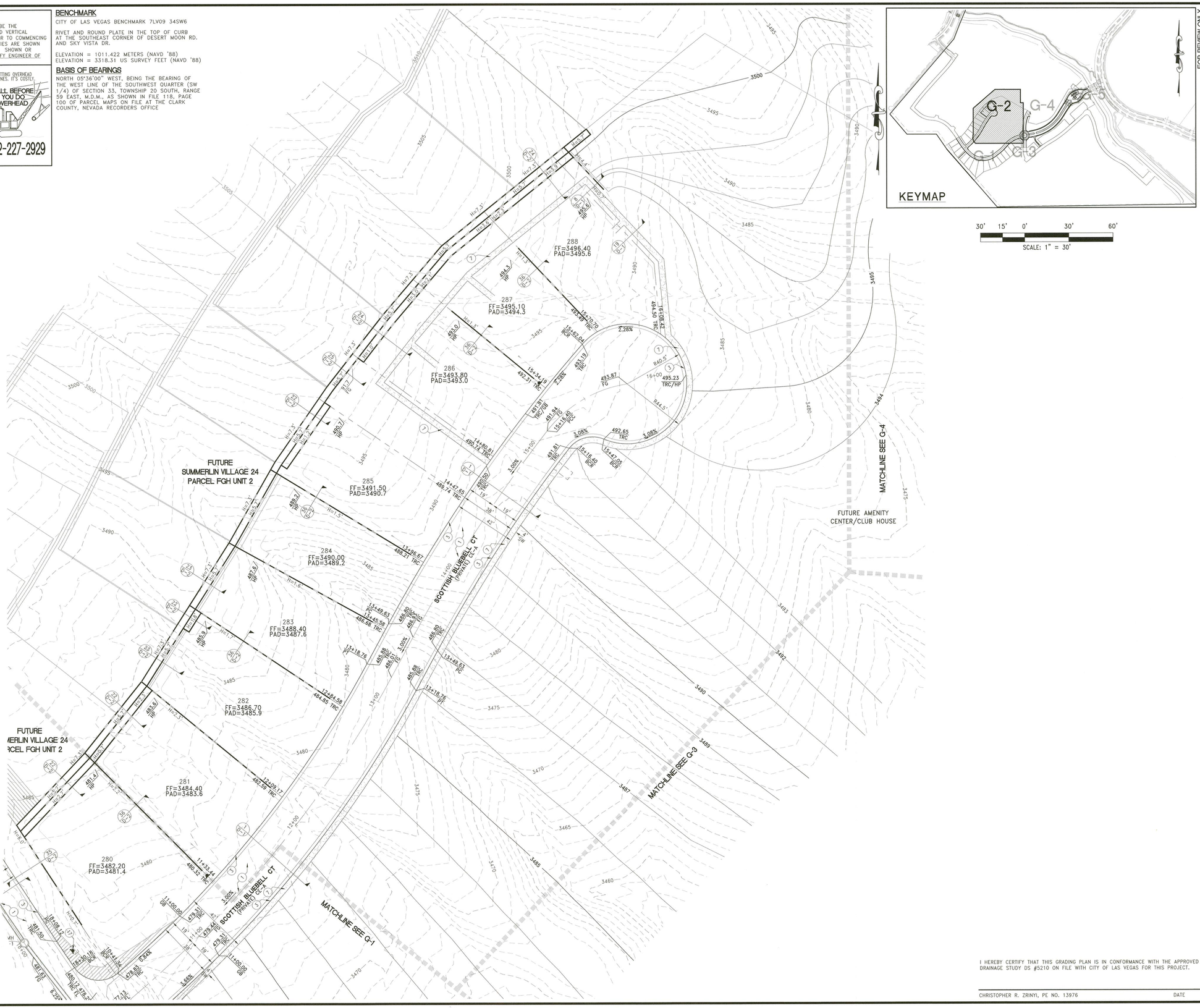
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

NOTE

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

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT



30' 15' 0' 30' 60'
SCALE: 1" = 30'

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5210 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-3200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLANS (SHEET 2 OF 5)
NEVADA

CITY OF LAS VEGAS

G:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 1\50003_G-1.dwg gisterra 1/22/20 4:38pm

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
DATE: 1-23-20

DRAWING
G-2
SHT 4 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
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Call 811 OR 1-800-227-2600

FAST
Call before you UnderGround 1-702-432-5300
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1-702-227-2929

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
   GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 6,200 CY
   NET FILL: 6,200CY
10. SEE DETAIL 41/D-3 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

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NOTE

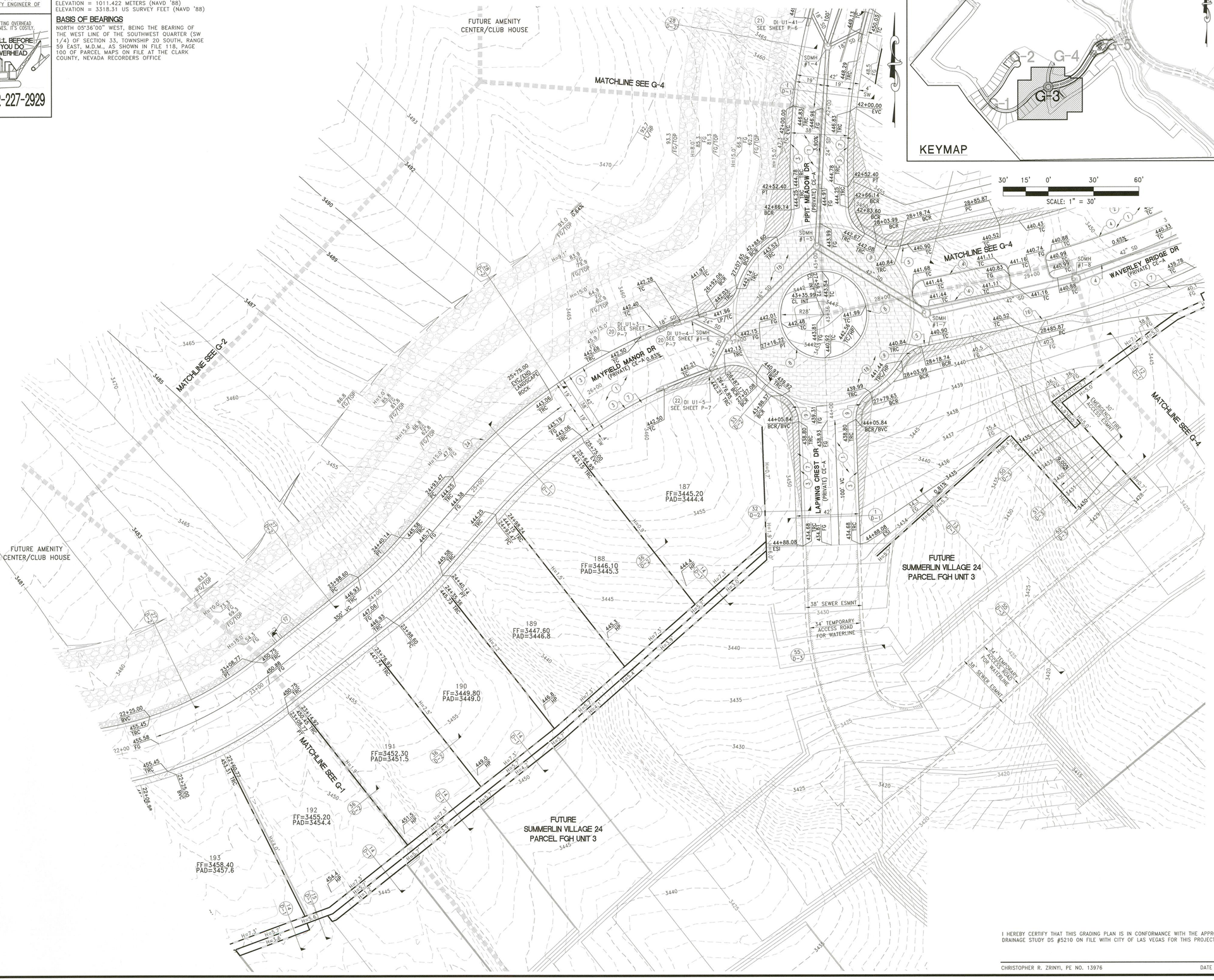
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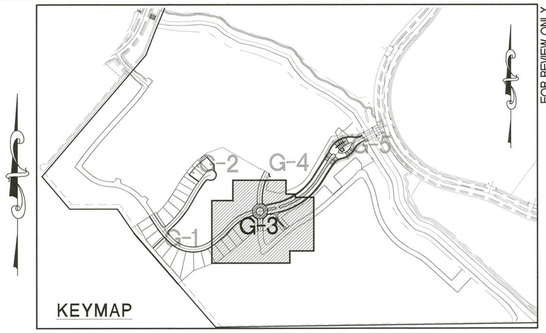
NOTE

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CHRISTOPHER R. ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 22, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

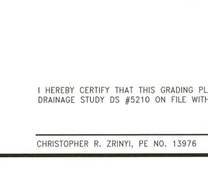
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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
NEVADA

GRADING PLANS (SHEET 3 OF 5)

CITY OF LAS VEGAS 1/22/20 4:39pm



DATE: 1-23-20

DRAWING
G-3
SHT 5 OF 42

CLV DRAWING NUMBER
CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 1\S0003_G-1.dwg gtierra 1/22/20 4:39pm

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

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   ENGINEER: ACCESS CONSULTING ENGINEERS
   PROJECT NO. #19-148
   DATED: APRIL 20, 2019
9. CUT/FILL ESTIMATES
   EXISTING TO FINISH GRADE ELEVATIONS
   NET CUT: 6,200 CY
   NET FILL: 6,200CY
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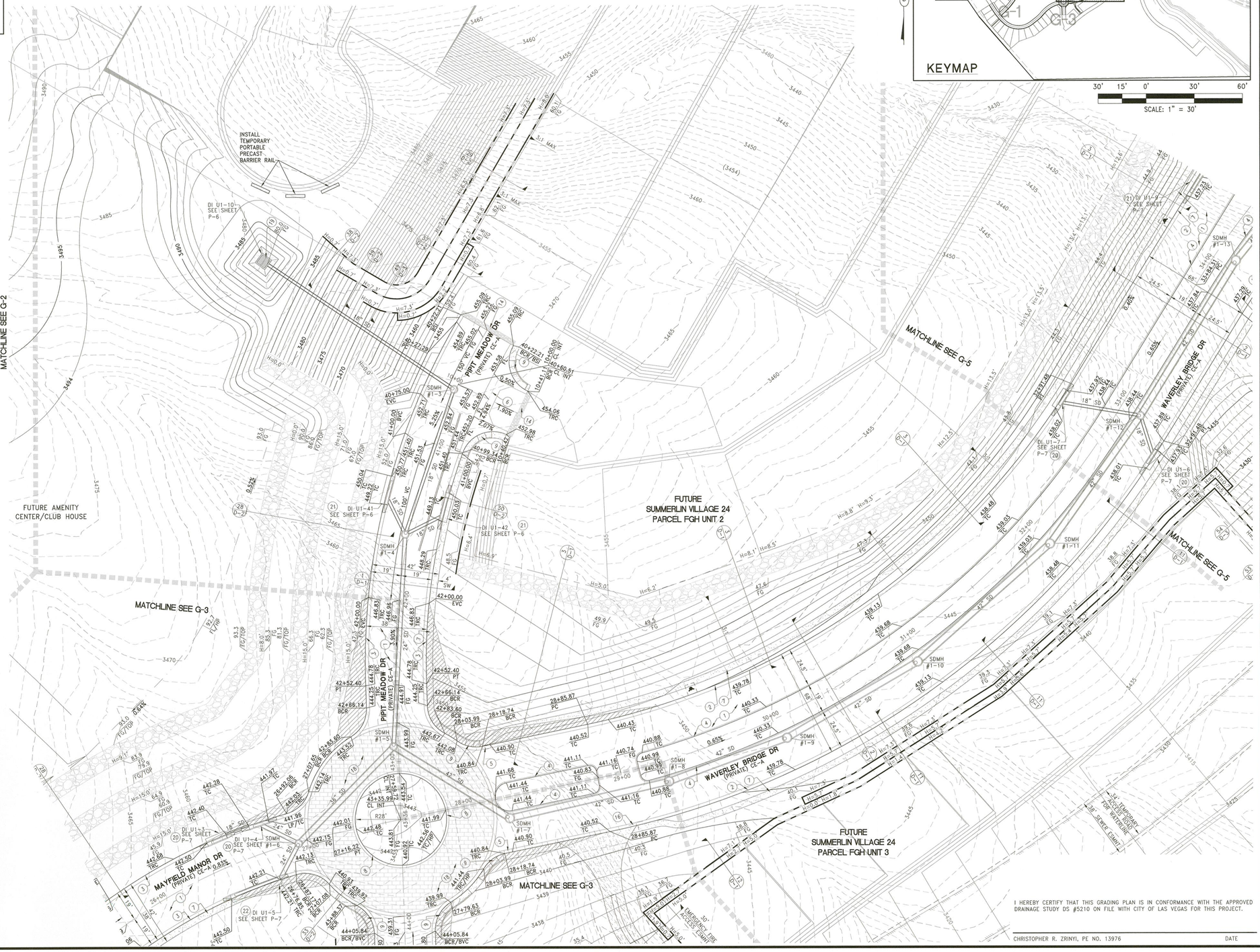
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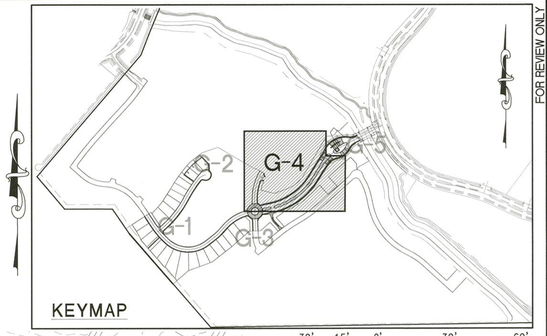
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CHRISTOPHER R. ZRINYI, PE NO. 13976 — DATE

