

DS #: 05181-1

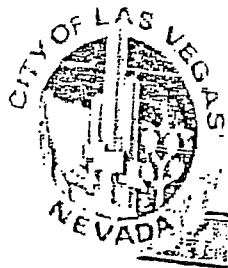
APN: 137-26-212-003, 137-26-212-004

PROJECT: Summerlin Village 21 - Parcels C and D - Update

SUBMITTAL: 3rd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 2, 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 21 - Parcels C and D - Update	
Cross Streets:	NEC of Desert Foothills Blvd. & Far Hills Dr.	
File Number:	F:\Depot\DSMemos\DS5181D.doc	
Parcel Number:	137-26-212-003, 137-26-212-004	
Zoning Action:	TMP-76676	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO
COPIES TO:		
		RCI Engineering
		Toll Brothers Inc.
		Bart Anderson, P.E., DevCo
		CCRFC

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	8/22/2019	9/18/2019	Not Approved	\$400.00	3540090: \$400
2 nd Submittal	10/9/2019	10/23/2019	Conditional Approval	\$400.00	3604259: \$400
CCRFC	11/20/2019	11/26/2019	Concurrence Recv'd	N/C	N/C
3 rd Submittal	10/28/2020	11/2/2020	See Comment Below	\$100.00	4049095: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update #1 for minor revision

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

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

1. The subject development is under the premise of flood protection by the surrounding perimeter streets and the associated storm drain systems, ie, *Desert Foothills Boulevard, Redpoint Drive, Ridge Pine Street and Far Hills Avenue*. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter streets.
2. 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.
3. The proposed wrought iron fence must utilize RTC Uniform Standard Drawing 425.S1.

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

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

END OF REMARKS
HDR/AYS

T/R/S: T20S/R59E/26
AREA K-26



October 26, 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 21 Parcels C and D Phase 2**

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

A handwritten signature in blue ink, which appears to read "Rick J. Read", is written over the printed name.

Rick J. Read, P.E.

**UPDATE TO THE
TECHNICAL DRAINAGE STUDY
FOR
SUMMERLIN VILLAGE 21
PARCELS C AND D**

Prepared for:

**Toll Brothers Inc.
1140 N. Town Center Drive Suite 250
Las Vegas, NV 89144
Phone: (702) 243-9800
Fax: (702) 243-9610**

October 2020

PROJECT 3110.0045

**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 21 Parcels C and D Date: October 26, 2020

Location of Development: a) Descriptive (Cross Streets) North/South: Ridge Pine Street
East/West: Redpoint

b) Section: 26 Township: 20 S Range: 59 E

c) APN : 137-26-212-003, 137-26-212-004

Name of Owner: Toll South LV LLC

Telephone No.: 702-243-9800 Fax No.: 702-243-9610 E-Mail Address: _____

Address: 1140 N. Town Center Drive Suite 250 Las Vegas, Nevada 89144

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 Boulevard, 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: 30 ac +/- Being Developed/Disturbed: 30 ac +/-

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

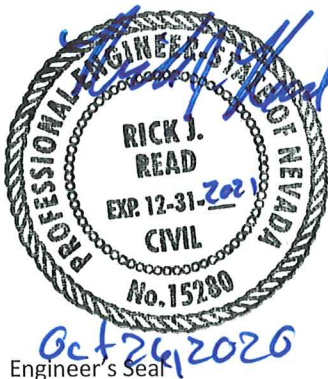
4. Proposed type of development (Residential, Commercial, Etc.): Single Family Residential

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

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Conceptual Drainage Study for West Planning Area Summerlin Village 21 (DS 4926 H)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: East into a RCP stub from Ridge Pine Street and south into RCP in Far Hills Drive

8. Briefly describe your proposed schedule for the subject project: ASAP



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.**

	Revision	Date
Local Entity File No. _____		

REFERENCE:

STANDARD FORM 1

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		October 23, 2019
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	COPIES TO:	
Drainage Study for:	RCI Engineering	
Summerlin Village 21 - Parcels C and D	Toll Brothers Inc.	
Cross Streets:	NEC of Desert Foothills Blvd. & Far Hills Dr.	Bart Anderson, P.E., DevCo
File Number:	F:\Depot\DSMemos\DS5181B.doc	CCRFC
Parcel Number:	137-26-212-003, 137-26-212-004	
Zoning Action:	TMP-76676	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	8/22/2019	9/18/2019	Not Approved	\$400.00	3540090: \$400
2 nd Submittal	10/9/2019	10/23/2019	See Comments Below	\$400.00	3604259: \$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:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFC)* has issued a letter of concurrence. The engineer should contact the CCRFC to confirm that they have begun their review.

Please note that effective March 15, 2019, the CCRFC adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

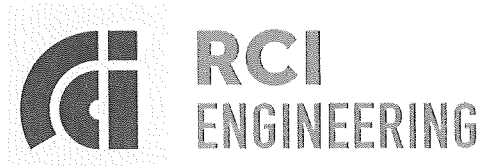
<http://gustfront.ccrfc.org/LandDev/LandDev.aspx>

2. The subject development is under the premise of flood protection by the surrounding perimeter streets and the associated storm drain systems, ie, *Desert Foothills Boulevard, Redpoint Drive, Ridge Pine Street* and *Far Hills Avenue*. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter streets.
3. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
4. The proposed wrought iron fence must utilize RTC Uniform Standard Drawing 425.S1.

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/26
AREA K-26



3110.0045

October 26, 2020

City Of Las Vegas Public Works
Flood Control Division
333 North Rancho Drive
Las Vegas, NV 89106

**Subject: Update to the Technical Drainage Study for Summerlin Village 21 Parcels C
 and D (DS 5181B)**

The project is a 29.9-acre residential subdivision located at the northeast corner of Far Hills Avenue and Desert Foothills Drive in Summerlin Village 21. A copy of the approval letter for the original study is included with this submittal. Figure 1 (Vicinity Map), Figure 2 (Location Map), Figure 3 (FIRM Panel) and Figure 4 (2018 MPU Flood Control Facilities Map) are also included with this submittal.

The purpose of this update is to address the abandonment of a 30-inch storm drain stub in Ridge Pine Street and revise the finish floor elevations for Lots 82 and 110.

The 30-inch storm drain stub in Ridge Pine Street adjacent to lot 8, shown on the Phase 1 plans Sheet G-4, was originally noted to be removed to the existing storm drain manhole in the street. Due to the depth of the storm drain and the amount of the street that would need to be removed and replaced, the CLV agreed to plug the storm drain at the first bell housing behind the curb if a drainage study update letter was submitted. The e-mail correspondence is included with this submittal.



The finish floor elevation for Lot 82, shown in the Phase 2 plans Sheet G-4, was lowered by 0.4 feet and a 3-course solid grouted wall will be constructed on the corner side yard of this lot per the revised side yard detail section. The finish floor elevation for Lot 110, shown in the Phase 2 plans Sheet G-6, has been raised by 0.10 feet and no changes have been made aside from the FF elevation change. Both finish floor elevations still meet CLV criteria.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'John Land'.

John Land, PE

RCI Engineering

702-998-2103



300' 0' 300' 600'



SCALE: 1" = 600'

SUMMERLIN PARKWAY

PROJECT SITE

SAGEBERRY DRIVE

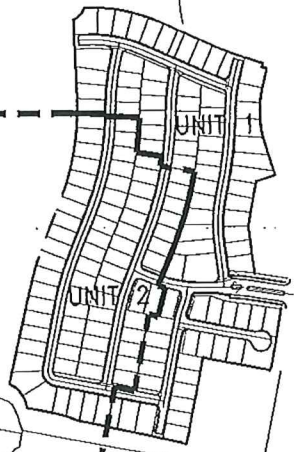
215

FAR HILLS AVENUE

VISTA RUN DRIVE

CARRIAGE HILLS DRIVE

DESERT FOOTHILLS DR



REDPOINT AT SUMMERLIN
PARCELS CD
TOLL BROTHERS INC.

FIGURE 2
LOCATION MAP

RCI Engineering

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

C:\3110_Toll\0045_REDPOINT_CD\DRAWING\FIGURES\ORIGINAL\Figure2.dwg WHT:lla 8/05/19 11:55am

CLARK COUNTY
CITY OF LAS VEGAS

CORPORATE LIMITS

PROJECT SITE

ZONE X



III
00



FIRM

FLOOD INSURANCE RATE MAP
CLARK COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 2150 OF 4090

SEE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS:

COMMUNITY

NUMBER PANEL SUBEX

LAS VEGAS CITY OF CLARK COUNTY UNINCORPORATED AREAS	32003	2150	E
---	-------	------	---

Notice to User: The Map Number shown below should be used when plotting maps of the Community for insurance applications for the subject community.



MAP NUMBER
32003C2150 E
MAP REVISED:
SEPTEMBER 27, 2002

Federal Emergency Management Agency
MAP SCALE 1" = 2000'

1000 0 2000 4000
FEET

REDPOINT AT SUMMERLIN
PARCELS CD
TOLL BROTHERS INC.

FIGURE 3
F.I.R.M. MAP

RCI Engineering

500 SOUTH RANCHO DRIVE, LAS VEGAS, NV 89106
PH#702.453.0800 FAX#702.453.0801



2018
LAS VEGAS VALLEY
FLOOD CONTROL
MASTER PLAN UPDATE

FIGURE F-22

FLOOD CONTROL FACILITIES

LEGEND

- Ultimate Development Boundary
- Existing Facilities
- Category A Proposed Facilities
- Category B Proposed Facilities
- Local Existing Facilities
- Detention Basin
- Culvert or Bridge Crossing
- Stormdrain
- Lined Channel
- Unlined Channel
- Levee/Dike
- Natural Wash/Floodway
- ID-Mile Separator
- Remove & Replace/Parallel Facilities
- Category A
 - Channel
 - Stormdrain
 - Crossing
- Category B
 - Channel
 - Stormdrain
 - Crossing