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 22, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3340.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
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PHONE: (702)233-0800 FAX: (702)-233-0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLANS (SHEET 4 OF 5)
NEVADA

CITY OF LAS VEGAS

CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA — REGISTERED PROFESSIONAL ENGINEER

DATE: 1-23-20

DRAWING
G-4
SHT 6 OF 42

CLV DRAWING NUMBER
CLV PROJECT #

O:\3040_LENR\0057_Summerlin_103_CIVIL_JPS\Unit 1\50003_C-1.dwg glaserra 1/22/20 4:39pm

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1-702-227-2929

BENCHMARK

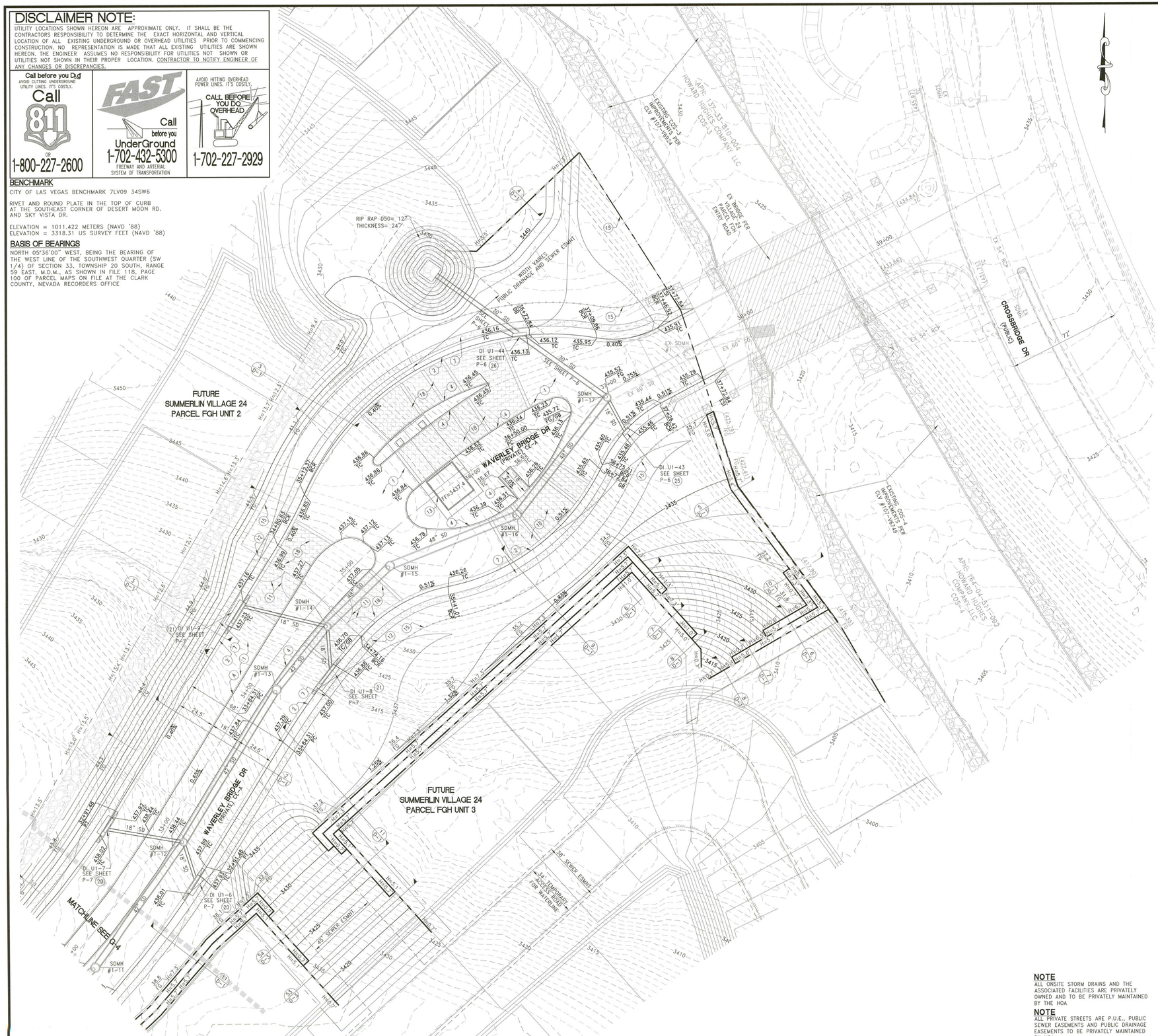
CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

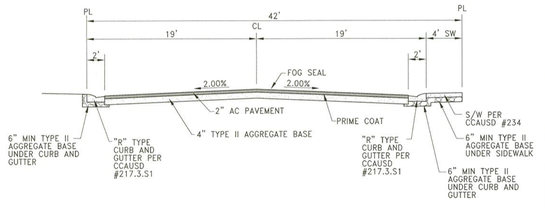
ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

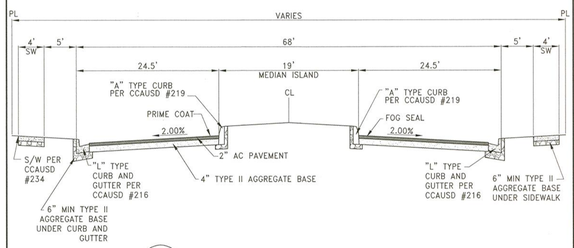

FUTURE
SUMMERLIN VILLAGE 24
PARCEL FGH UNIT 2
FUTURE
SUMMERLIN VILLAGE 24
PARCEL FGH UNIT 3
WAVERLEY BRIDGE DR
(PRIVATE ST)
CROSSBRIDGE DR
(Public)
EX. BRIDGE PER FILE NO. 24 PARCEL FGH ENTRY ROAD
EXISTING COS-3 IMPROVEMENTS PER CLV #107-10-9
APN: 137-33-810-004 HOWARD HUGHES COMPANY, LLC COS-3
EXISTING COS-4 IMPROVEMENTS PER CLV #107-10-49
APN: 137-04-511-002 HOWARD HUGHES COMPANY, LLC COS-4
PUBLIC DRAINAGE AND SEWER ESMT
WIDTH VARIES
RIP RAP D50= 12" THICKNESS= 24"
MATCHLINE SEE G-4
38' SEWER ESMT
40' SEWER ESMT
24' TEMPORARY ACCESS ROAD FOR WATERLINE
EX 60" SD
EX 54" RCP
EX SDMH
SDMH #1-17
SDMH #1-16
SDMH #1-15
SDMH #1-14
SDMH #1-13
SDMH #1-12
SDMH #1-11
DI U1-44 SEE SHEET P-6
DI U1-43 SEE SHEET P-6
DI U1-8 SEE SHEET P-7
DI U1-7 SEE SHEET P-7
DI U1-6 SEE SHEET P-7
DI U1-5 SEE SHEET P-7
DI U1-4 SEE SHEET P-7
SEE SHEET P-6
SEE SHEET P-5
TF=3457.4
TF=3457.5
TF=3457.6
TF=3457.7
TF=3457.8
TF=3457.9
TF=3458.0
TF=3458.1
TF=3458.2
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TF=3460.7
TF=3460.8
TF=3460.9
TF=3461.0
TF=3461.1
TF=3461.2
TF=3461.3

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

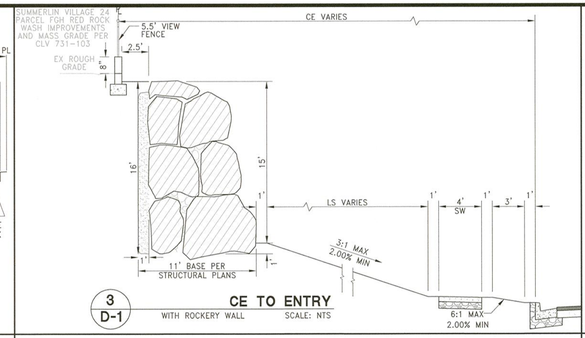


1 D-1 **ONSITE PRIVATE 42' STREET**
SIDEWALK ONE SIDE SCALE: NTS

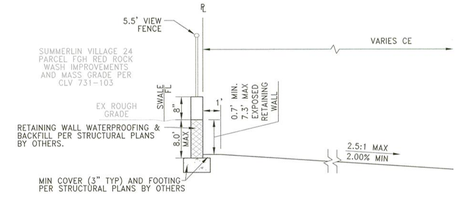
NOTE:ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



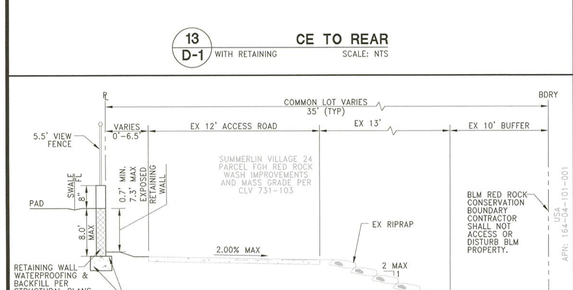
2 D-1 **COMMUNITY ENTRY STREET**
SIDEWALK BOTH SIDES SCALE: NTS



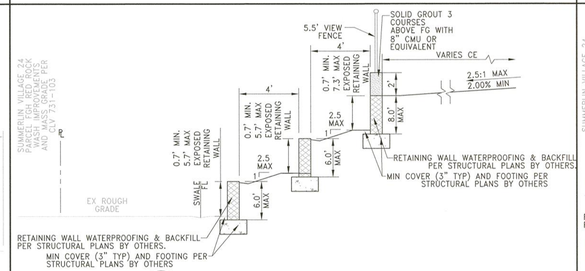
3 D-1 **CE TO ENTRY**
WITH ROCKERY WALL SCALE: NTS



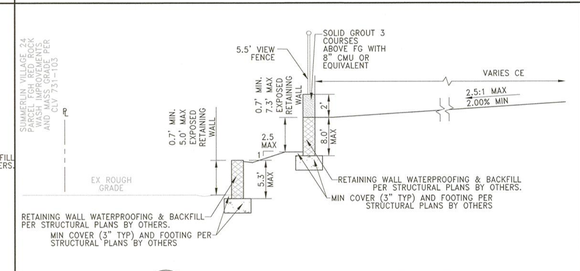
4 D-1 **CE TO EX SIDE**
WITH RETAINING SCALE: NTS



5 D-1 **EX COS WASH TO CE**
WITH DOUBLE RETAINING SCALE: NTS

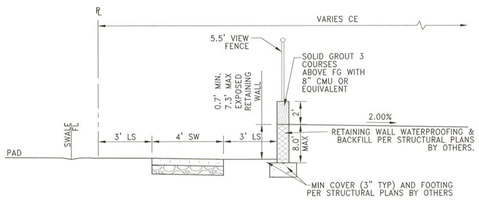


6 D-1 **CE TO EX SIDE**
WITH TRIPLE RETAINING SCALE: NTS

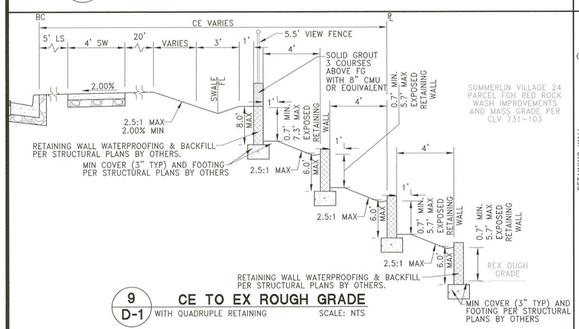


7 D-1 **CE TO EX SIDE**
WITH DOUBLE RETAINING SCALE: NTS

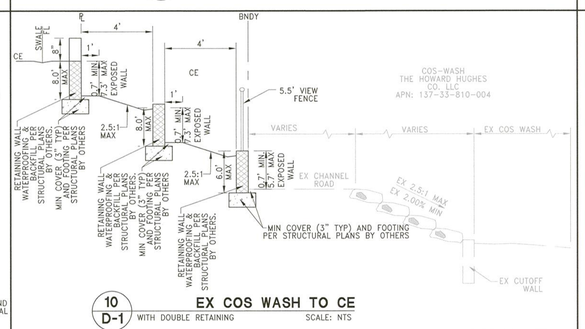
*WALLS, SIDEWALK AND LANDSCAPE TO BE MAINTAINED BY HOA FOR ALL COURTYARD LOTS.