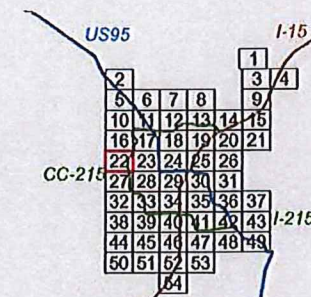
FIGURE 4



0 500 1,000 2,000 3,000
Feet

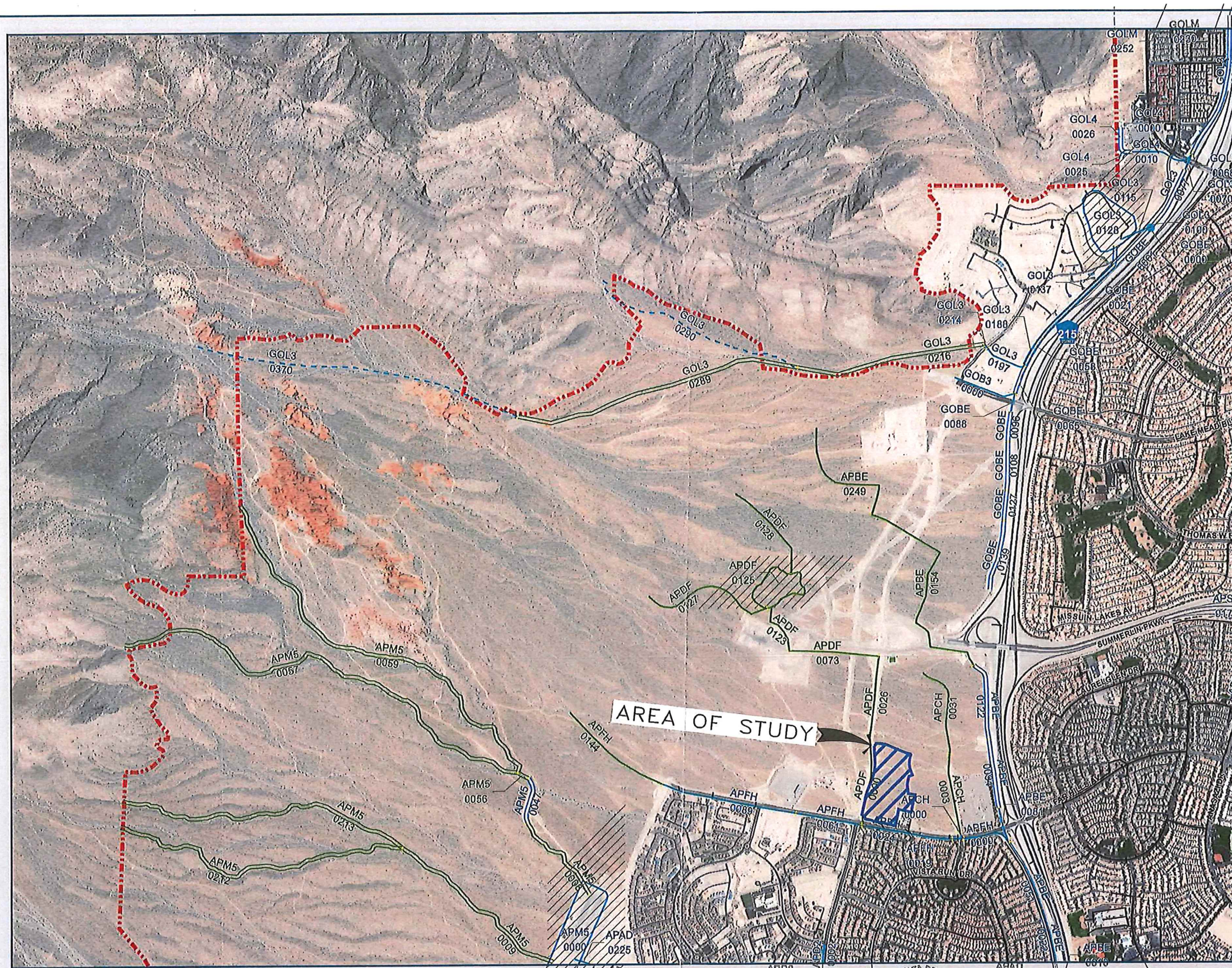
Scale: 1 inch = 2,000 feet

AerialSource: Esri World Imagery 2017



ATKINS
Member of the SNC-Lavalin Group

Louis Berger



John Land

From: Chris Thompson <cthompson@rcinevada.com> on behalf of Chris Thompson
Sent: Tuesday, October 27, 2020 10:46 AM
To: John Land
Subject: FW: L19-02643 Summerlin Village 21 Parcels C&D



Chris Thompson, P.E.
500 S. Rancho Drive, Suite 17
Las Vegas, Nevada 89106
Ph: (702) 998-2101
Cell: (702) 275-6232
www.rcinevada.com

From: Shaun Boulton [mailto:sboulton@LasVegasNevada.GOV]
Sent: Tuesday, October 06, 2020 5:17 PM
To: Chris Thompson <cthompson@rcinevada.com>
Subject: RE: L19-02643 Summerlin Village 21 Parcels C&D

Hi Chris,

The revision is acceptable however CLV Flood will need a TDS update letter first.

Thank You,

Shaun Boulton, P.E.

Project Engineer
Building and Safety Department | Land Development Division
702-229-6565 phone | 702-631-3000 fax
333 North Rancho Drive, Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

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From: Chris Thompson <cthompson@rcinevada.com>
Sent: Thursday, October 01, 2020 1:56 PM
To: Shaun Boulton <sboulton@LasVegasNevada.GOV>
Cc: Luis Morales <lmorales@LasVegasNevada.GOV>
Subject: RE: L19-02643 Summerlin Village 21 Parcels C&D

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good afternoon Shaun,

I have what I hope is an easy one on this project. On the attached sheet I drew a blue cloud around the area where we had called out for an existing 30" SD stub to be removed. Based upon the depth we will totally destroy the street so we want to submit a revision to call out to remove the pipe to 2' past back of curb where there is a bell end and install a plug per the RCP plug detail attached. If this is acceptable I will add the detail to the sheet and submit the revision.

Thanks

CT



Chris Thompson, P.E.
500 S. Rancho Drive, Suite 17
Las Vegas, Nevada 89106
Ph: (702) 998-2101
Cell: (702) 275-6232
www.rcinevada.com

From: Shaun Boulton [mailto:sboulton@LasVegasNevada.GOV]
Sent: Thursday, September 03, 2020 4:04 PM
To: Chris Thompson <cthompson@rcinevada.com>
Subject: RE: L19-02643 Summerlin Village 21 Parcels C&D

Hi Chris,

Your revised mylars for L19-02643-R001 has been approved. Please use the link below to download your approved revision.

<https://studio.bluebeam.com/share/wmqexj>

Thank You,

Shaun Boulton, P.E.

Project Engineer
Building and Safety Department | Land Development Division
702-229-6565 phone | 702-631-3000 fax
333 North Rancho Drive, Las Vegas, NV 89106



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

FREEMAN 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 27E4
RIVET AND PLOT IN TOP OF CURB AT SOUTHEAST CORNER OF
FAR HILLS AVENUE AND DESERT FOOTHILLS DRIVE.
ELEVATION=1016.62 METERS (NAV'D'88 v.2008)
ELEVATION=3335.36 US SURVEY FEET (NAV'D'88 v.2008)

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE
NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS
AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN
DATUM OF 1983 (NAD83); SAID MERIDIAN BEING COINCIDENT
WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

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
OBSOLETE DURING CONSTRUCTION.

SIGHT VISIBILITY NOTE

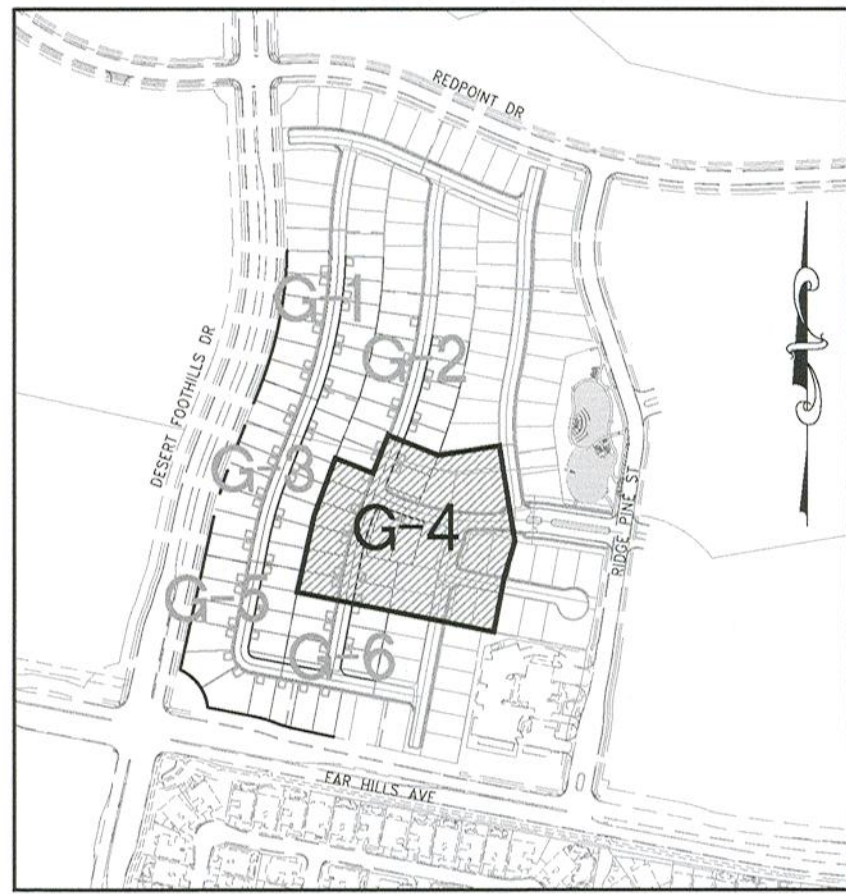
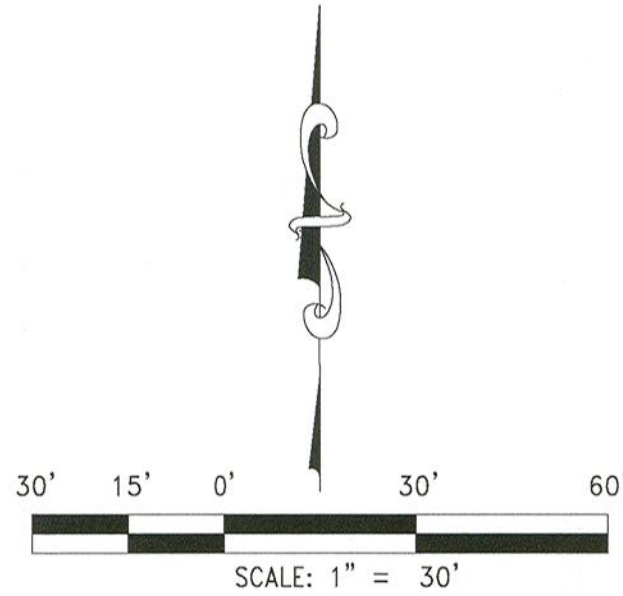
NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS
PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT
(MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB
EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

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.



KEYMAP

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 VERIFY 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: GOTEK RESIDENTIAL, LLC
PROJECT NO. 14864-LVR
DATED: MAY 30, 2019 UPDATED: JULY 15, 2020
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 2,500 CY
NET FILL: 2,500 CY
10. SEE DETAIL 22/D-2 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 2 ON SHEET D-1
2. CONSTRUCT "ROLL" TYPE CURB AND GUTTER PER CCAUSD #217.2.31
3. CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #5-64
4. CONSTRUCT 5" SIDEWALK PER CCAUSD #234 (5-INCH THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
5. CONSTRUCT 4" SIDEWALK PER CCAUSD #234 (5-INCH THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
7. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 3)
8. REMOVE EXISTING RIP RAP AND/OR CUT OFF WALL
9. TRENCH BACKFILL AND AC PAVEMENT RESTORATION PER CCAUSD 500.1, 500.2 & 503
10. 5' WIDE OF EXISTING RIP RAP BEHIND CURB TO REMAIN IN PLACE

TOLL BROTHERS INC.

1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144

PHONE: 702-243-9800 FAX: 702-243-9810

500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89108

PH: 702.633.6800 FAX: 702.633.6801

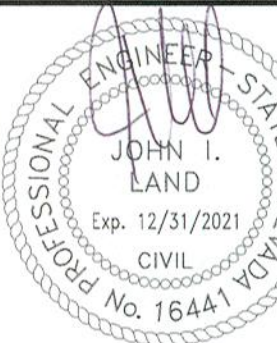


SUMMERLIN VILLAGE 21 PARCEL C AND D
PHASE 2

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 4 OF 6)

CITY OF LAS VEGAS



DATE: 10/22/2020

DRAWING

G-4

SHT 6 OF 29

CLV DRAWING NUMBER

CLV PROJECT #

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #S1818 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

JOHN I LAND, PE NO. 16441

DATE

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

CITY OF LAS VEGAS BENCHMARK 7LV09 27E4

RIVET AND PLOT IN TOP OF CURB AT SOUTHEAST CORNER OF FAR HILLS AVENUE AND DESERT FOOTHILLS DRIVE.

ELEVATION=1016.62 METERS (NAVD'88 v.2008)
ELEVATION=3335.36 US SURVEY FEET (NAVD'88 v.2008)

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

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, ETC. STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, 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."