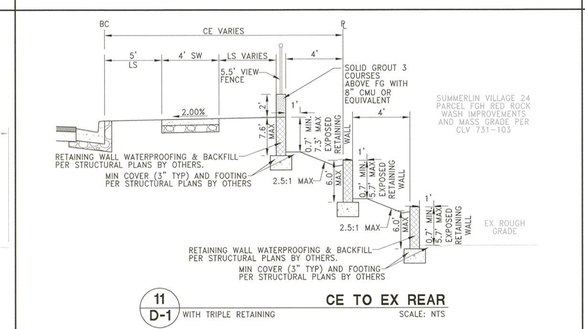
8 D-1 **CE TO EX SIDE**
WITH RETAINING SCALE: NTS



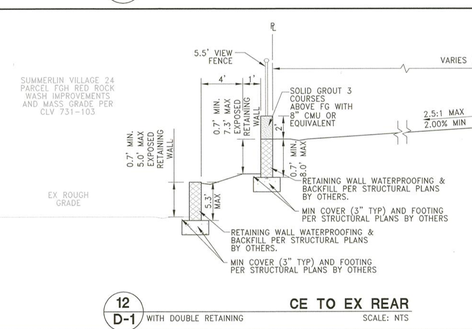
9 D-1 **CE TO EX ROUGH GRADE**
WITH QUADRUPLE RETAINING SCALE: NTS



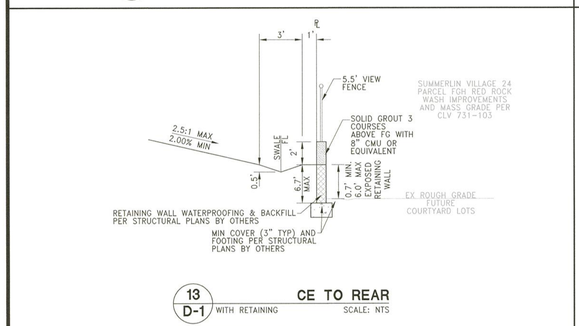
10 D-1 **EX COS WASH TO CE**
WITH DOUBLE RETAINING SCALE: NTS



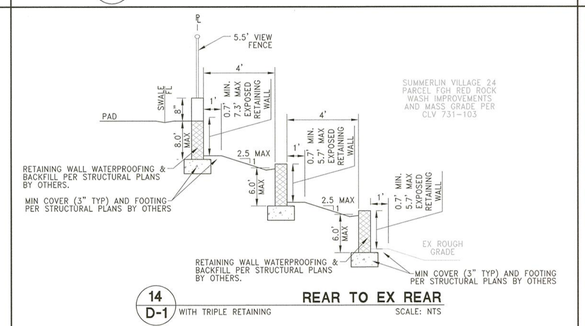
11 D-1 **CE TO EX REAR**
WITH TRIPLE RETAINING SCALE: NTS



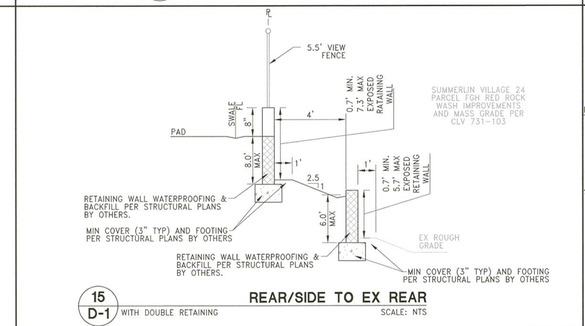
12 D-1 **CE TO EX REAR**
WITH DOUBLE RETAINING SCALE: NTS



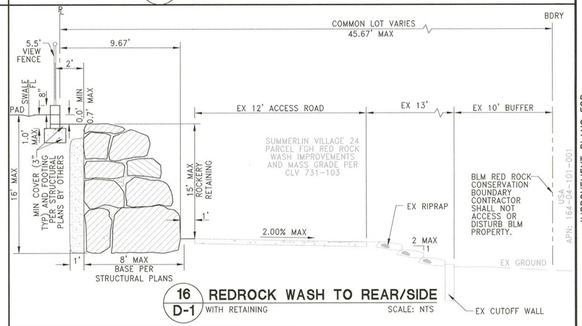
13 D-1 **CE TO REAR**
WITH RETAINING SCALE: NTS



14 D-1 **REAR TO EX REAR**
WITH TRIPLE RETAINING SCALE: NTS

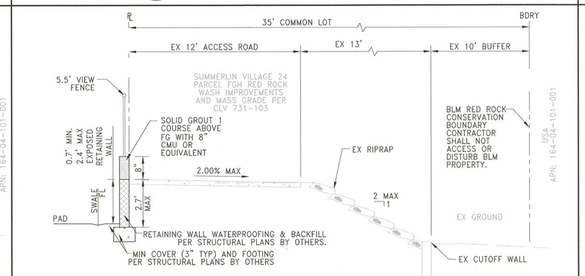


15 D-1 **REAR/SIDE TO EX REAR**
WITH DOUBLE RETAINING SCALE: NTS

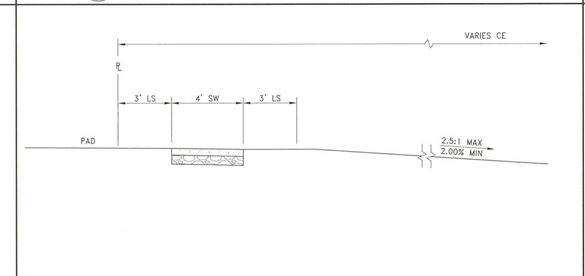


16 D-1 **REDROCK WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS

17 D-1 **REDROCK WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS



18 D-1 **REDROCK WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS



19 D-1 **SIDE TO CE**
WITHOUT RETAINING SCALE: NTS

GEOTECHNICAL NOTE:

A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

WALL & SCARP NOTE:

1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS. REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 22, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3140.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

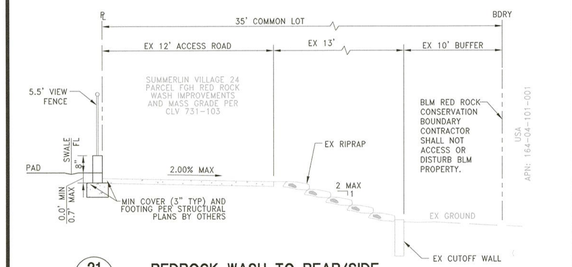
RCI ENGINEERING
505 SOUTH RAINBOW DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
IMPROVEMENT PLANS FOR
GRADING DETAILS (SHEET 1 OF 3)
CITY OF LAS VEGAS NEVADA

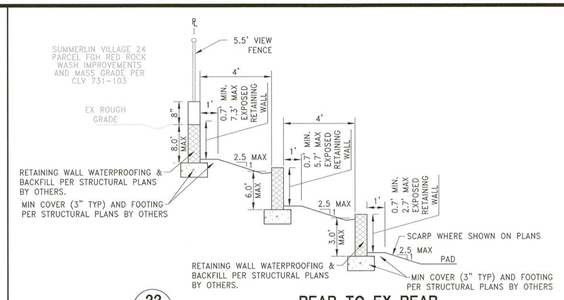
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER
DATE: 1-23-20

DRAWING
D-1
SHT 8 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

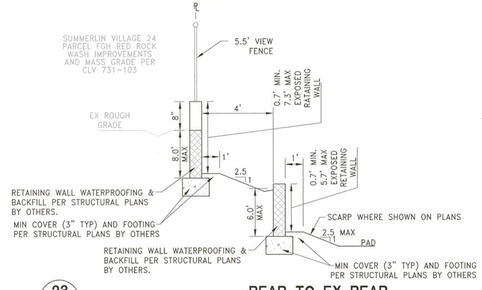
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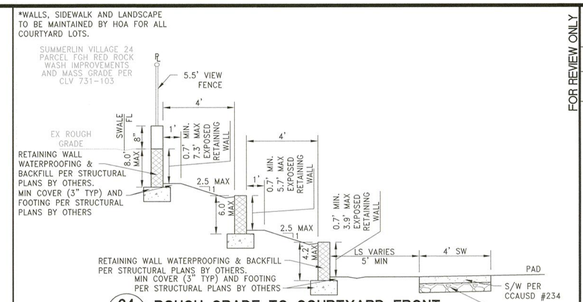
21 D-2 **REDROCK WASH TO REAR/SIDE**
WITHOUT RETAINING SCALE: NTS



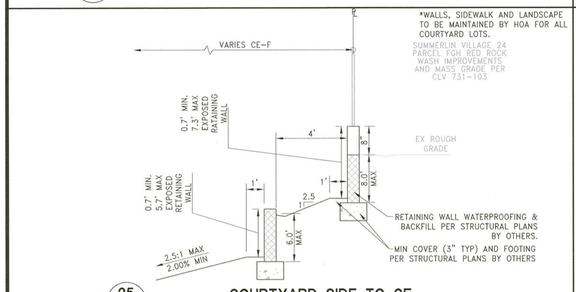
22 D-2 **REAR TO EX REAR**
WITH TRIPLE RETAINING SCALE: NTS



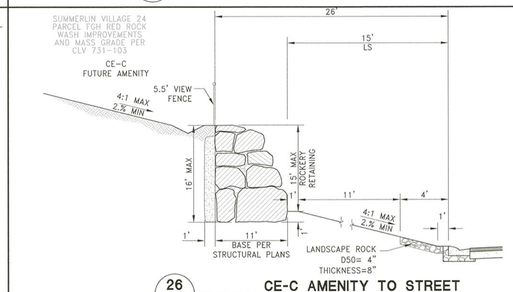
23 D-2 **REAR TO EX REAR**
WITH DOUBLE RETAINING SCALE: NTS



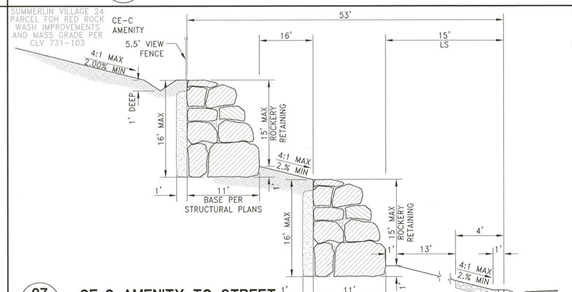
24 D-2 **ROUGH GRADE TO COURTYARD FRONT**
WITH TRIPLE RETAINING SCALE: NTS



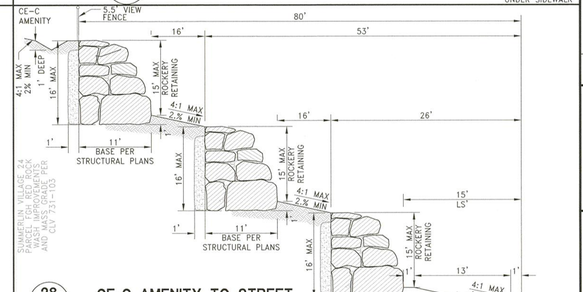
25 D-2 **COURTYARD SIDE TO CE**
WITH DOUBLE RETAINING SCALE: NTS



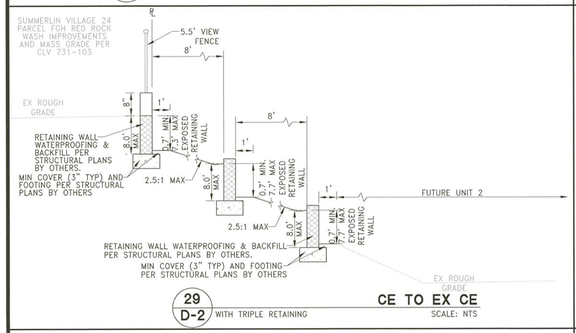
26 D-2 **CE-C AMENITY TO STREET**
WITH ROCKERY WALL SCALE: NTS



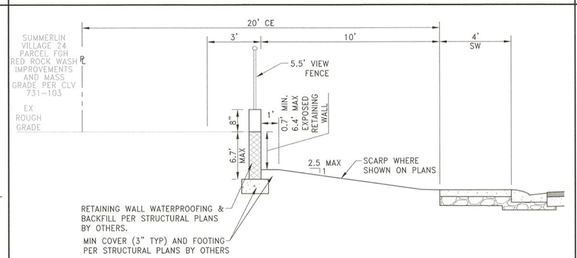
27 D-2 **CE-C AMENITY TO STREET**
WITH DOUBLE ROCKERY WALL SCALE: NTS



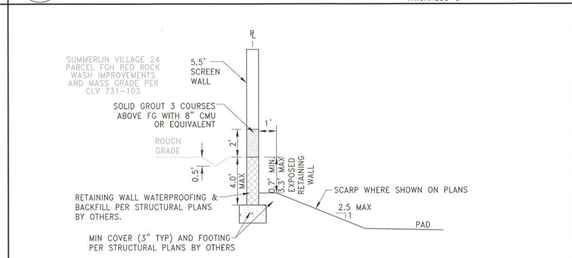
28 D-2 **CE-C AMENITY TO STREET**
WITH TRIPLE ROCKERY WALL SCALE: NTS



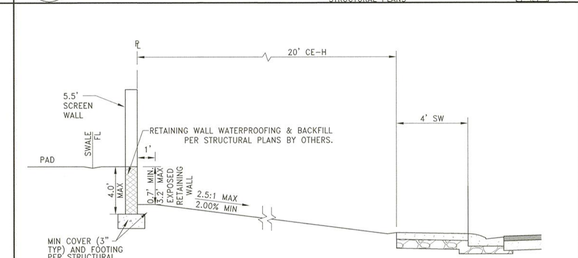
29 D-2 **CE TO EX CE**
WITH TRIPLE RETAINING SCALE: NTS