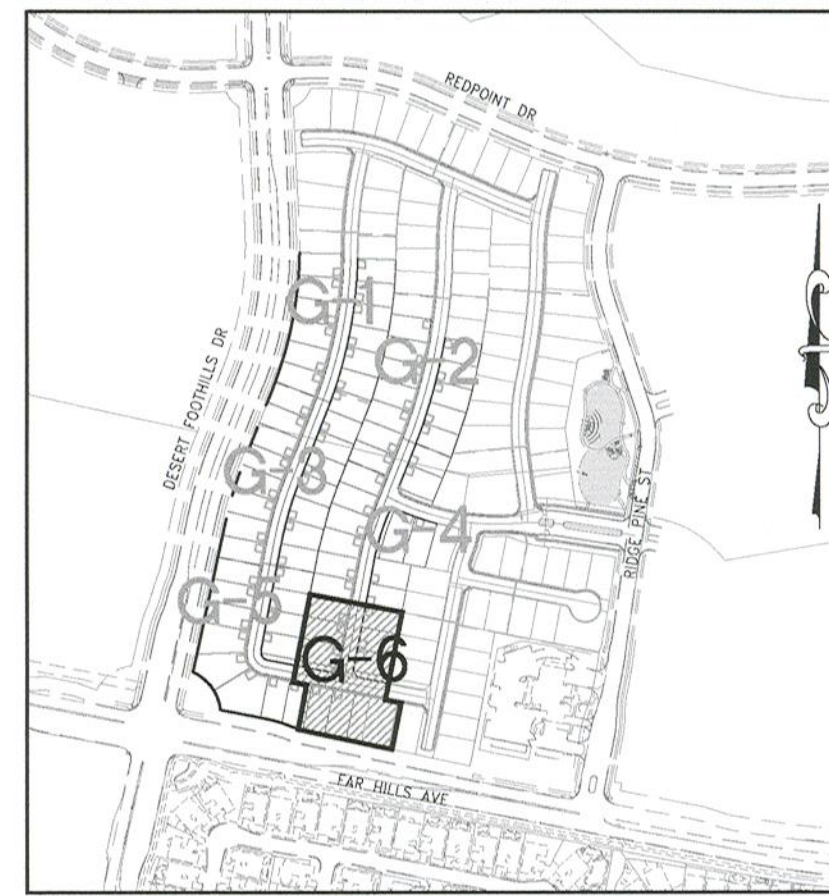
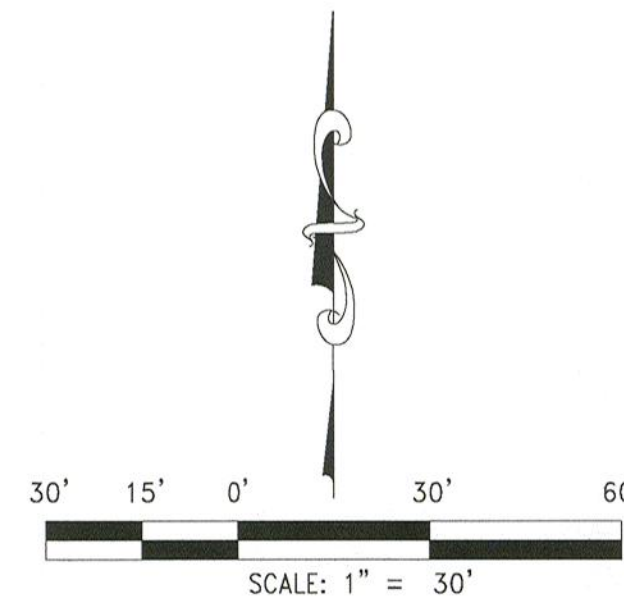
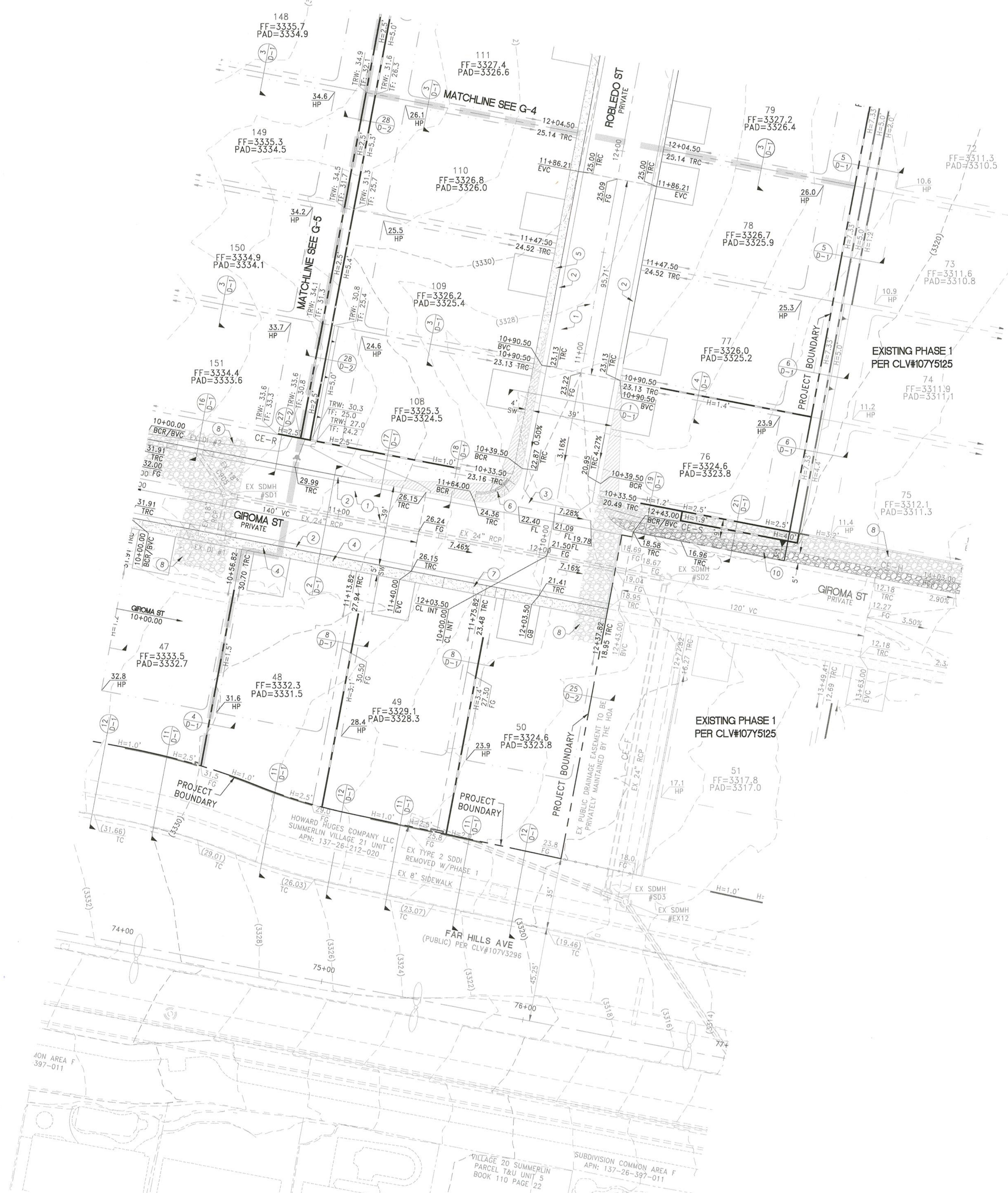
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2150E AND 32003C2125E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

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.

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.

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

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



1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. 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 EROSION AND SEDIMENT CONTROL 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: GEOTEK RESIDENTIAL, LLC
PROJECT NO. 14864-LVR
DATED: MAY 30, 2019 UPDATED: JULY 15, 2020
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 2,500 CY
NET FILL: 2,500 CY
10. SEE DETAIL 22/0-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

- 1 CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 2 ON SHEET D-1
- 2 CONSTRUCT "ROLL" TYPE CURB AND GUTTER PER CCAUSD.
- 3 @217.2,251
- 4 CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN
- 5 IMPROVEMENT
- 6 CONSTRUCT 5" SIDEWALK PER CCAUSD #234 (5-INCH
- 7 THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
- 8 CONSTRUCT 4" SIDEWALK PER CCAUSD #235 (4-INCH
- 9 THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
- 10 CONSTRUCT SIDEWALK RAMPS USING ARROW TILE TRUNCATED
- 11 DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
- 12 CONSTRUCT SIDEWALK RAMPS USING ARROW TILE TRUNCATED
- 13 DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 3)
- 14 REMOVE EXISTING RIP RAP AND/OR CUT OFF WALL
- 15
- 16 TRENCH BACKFILL AND AC PAVEMENT RESTORATION PER
- 17 CCAUSD 500.1, 500.2 & 503
- 18 5" WIDE OF EXISTING RIP RAP BEHIND CURB TO
- 19 REMAIN IN PLACE

DESCRIPTION	BY	APPD	DATE
FOR REVIEW ONLY			

TOLL BROTHERS INC.