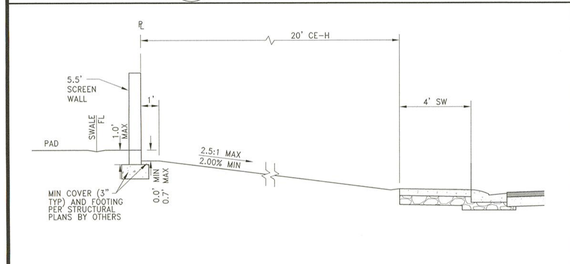
30 D-2 **CE TO ROUGH GRADE**
WITH RETAINING SCALE: NTS



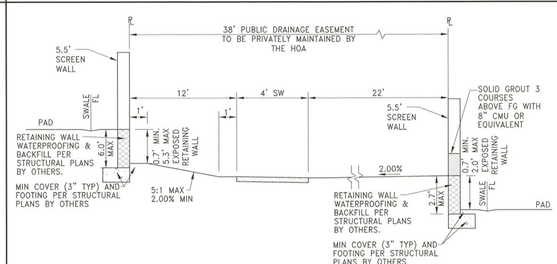
31 D-2 **LOT 201 ROUGH GRADE**
WITH RETAINING SCALE: NTS



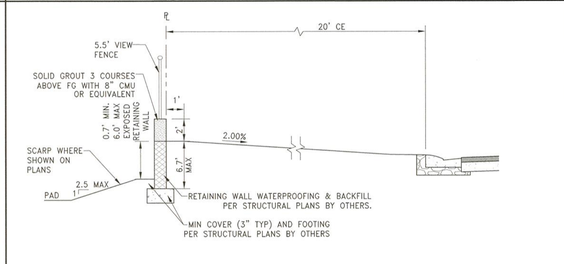
32 D-2 **SIDE TO CE**
WITH RETAINING SCALE: NTS



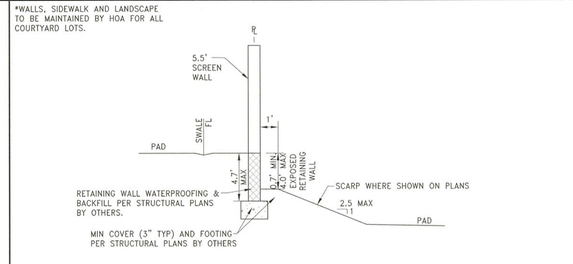
33 D-2 **SIDE TO CE**
WITHOUT RETAINING SCALE: NTS



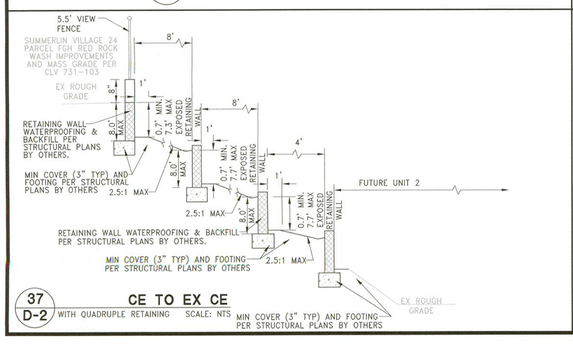
34 D-2 **DRAINAGE ESMT**
WITH RETAINING SCALE: NTS



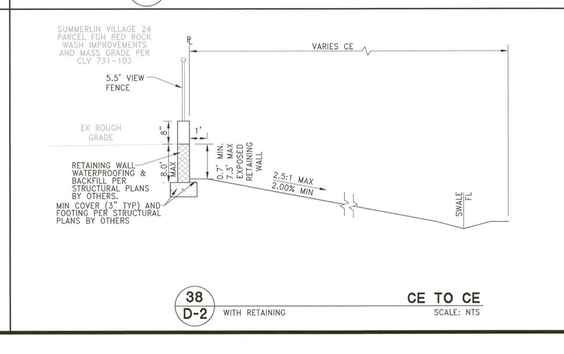
35 D-2 **SIDE TO CE**
WITH RETAINING SCALE: NTS



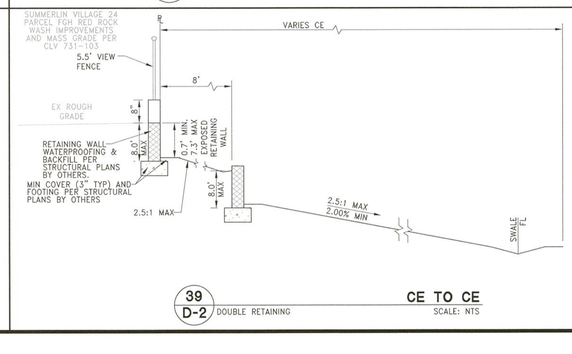
36 D-2 **SIDE TO SIDE**
WITH RETAINING SCALE: NTS



37 D-2 **CE TO EX CE**
WITH QUADRUPLE RETAINING SCALE: NTS



38 D-2 **CE TO CE**
WITH RETAINING SCALE: NTS



39 D-2 **CE TO CE**
DOUBLE RETAINING SCALE: NTS

GEOTECHNICAL NOTE:

A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

WALL & SCARP NOTE:

1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS, REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: N.A.
VERT. SCALE: N.A.
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 30400.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 796-9100 FAX: (702) 796-9200

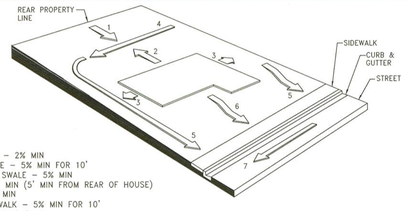
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 2 OF 3)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1-23-20

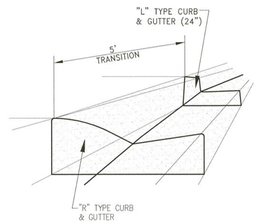
DRAWING
D-2
SHT 9 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

O:\30400_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 1\30004_D-1.dwg gtierra 1/22/20 4:40pm

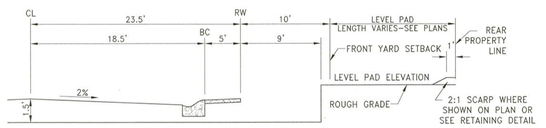


1. SLOPE FROM REAR TO SWALE – 2% MIN
2. SLOPE FROM HOUSE TO SWALE – 5% MIN FOR 10'
3. SLOPE FROM HOUSE TO SIDE SWALE – 5% MIN
4. SLOPE OF REAR SWALE – 1% MIN (5' MIN FROM REAR OF HOUSE)
5. SLOPE OF SIDE SWALE – 1% MIN
6. SLOPE FROM HOUSE TO SIDEWALK – 5% MIN FOR 10'
7. SLOPE OF STREET – PER GRADING PLAN

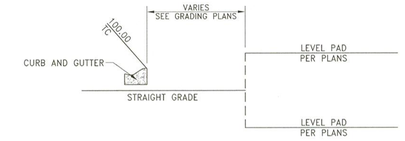
41 D-3 TYPICAL LOT DRAINAGE SCALE: NTS



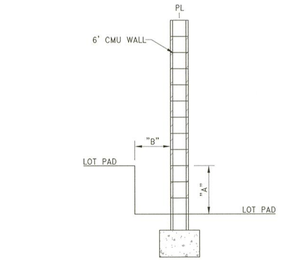
42 D-3 R CURB TO L CURB TRANSITION SCALE: NTS



43 D-3 ONSITE ROUGH GRADE FOR CUT/FILL ONSITE STREET SCALE: NTS

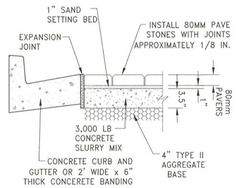


44 D-3 TYPICAL CORNER LOT ROUGH GRADE FOR CUT/FILL ONSITE STREET SCALE: NTS

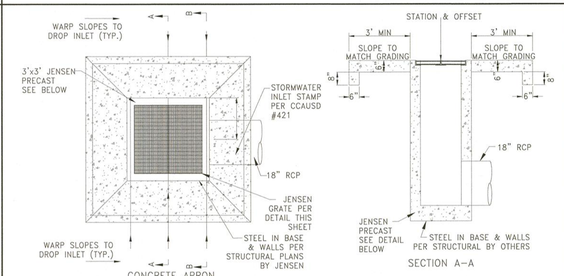


RET WALL HEIGHT	CUT BACK TO PAD
"A"	"B"
1.5'–2.5'	2.0'
3.0'–3.5'	2.5'
4.0'–5.0'	3.0'
5.0'–6.0'	3.5'

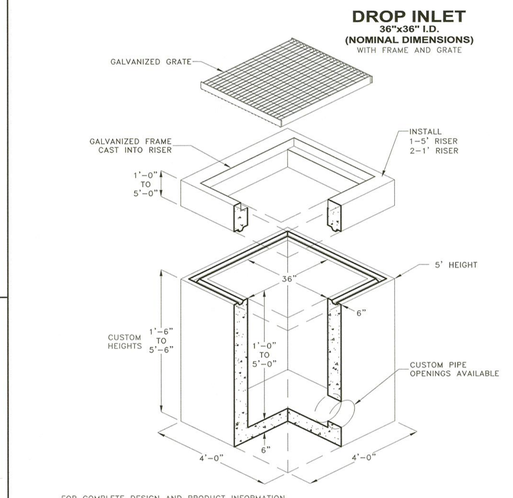
45 D-3 RETAINING WALL ROUGH GRADE CUT BACK SECTION ONSITE STREET SCALE: NTS



46 D-3 CONCRETE PAVERS SCALE: NTS



47 D-3 CONCRETE APRON AND DROP INLET STRUCTURE SCALE: NTS



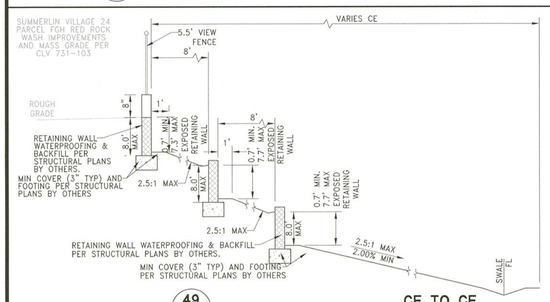
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

2/1/08
D36x36_3636FG_FF_A.dwg
© 2008 Jensen Precast

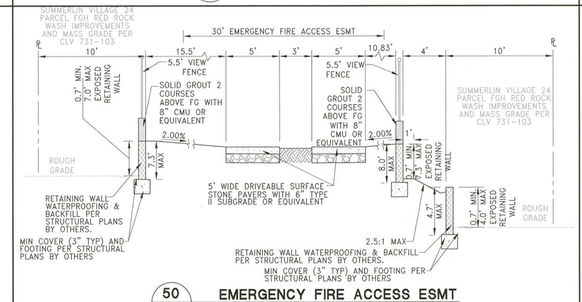
Jensen Precast reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for confirmation or advice on product design.

JENSEN PRECAST

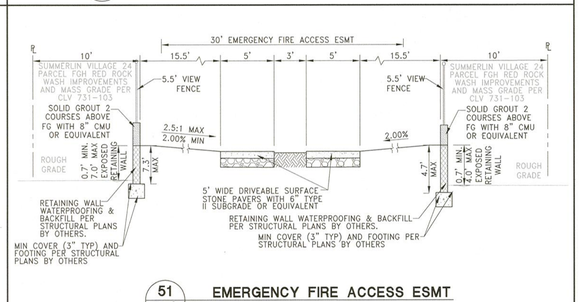
48 D-3 JENSEN PRECAST DROP INLET SCALE: NTS



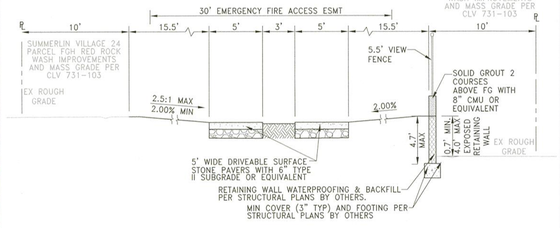
49 D-3 CE TO CE WITH TRIPLE RETAINING SCALE: NTS



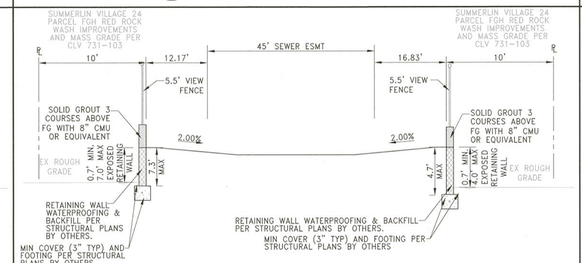
50 D-3 EMERGENCY FIRE ACCESS ESMT ADJACENT TO FUTURE LOTS 2 & 3 SCALE: NTS



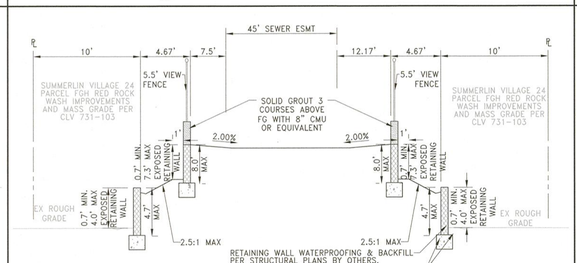
51 D-3 EMERGENCY FIRE ACCESS ESMT ADJACENT TO FUTURE LOTS 2 & 3 SCALE: NTS



52 D-3 EMERGENCY FIRE ACCESS ESMT ADJACENT TO FUTURE LOTS 2 & 3 SCALE: NTS

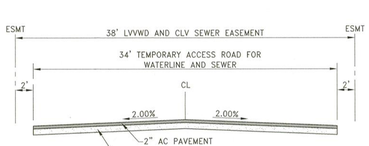


53 D-3 SEWER ESMT ADJACENT TO FUTURE LOTS 9 & 10 SCALE: NTS

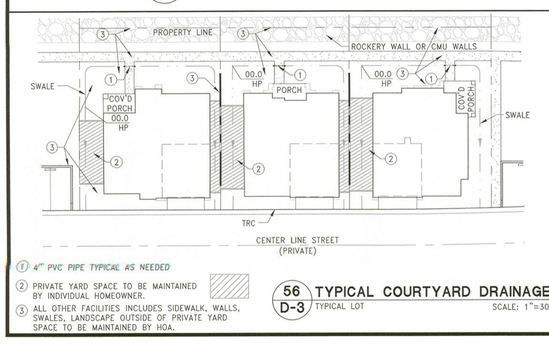


54 D-3 SEWER ESMT ADJACENT TO FUTURE LOTS 9 & 10 SCALE: NTS

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



55 D-3 TEMPORARY UTILITY ACCESS SIDEWALK ONE SIDE SCALE: NTS



(1) 4" PVC PIPE TYPICAL AS NEEDED

(2) PRIVATE YARD SPACE TO BE MAINTAINED BY INDIVIDUAL HOMEOWNER.

(3) ALL OTHER FACILITIES INCLUDES SIDEWALK, WALLS, SWALES, LANDSCAPE OUTSIDE OF PRIVATE YARD SPACE TO BE MAINTAINED BY HOA.

56 D-3 TYPICAL COURTYARD DRAINAGE TYPICAL LOT SCALE: 1"=30'

GEOTECHNICAL NOTE:

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FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 23, 2020
HORIZ. SCALE: N.A.
VERT. SCALE: N.A.
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3940.0057

LENNAR®
9275 W. RUSSELL RD. SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING DETAILS (SHEET 3 OF 3)

CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

DATE: 1-23-20

DRAWING
D-3
SHT 10 OF 42
CLV DRAWING NUMBER

CLV PROJECT #

D:\3940_LENR\0057_Summerlin_103_CIVIL_PS\Unit 1\50004_D-1.dwg glaserra 1/22/20 4:40pm

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-227-2600

FAST
Call before you UnderGround
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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

SEWER CONSTRUCTION NOTES

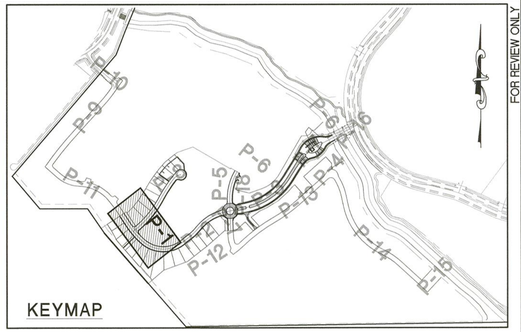
21. INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) WITH SINGLE 24" LID
22. INSTALL 4" SEWER LATERAL (PER DCSWCS STD No. SD-17, SD-22 & SD-25) & 1 CU-FT THRUST BLOCK @ CAP
23. TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.
24. REMOVE EXISTING CAP WITH THRUST BLOCK AND CONNECT TO EXISTING SEWER STUB
25. INSTALL 8" SEWER CAP AND 1 CU-FT THRUST BLOCK @ CAP
26. INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) & WITH CORROSION PROTECTION AND APPLY A CCWRD APPROVED COATING MATERIAL TO ALL BARE CONCRETE SURFACES. PER DCSWCS 3.16.8

CONSTRUCTION NOTES

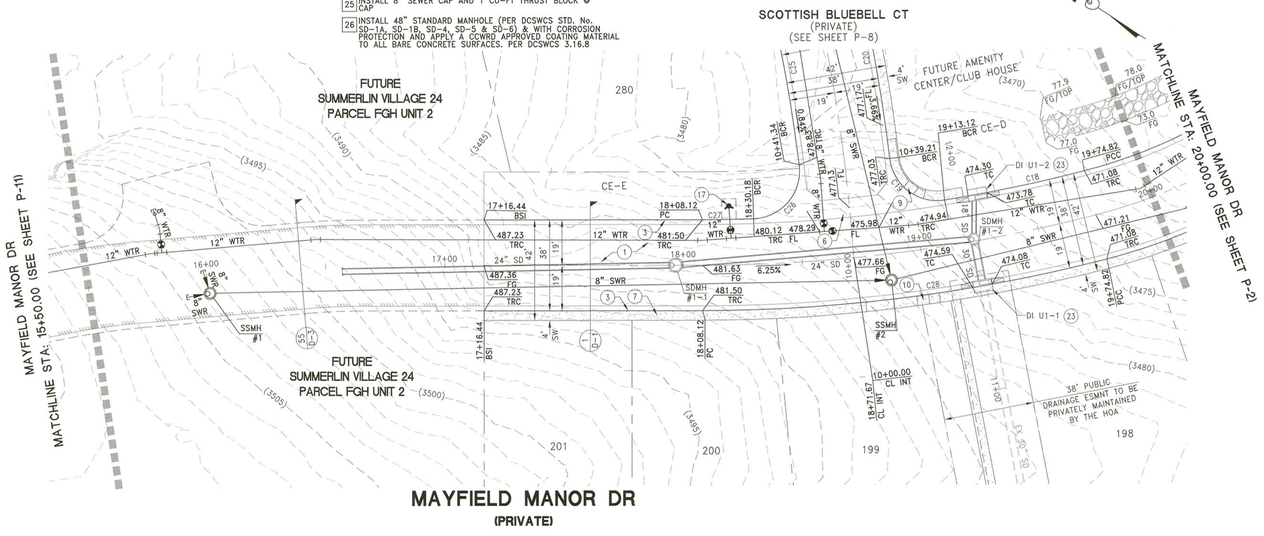
1. CONSTRUCT AC PAVEMENT PER DETAILS 1 AND 2 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB & GUTTER TO 24" 'R' TYPE CURB PER DETAIL 42 SHEET D-3
6. CONSTRUCT (R MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO ROLL CURB)
8. CONSTRUCT "L" TYPE ISLAND CURB PER CCAUSD #216
9. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
11. CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
12. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
13. GUARD HOUSE
14. 3' WIDE X 38' LONG RIPRAP D50=6", THICKNESS=12"
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224
17. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
18. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 46 ON SHEET D-3
19. CONSTRUCT 36"x36" JENSEN PRECAST DROP INLET PER DETAILS 47 AND 48 SHEET D-3 AND CCAUSD #421
20. CONSTRUCT 12.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (4 GRATES)
21. CONSTRUCT 17.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (6 GRATES)
22. CONSTRUCT 32.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (12 GRATES)
23. CONSTRUCT 7.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (2 GRATES)
24. 5' WIDE LANDSCAPE ROCK D50=4", THICKNESS=8" SEE GRADING SHEETS FOR LENGHT
25. CONSTRUCT 4' TYPE A DROP INLET PER CCAUSD #411
26. CONSTRUCT 8' TYPE A DROP INLET PER CCAUSD #411

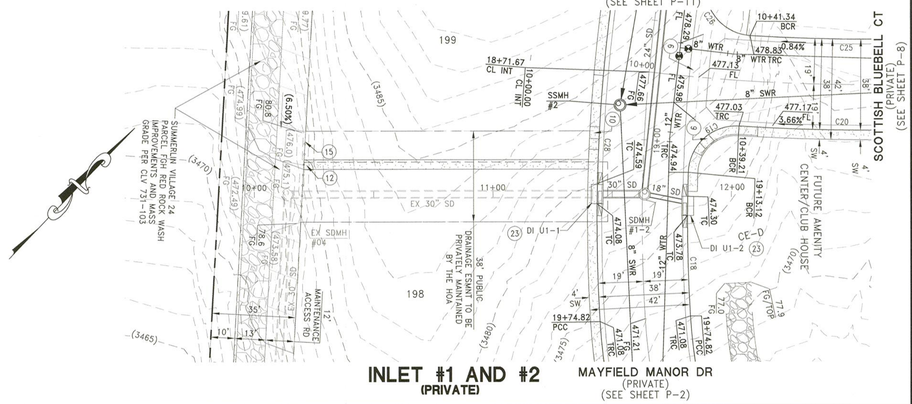
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C17	80°42'21"	218.08'	307.18'	185.29'	–	–
C18	4°36'30"	646.55'	52.00'	26.01'	–	–
C19	92°04'59"	20.00'	32.14'	20.74'	21.5'	4.5'
C20	21°21'22"	769.00'	286.63'	145.00'	–	–
C25	5°47'08"	731.00'	73.81'	36.94'	–	–
C26	90°54'52"	20.00'	31.74'	20.32'	–	–
C27	1°53'55"	646.55'	21.43'	10.71'	–	–
C28	14°21'01"	684.55'	171.45'	86.18'	21.5'	4.5'
C29	80°42'21"	256.08'	360.71'	217.58'	–	–



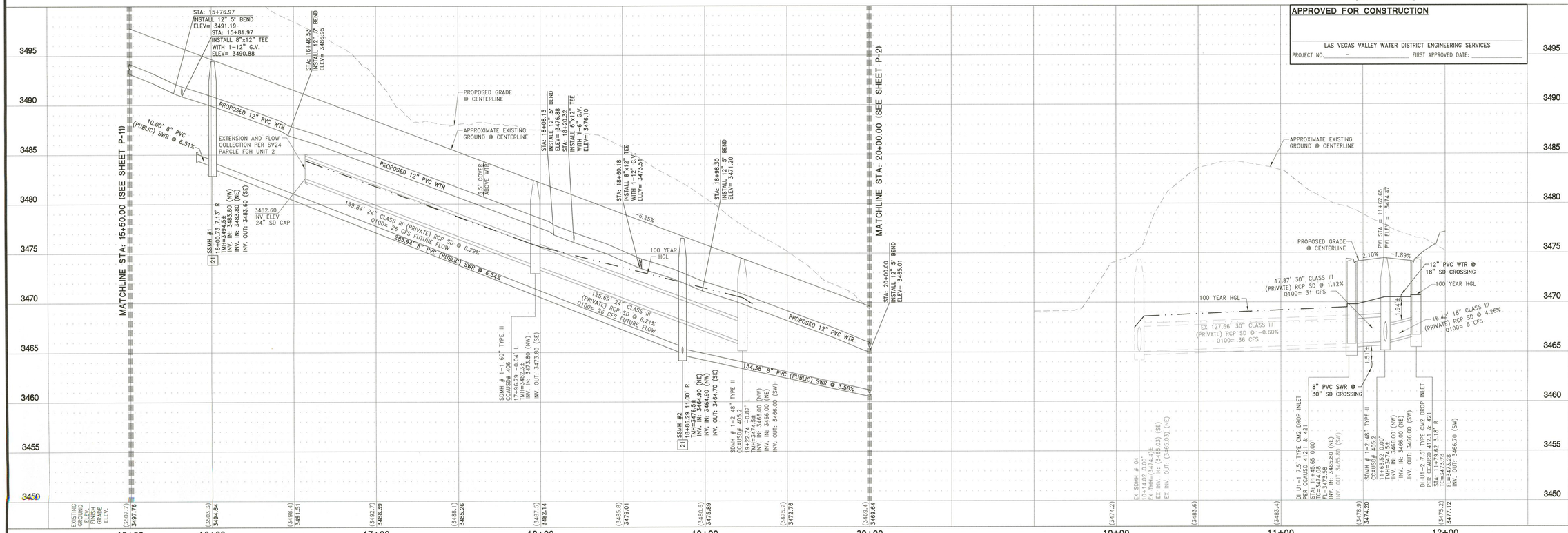
30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'





INLET #1 AND #2 (PRIVATE)

MAYFIELD MANOR DR (PRIVATE) (SEE SHEET P-2)



APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. – FIRST APPROVED DATE:

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 22, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILES
MAYFIELD MANOR DR AND INLET # 1 AND #2
NEVADA

CITY OF LAS VEGAS
O:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 1\S0007_P-1.dwg gisterro 1/22/20 5:41pm

PROFESSIONAL ENGINEER — CHRISTOPHER R. ZIRNYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-1
SHT 20 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

SEWER CONSTRUCTION NOTES

21. INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) WITH SINGLE 24" LID
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CONSTRUCTION NOTES

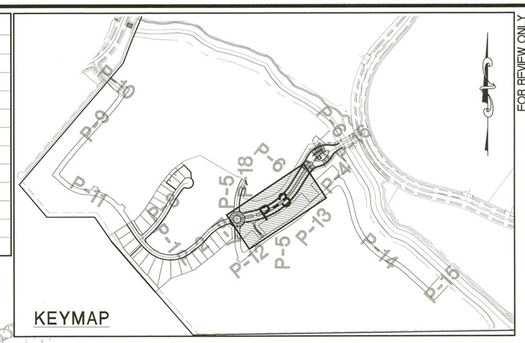
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9. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
11. CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
12. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
13. GUARD HOUSE
14. 3' WIDE X 38' LONG RIPRAP D50=6", THICKNESS=12"
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224
17. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
18. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 46 ON SHEET D-3
19. CONSTRUCT 36"x36" JENSEN PRECAST DROP INLET PER DETAILS 47 AND 48 SHEET D-3 AND CCAUSD #421
20. CONSTRUCT 12.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (4 GRATES)
21. CONSTRUCT 17.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (6 GRATES)
22. CONSTRUCT 32.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (12 GRATES)
23. CONSTRUCT 7.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (2 GRATES)
24. 4' WIDE LANDSCAPE ROCK D50=4", THICKNESS=8" (SEE GRADING SHEETS FOR LENGHT
25. CONSTRUCT 4' TYPE A DROP INLET PER CCAUSD #411
26. CONSTRUCT 8' TYPE A DROP INLET PER CCAUSD #411