1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-243-9800 FAX: 702-243-9610

RCI ENGINEERING

500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH#702.453.0800 FAX#702.453.0801
www.minevada.com

SUMMERLIN VILLAGE 21 PARCEL C AND D
PHASE 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 6 OF 6)

DATE: 1/20/2000
DRAWING
G-6
SHT 8 OF 29
CLV DRAWING NUMBER
CLV PROJECT #

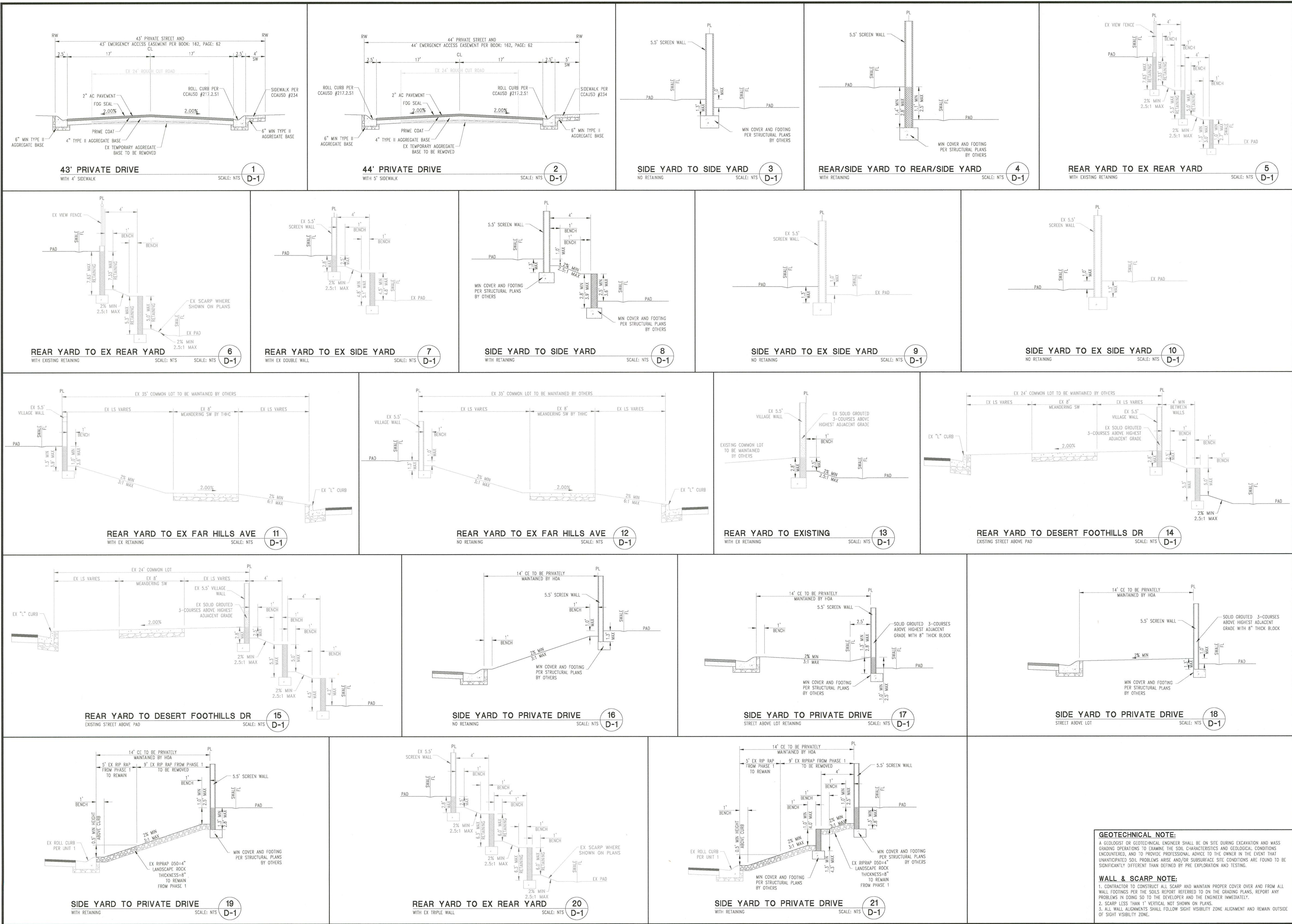
I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5181B ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

JOHN I LAND, PE NO. 16441

DATE _____

CLV PROJECT #

CLV PROJECT #



FOR REVIEW ONLY

DATE: 10/22/2020
HORIZ. SCALE: 1/4" = 1'-0"
VERT. SCALE: 1/8" = 1'-0"
DRAWN BY: JCL
DESIGNED BY: JCL
CHECKED BY: JCL
APPROVED BY: JCL
PROJECT #: 3110.0045

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-243-9800 FAX: 702-243-9810
500 SOUTH RANCHO DRIVE SUITE 17 LAS VEGAS, NV 89108
PH: 702-633-0800
WWW.TOLLBROTHERS.COM

RCI ENGINEERING
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-243-9800 FAX: 702-243-9810
500 SOUTH RANCHO DRIVE SUITE 17 LAS VEGAS, NV 89108
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WWW.TOLLBROTHERS.COM

SUMMERLIN VILLAGE 21 PARCEL C AND D
PHASE 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 1 OF 2)

STATE OF NEVADA
JCL
PROFESSIONAL ENGINEER
No. 16441
Exp. 12/31/2021
CIVIL
DATE: 10/22/2020
DRAWING
D-1
SHEET 9 OF 29
CLV DRAWING NUMBER
CLV PROJECT #

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.

DISCLAIMER NOTE:

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

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

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

BASIS OF BEARINGS

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 (FT/US)

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 ORIGIN):
36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 400,000.00 M
(1,312,333.3333 FT/US)
EASTING AT CENTRAL MERIDIAN: 300,000 M
(984,250.0000 FT/US)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135
(EXACT)

- NOTES:
- ALL DISTANCES AND BEARING 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.
 - GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

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 OBLISCURED 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

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
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- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- 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.
- SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: NOVA
PROJECT NO. G-18-003
DATED: MARCH 5, 2018
- CUT/FILL ESTIMATES:
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 147,384 CY
NET FILL: 72,110 CY
- SEE DETAIL 72/D-4 FOR TYPICAL LOT DRAINAGE
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

NOTE

ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY 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

CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 5 ON SHEET D-1
- CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "ROLL" TYPE CURB AND GUTTER PER CCAUSD #217.2.S1
- CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #S-64
- CONSTRUCT 5" SIDEWALK PER CCAUSD #234 (5-INCH THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
- CONSTRUCT 4" SIDEWALK PER CCAUSD #234 (5-INCH THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 3)
- CONSTRUCT 5" TRANSITION FROM "L" TYPE CURB AND GUTTER TO "R" TYPE CURB AND GUTTER PER DETAIL 71 SHEET D-4
- CONSTRUCT 12.5" TYPE "CM2" DROP INLET PER CCAUSD #412.1, CCAUSD #421, 4 GRATES
- CONSTRUCT 60" TYPE III SD MANHOLE PER CCAUSD #406
- CONSTRUCT "A" TYPE CURB AND GUTTER PER CCAUSD #219
- CONSTRUCT 12.5" TYPE "CM2" DROP INLET PER CCAUSD #412.1, CCAUSD #421, 6 GRATES
- CONSTRUCT 27.5" TYPE "CM2" DROP INLET PER CCAUSD #412.1, CCAUSD #421, 10 GRATES
- CONSTRUCT 48" TYPE I-SD MANHOLE PER CCAUSD #405.2
- CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER RJC UNIFORM STD DWG 425.S1
- CONSTRUCT RECESSED WALL PANEL PER LANDSCAPE PLANS
- CONSTRUCT PAVESTONE PAVERS PER DETAIL A ON SHEET G-1
- CONSTRUCT CONCRETE PAVER HEADER PER DETAIL B ON SHEET G-8
- REMOVE EXISTING 30" STORM DRAIN TO FIRST BELL HOUSING BEHIND CURB (APPROXIMATELY 2') AND INSTALL PLUG PER DETAIL 88 ON SHEET D-5



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #51818 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER L. THOMPSON, PE NO. 14134

REV	DESCRIPTION	DATE
1	ADD RECESSED WALL PANEL ADDED ON PERIMETER WALLS	10/27/20
2	ADD ENTRY MONUMENTS AND ENTRY PAVERS W/ DETAILS	10/27/20
3	REMOVE/RELOCATE STREET LIGHTS	10/27/20
4	ADD STORM DRAIN NOTE	10/27/20

DATE:	October 27, 2020
HORIZ. SCALE:	1"=50'
VERT. SCALE:	N/A
DRAWN BY:	SRC
DESIGNED BY:	DSP
CHECKED BY:	CLT
APPROVED BY:	CLT
PROJECT #:	3110.0045

DATE:	October 27, 2020
HORIZ. SCALE:	1"=50'
VERT. SCALE:	N/A
DRAWN BY:	SRC
DESIGNED BY:	DSP
CHECKED BY:	CLT
APPROVED BY:	CLT
PROJECT #:	3110.0045