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C4	46°28'45"	466.00'	378.02'	200.11'	–	–
C5	47°32'45"	20.00'	16.60'	8.81'	21.5'	4.5'
C6	8°34'35"	60.00'	8.98'	4.50'	–	–
C7	60°49'25"	20.00'	21.23'	11.74'	–	–
C12	60°49'25"	20.00'	21.23'	11.74'	–	–
C13	42°12'34"	60.00'	44.20'	23.16'	–	–
C14	57°34'49"	20.00'	20.10'	10.99'	–	–
C15	32°58'50"	364.00'	209.53'	107.75'	–	–
C31	32°10'07"	326.00'	183.03'	94.00'	–	–
C32	64°45'18"	20.00'	22.60'	12.68'	–	–
C33	20°57'39"	60.00'	21.95'	11.10'	–	–
C34	60°49'25"	20.00'	21.23'	11.74'	4.5'	21.5'
C35	60°49'25"	20.00'	21.23'	11.74'	21.5'	4.5'
C36	28°09'45"	60.00'	29.49'	15.05'	–	–

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C37	47°32'45"	20.00'	16.60'	8.81'	–	–
C38	46°28'43"	534.00'	433.18'	229.31'	–	–
C39	10°17'45"	466.00'	83.74'	41.98'	–	–
C55	43°02'17"	491.17'	368.94'	193.66'	–	–
C56	89°25'19"	4.33'	6.76'	4.29'	–	–
C57	90°34'04"	4.33'	6.85'	4.38'	–	–
C58	43°02'54"	508.83'	382.31'	200.68'	–	–
C59	14°25'41"	491.17'	123.68'	62.17'	–	–
C61	90°00'00"	4.33'	6.81'	4.33'	–	–
C62	90°00'00"	4.33'	6.81'	4.33'	–	–
C63	180°00'00"	8.83'	27.75'	INFINITY'	–	–



HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

MATCHLINE STA: 26+00.00 (SEE SHEET P-3)
SCOTTISH BLUEBELL CT

AMENITY CENTER/CLUB HOUSE

PIPIT MEADOW DR (PRIVATE) (SEE SHEET P-5)

LAPWING CREST DR (PRIVATE) (SEE SHEET P-5)

MATCHLINE STA: 33+50.00 (SEE SHEET P-4)

WAVERLEY BRIDGE DR (PRIVATE)

DISCLAIMER NOTE:

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Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 OR 1-800-227-2600

FAST Call before you UnderGround 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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

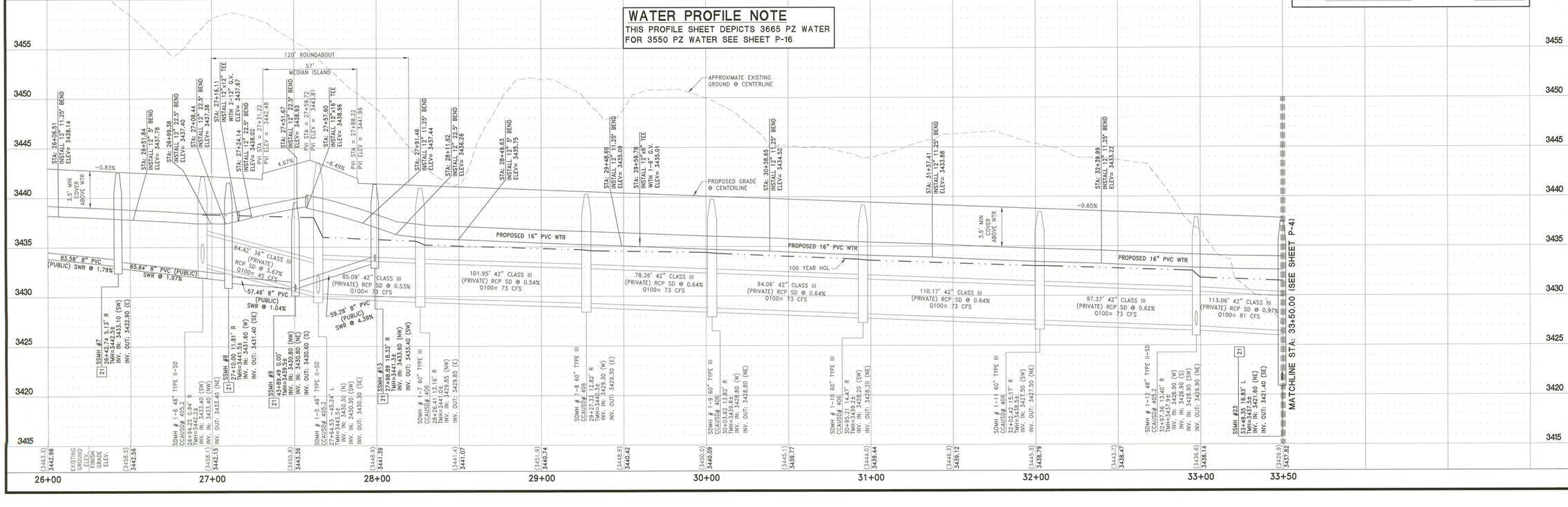
ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

WATER PROFILE NOTE

THIS PROFILE SHEET DEPICTS 3665 PZ WATER FOR 3550 PZ WATER SEE SHEET P-16



APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. – FIRST APPROVED DATE:

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 22, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3640.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE WAVERLEY BRIDGE DR STA: 26+00.00-33+50.00
NEVADA
CITY OF LAS VEGAS

PROFESSIONAL ENGINEER — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-3
SHT 22 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

G:\3640_LENNAR\0057_Summerlin_103_CIVIL_IPS\Unit 1\50057_P-3.dwg gilarco 1/22/20 4:41pm

DISCLAIMER NOTE:

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1-702-432-5300
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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

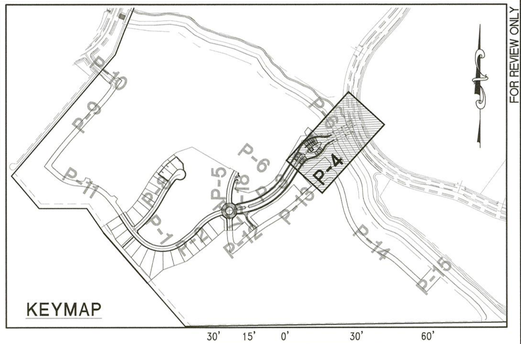
NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

SEWER CONSTRUCTION NOTES

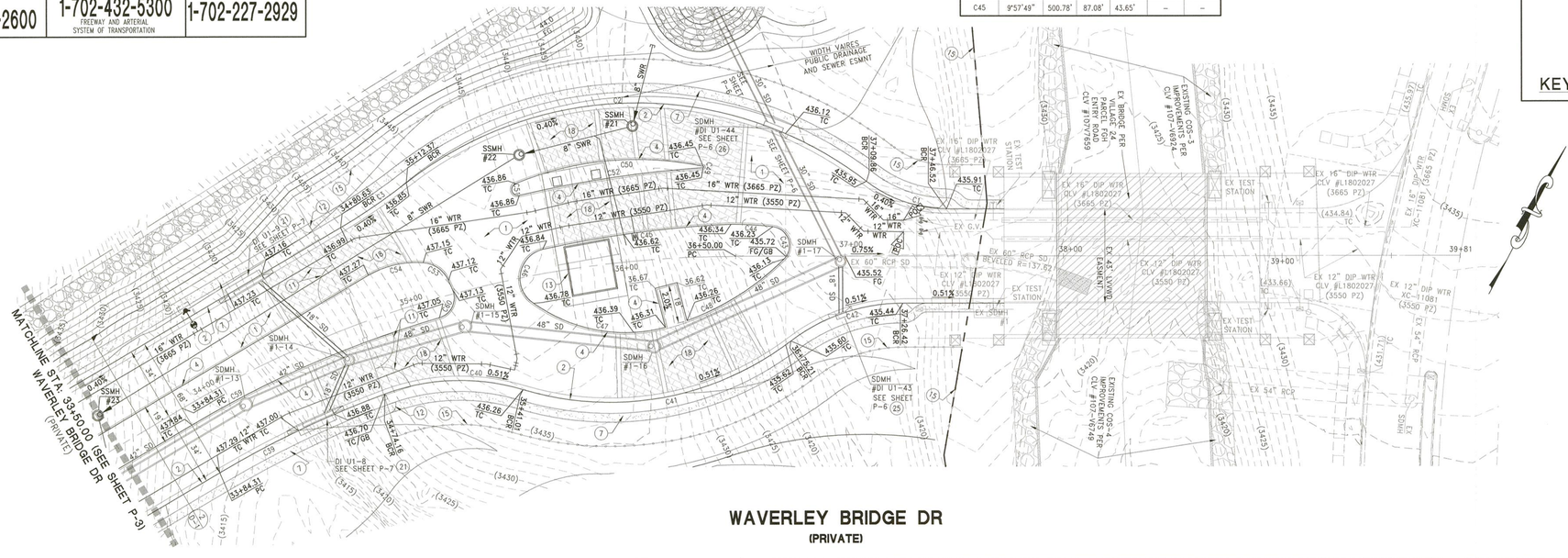
21 INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) WITH SINGLE 24" LID
22 INSTALL 4" SEWER LATERAL (PER DCSWCS STD No. SD-17, SD-22 & SD-25) & 1 CU-FT THRUST BLOCK @ CAP
23 TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.
24 REMOVE EXISTING CAP WITH THRUST BLOCK AND CONNECT TO EXISTING SEWER STUB
25 INSTALL 8" SEWER CAP AND 1 CU-FT THRUST BLOCK @ CAP
26 INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-1B, SD-4, SD-5 & SD-6) & WITH CORROSION PROTECTION AND APPLY A CCWRD APPROVED COATING MATERIAL TO ALL BARE CONCRETE SURFACES. PER DCSWCS 3.16.8

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C1	37°39'33"	60.00'	39.44'	20.46'	–	–
C2	75°32'22"	171.89'	226.62'	133.18'	–	–
C3	7°26'33"	280.19'	36.40'	18.22'	–	–
C39	10°17'45"	466.00'	83.74'	41.98'	–	–
C40	36°51'48"	100.00'	64.34'	33.33'	–	–
C41	53°45'43"	137.67'	129.18'	69.79'	–	–
C42	37°02'26"	85.00'	54.95'	28.47'	–	–
C43	127°43'04"	8.66'	19.29'	17.64'	–	–
C44	7°34'29"	146.40'	19.35'	9.69'	–	–
C45	9°57'49"	500.78'	87.08'	43.65'	–	–

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C46	133°25'12"	13.57'	31.59'	31.52'	–	–
C47	50°07'06"	72.34'	63.28'	33.82'	–	–
C48	4°55'32"	120.35'	10.35'	5.18'	–	–
C53	61°41'27"	13.83'	14.89'	8.26'	–	–
C54	34°55'32"	42.83'	26.11'	13.47'	–	–
C59	14°25'41"	491.17'	123.68'	62.17'	–	–
C60	97°48'42"	9.33'	15.93'	10.70'	–	–



30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



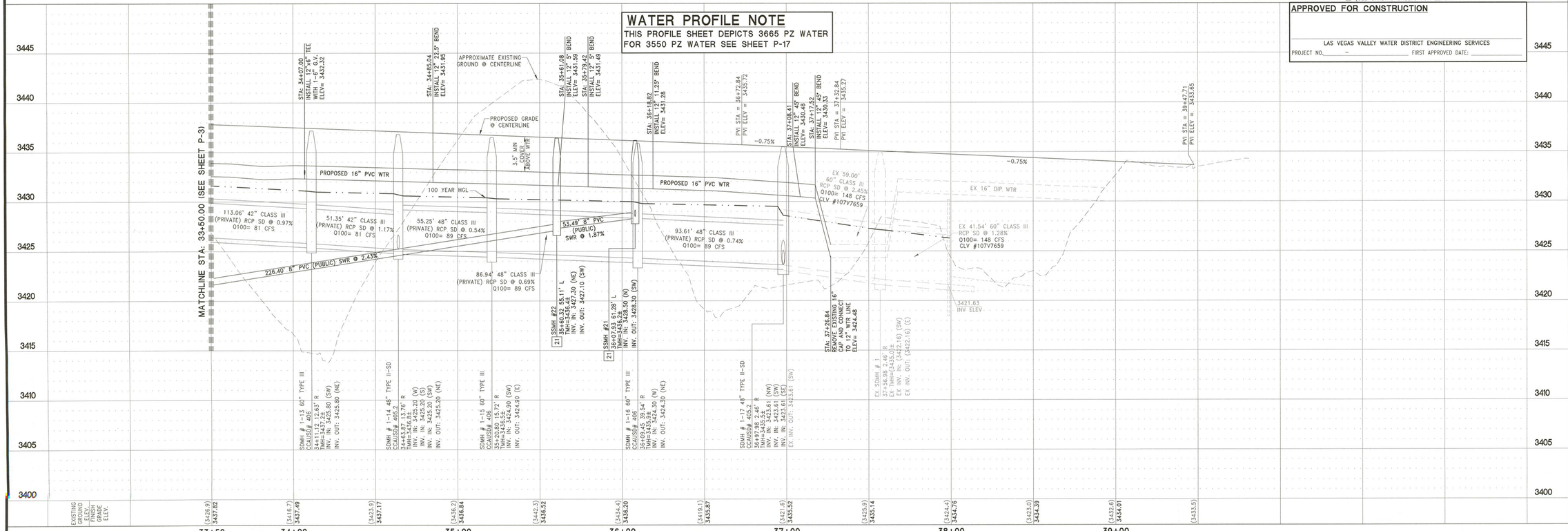
WAVERLEY BRIDGE DR
(PRIVATE)

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 AND 2 ON SHEET D-1
2. CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 24" 'R' CURB PER CCAUSD #217.3 S1
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB & GUTTER TO 24" 'R' TYPE CURB PER DETAIL 42 SHEET D-3
6. CONSTRUCT 8" MODIFIED ('R' CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
7. CONSTRUCT 4' SIDEWALK PER CCAUSD #234 (5" THICK WHEN ADJACENT TO ROLL CURB)
8. CONSTRUCT "L" TYPE ISLAND CURB PER CCAUSD #216
9. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
10. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN & PROFILE SHEET CURVE TABLES FOR "A" & "B" DIMENSIONS
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12. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
13. GUARD HOUSE
14. 3' WIDE X 38' LONG RIPRAP D50=6", THICKNESS=12"
15. CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
16. CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUSD #224
17. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
18. CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 46 ON SHEET D-3
19. CONSTRUCT 36"x36" JENSEN PRECAST DROP INLET PER DETAILS 47 AND 48 SHEET D-3 AND CCAUSD #421
20. CONSTRUCT 12.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (4 GRATES)
21. CONSTRUCT 17.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (6 GRATES)
22. CONSTRUCT 32.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (12 GRATES)
23. CONSTRUCT 7.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421 (2 GRATES)
24. 4' WIDE LANDSCAPE ROCK D50=4", THICKNESS=8" (SEE GRADING SHEETS FOR LENGHT

WATER PROFILE NOTE

THIS PROFILE SHEET DEPICTS 3665 PZ WATER FOR 3550 PZ WATER SEE SHEET P-17



APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. – FIRST APPROVED DATE:

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APP'D	DATE

DATE: January 22, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
WAVERLY BRIDGE DR STA: 33+50.00 -39+00.00
NEVADA
CITY OF LAS VEGAS

O:\3040_LENR\0057_Summerlin_103_CIVIL_PS\Unit 1\S0057_P-4.dwg glaserra 1/22/20 5:42pm

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

DATE: 1-23-20

DRAWING
P-4
SHT 23 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

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NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

SEWER CONSTRUCTION NOTES

21 INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) WITH SINGLE 24" LID

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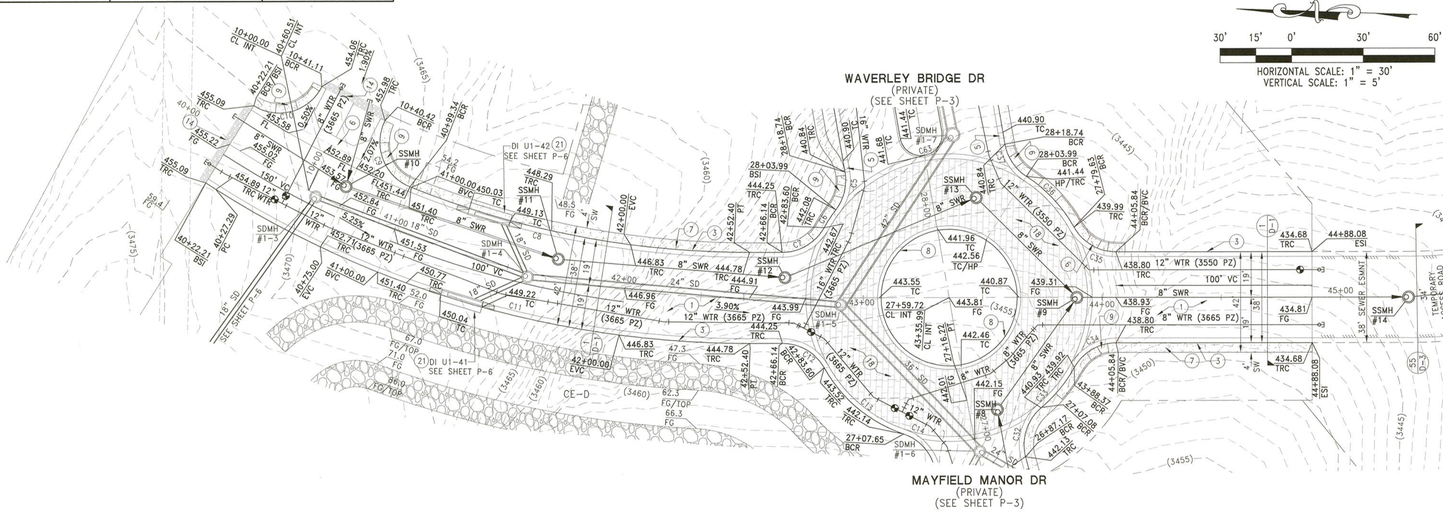
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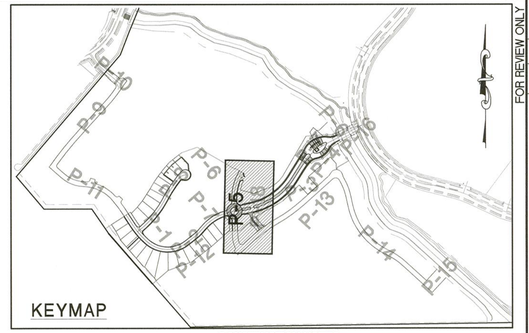
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
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C6	8°34'35"	60.00'	8.98'	4.50'	–	–
C7	60°49'25"	20.00'	21.23'	11.74'	–	–
C8	21°55'27"	381.00'	145.79'	73.80'	–	–
C9	95°06'10"	20.00'	33.20'	21.87'	4.5'	15.0'
C10	95°28'48"	20.00'	33.33'	22.01'	4.5'	12.0'
C11	32°14'40"	419.00'	235.80'	121.11'	–	–
C12	60°49'25"	20.00'	21.23'	11.74'	–	–
C13	42°12'34"	60.00'	44.20'	23.16'	–	–
C14	57°34'49"	20.00'	20.10'	10.99'	–	–
C15	32°58'50"	364.00'	209.53'	107.75'	–	–

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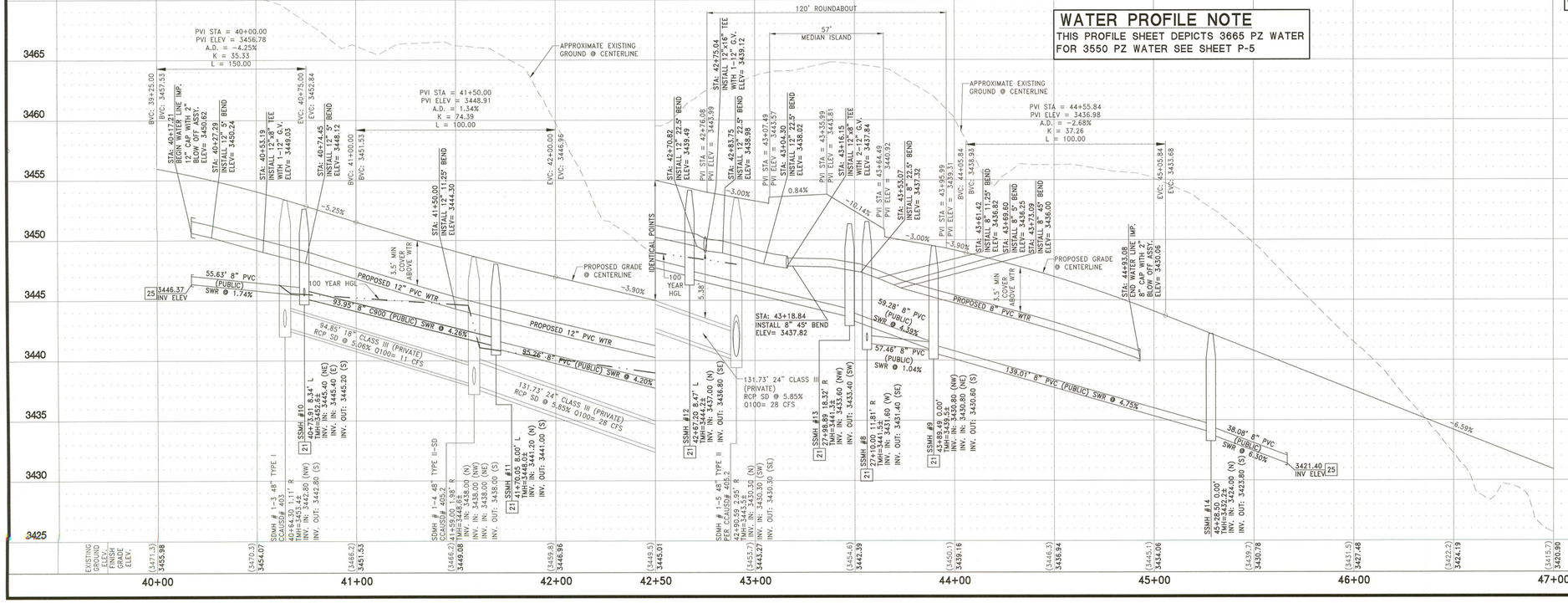
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C37	47°32'45"	20.00'	16.60'	8.81'		
C61	90°00'00"	4.33'	6.81'	4.33'		
C62	90°00'00"	4.33'	6.81'	4.33'		
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17. 2% MAX GRADING ADJACENT TO FIRE HYDRANT PER PUBLIC FIRE HYDRANT INSTALLATION DETAIL ON UTILITY SHEETS
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25. CONSTRUCT 4' TYPE A DROP INLET PER CCAUSD #411
26. CONSTRUCT 8' TYPE A DROP INLET PER CCAUSD #411



APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. – FIRST APPROVED DATE:

FOR REVIEW ONLY

REV	DESCRIPTION	BY	APPD	DATE

DATE: January 22, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0000 FAX: 702.453.0091

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
PIPIT MEADOW DR AND LAPWING CREST DR
NEVADA
CITY OF LAS VEGAS

DATE: 1.23.20

DRAWING
P-5
SHT 24 OF 42

CLV DRAWING NUMBER

CLV PROJECT #

D:\3040_LENR\0057_Summerlin_103_CIVIL_IPS\Unit 1\50057_P-5.dwg gslarra 1/22/20 5:43pm

DISCLAIMER NOTE:

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Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 OR 1-800-227-2600

FAST Call before you UnderGround 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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE

SEWER CONSTRUCTION NOTES

21 INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6) WITH SINGLE 24" LID
22 INSTALL 4" SEWER LATERAL (PER DCSWCS STD No. SD-17, SD-22 & SD-25) & 1 CU-FT THRUST BLOCK @ CAP
23 TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.
24 REMOVE EXISTING CAP WITH THRUST BLOCK AND CONNECT TO EXISTING SEWER STUB
25 INSTALL 8" SEWER CAP AND 1 CU-FT THRUST BLOCK @ CAP
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CONSTRUCTION NOTES

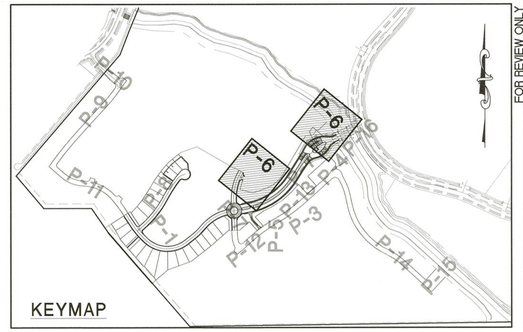
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CURVE TABLE

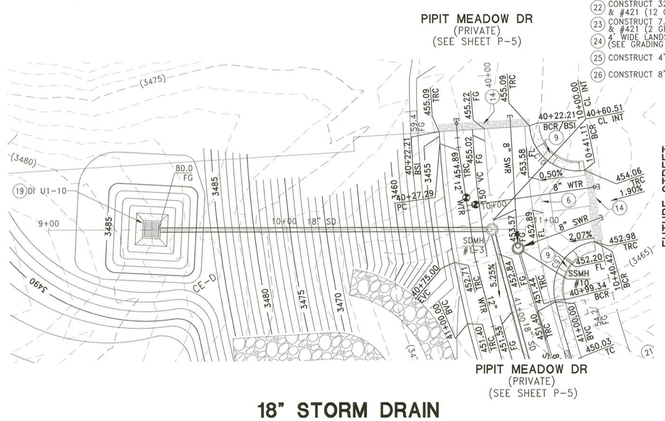
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C1	37°39'33"	60.00'	39.44'	20.46'	–	–
C2	75°32'22"	171.89'	226.62'	133.18'	–	–
C8	21°55'27"	381.00'	145.79'	73.80'	–	–
C9	95°06'10"	20.00'	33.20'	21.87'	–	–
C10	95°28'48"	20.00'	33.33'	22.01'	4.5'	12.0'
C11	32°14'40"	419.00'	235.80'	121.11'	4.5'	12.0'
C41	53°45'43"	137.67'	129.18'	69.79'	–	–
C42	37°02'26"	85.00'	54.95'	28.47'	–	–
C43	127°43'04"	8.66'	19.29'	17.64'	–	–
C44	7°34'29"	146.40'	19.35'	9.69'	–	–

CURVE TABLE

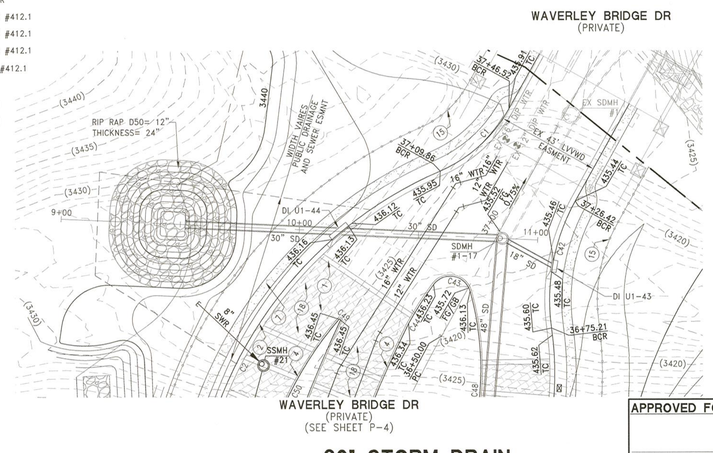
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C45	9°57'49"	500.78'	87.08'	43.65'	–	–
C47	50°07'06"	72.34'	63.28'	33.82'	–	–
C48	4°55'32"	120.35'	10.35'	5.18'	–	–
C49	164°12'08"	0.33'	0.96'	2.40'	–	–
C50	34°17'21"	146.22'	87.51'	45.11'	–	–
C52	9°15'03"	527.11'	85.11'	42.65'	–	–



HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



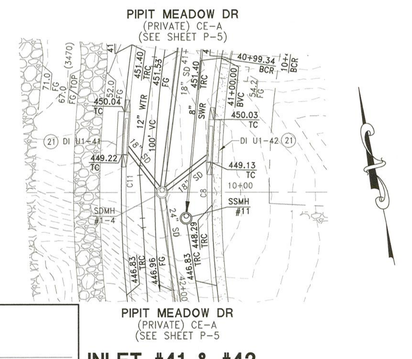
18" STORM DRAIN



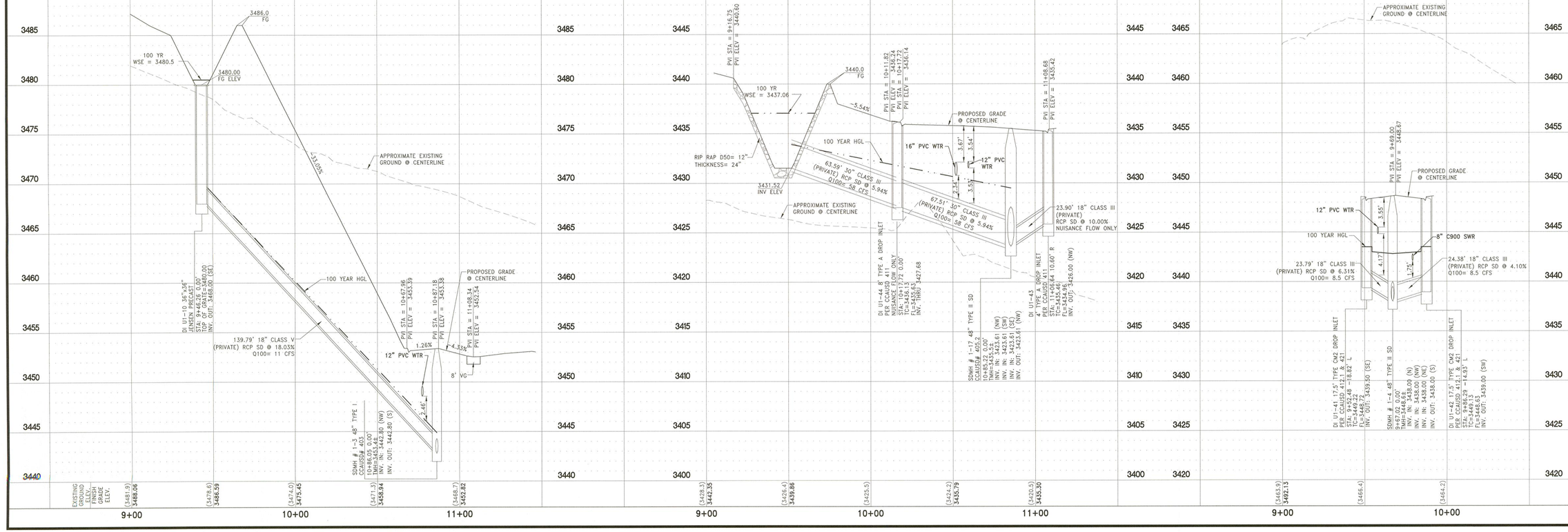
30" STORM DRAIN

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO._____ FIRST APPROVED DATE: _____



INLET #41 & #42



LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
505 SOUTH RAINBOW DRIVE, SUITE 17, LAS VEGAS, NV 89145
MAIN: 702.453.0800 FAX: 702.453.6801

REV	DESCRIPTION	BY	APPD	DATE
	FOR REVIEW ONLY			

DATE: January 23, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
SCOTTISH BLUEBELL CT
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
DATE: 1-23-20

DRAWING
P-6
SHT 25 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

G:_3040_LENR_0057_Summerlin_103_CIVIL_IPS\Unit 1\50007_P-6.dwg gisierra 1/22/20 5:43pm

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS

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CURVE TABLE

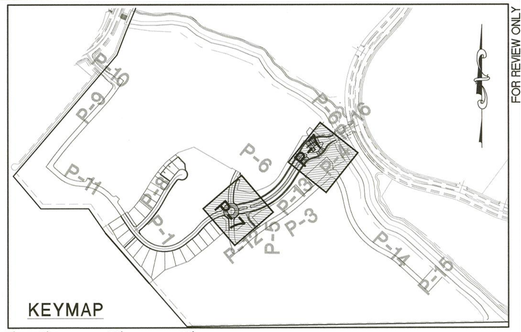
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C3	7°26'33"	280.19'	36.40'	18.22'	–	–
C4	46°28'43"	466.00'	378.02'	200.11'	–	–
C12	60°49'25"	20.00'	21.23'	11.74'	–	–
C13	42°12'34"	60.00'	44.20'	23.16'	–	–
C14	57°34'49"	20.00'	20.10'	10.99'	–	–
C15	32°58'50"	364.00'	209.53'	107.75'	–	–
C31	32°10'07"	326.00'	183.03'	94.00'	–	–
C32	64°45'18"	20.00'	22.60'	12.68'	–	–
C33	20°57'39"	60.00'	21.95'	11.10'	–	–
C34	60°49'25"	20.00'	21.23'	11.74'	4.5'	21.5'
C35	60°49'25"	20.00'	21.23'	11.74'	–	–

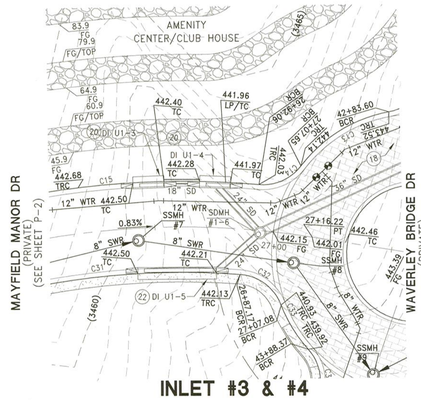
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C38	46°28'43"	534.00'	433.18'	229.31'	–	–
C39	10°17'45"	466.00'	83.74'	41.98'	–	–
C40	36°51'48"	100.00'	64.34'	33.33'	–	–
C46	133°25'12"	13.57'	31.59'	31.52'	–	–
C53	61°41'27"	13.83'	14.89'	8.26'	–	–
C54	34°55'32"	42.83'	26.11'	13.47'	–	–
C55	43°02'17"	491.17'	368.94'	193.66'	–	–
C58	43°02'54"	508.83'	382.31'	200.68'	–	–
C59	14°25'41"	491.17'	123.68'	62.17'	–	–
C60	97°48'42"	9.33'	15.93'	10.70'	–	–

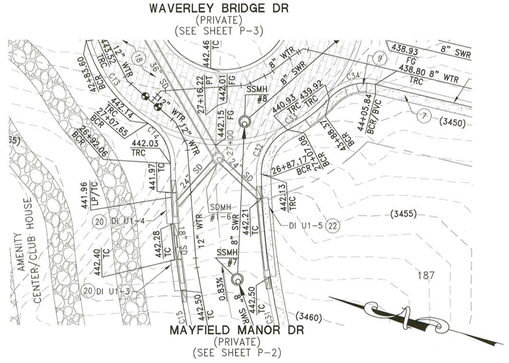
CONSTRUCTION NOTES

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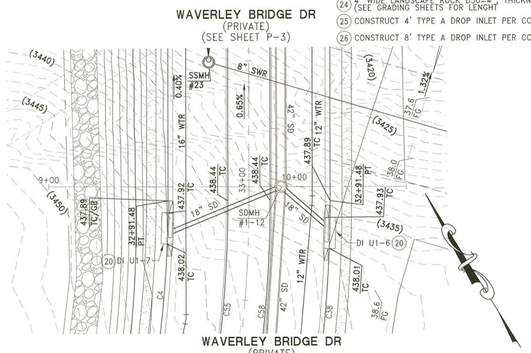




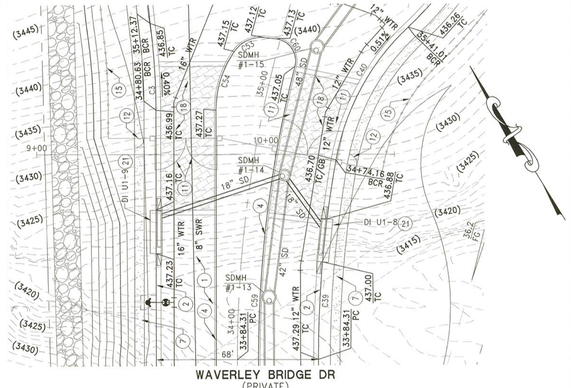
INLET #3 & #4



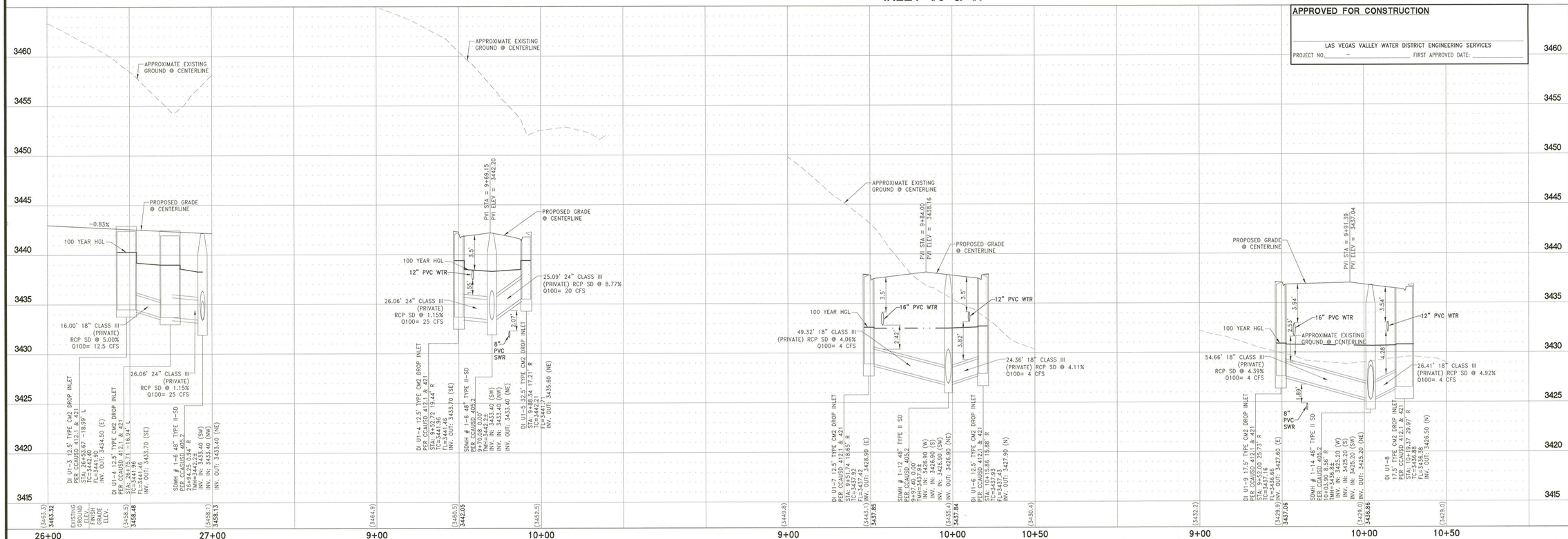
INLET #4 & #5



INLET #6 & #7



INLET #8 & #9



REV	DESCRIPTION	BY	APP'D	DATE
	FOR REVIEW ONLY			

DATE: January 23, 2020
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
DRAWN BY: SC
DESIGNED BY: AW
CHECKED BY: CZ
APPROVED BY: CZ
PROJECT #: 3040.0057

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RAINBOW DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 24 PARCEL FGH UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE
18" & 30" STORM DRAIN AND INLET #41 & #42
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER
DATE: 1-23-20

DRAWING
P-7
SHT 26 OF 42
CLV DRAWING NUMBER
CLV PROJECT #

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