DATE:	October 27, 2020
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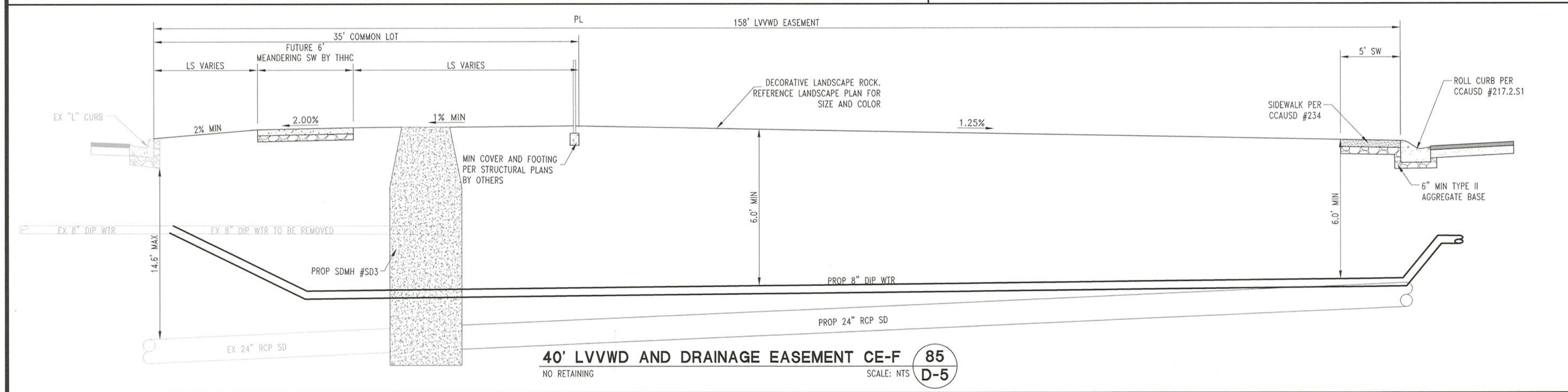
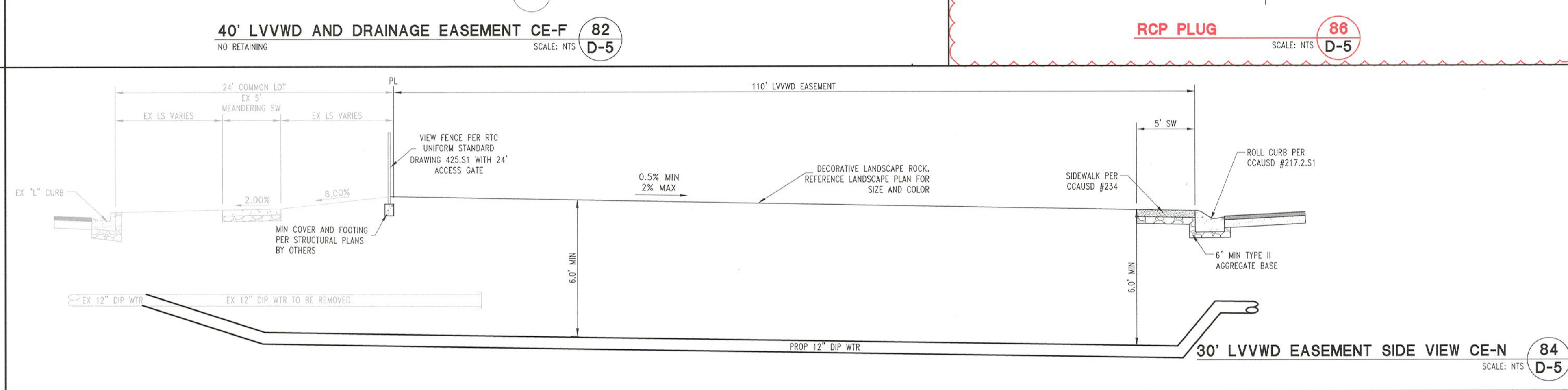
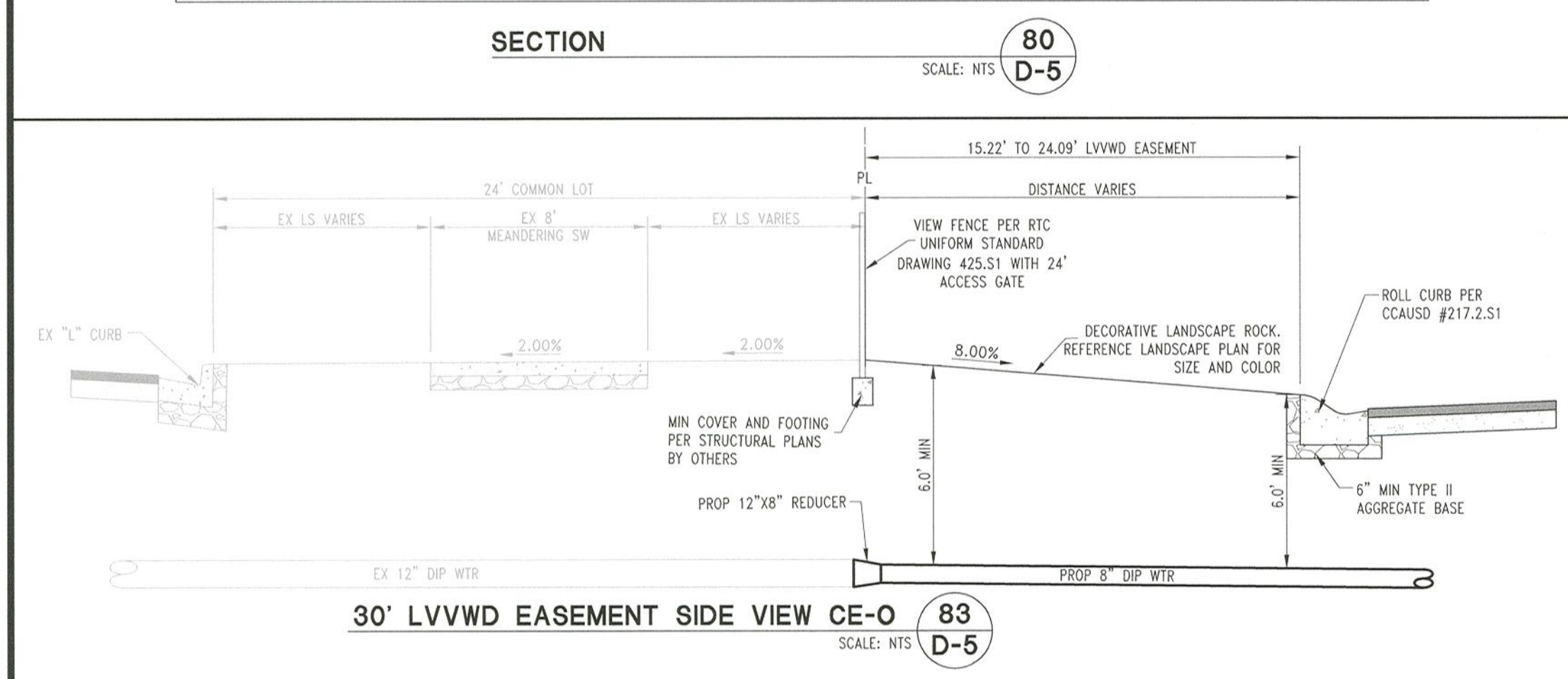
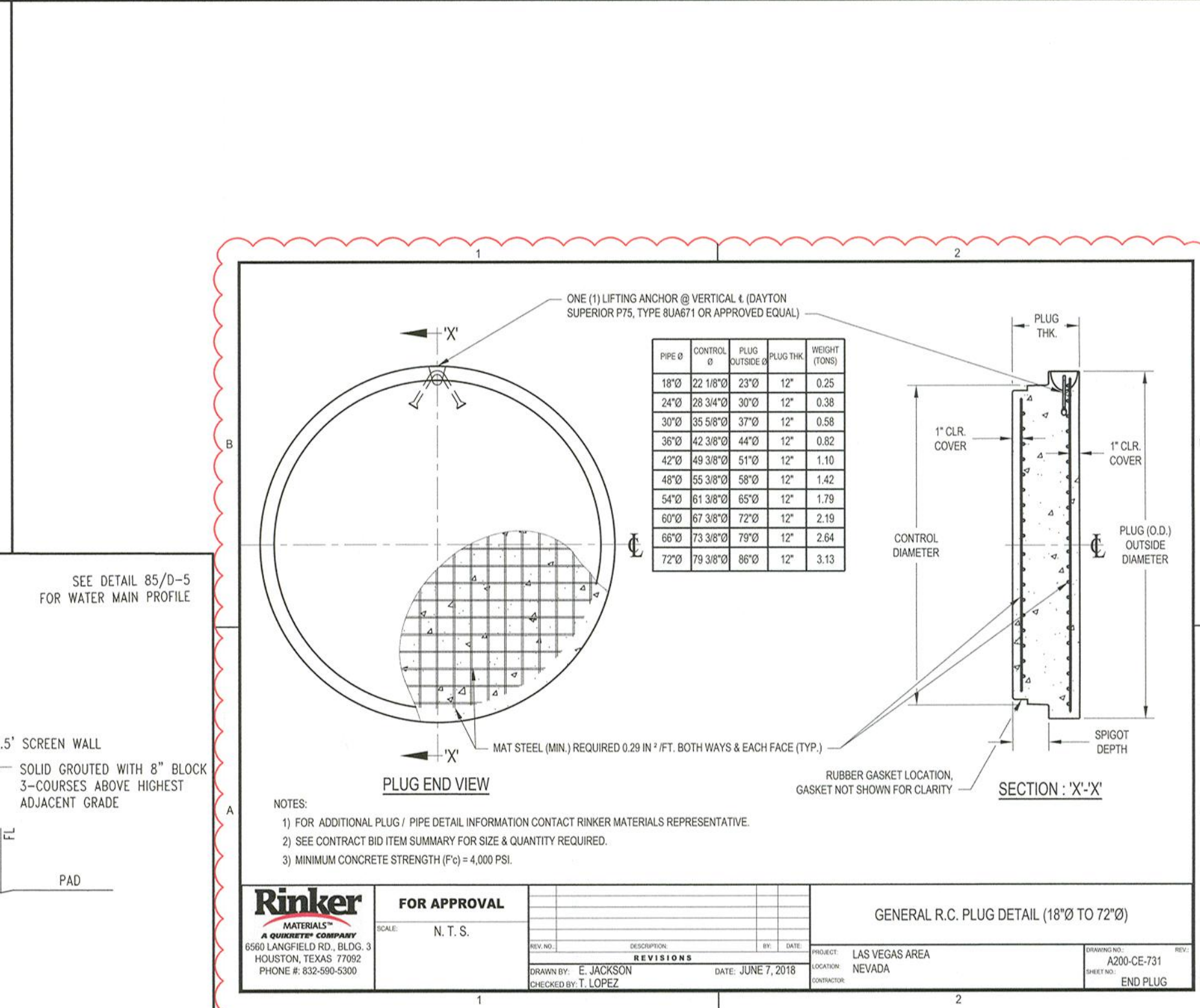
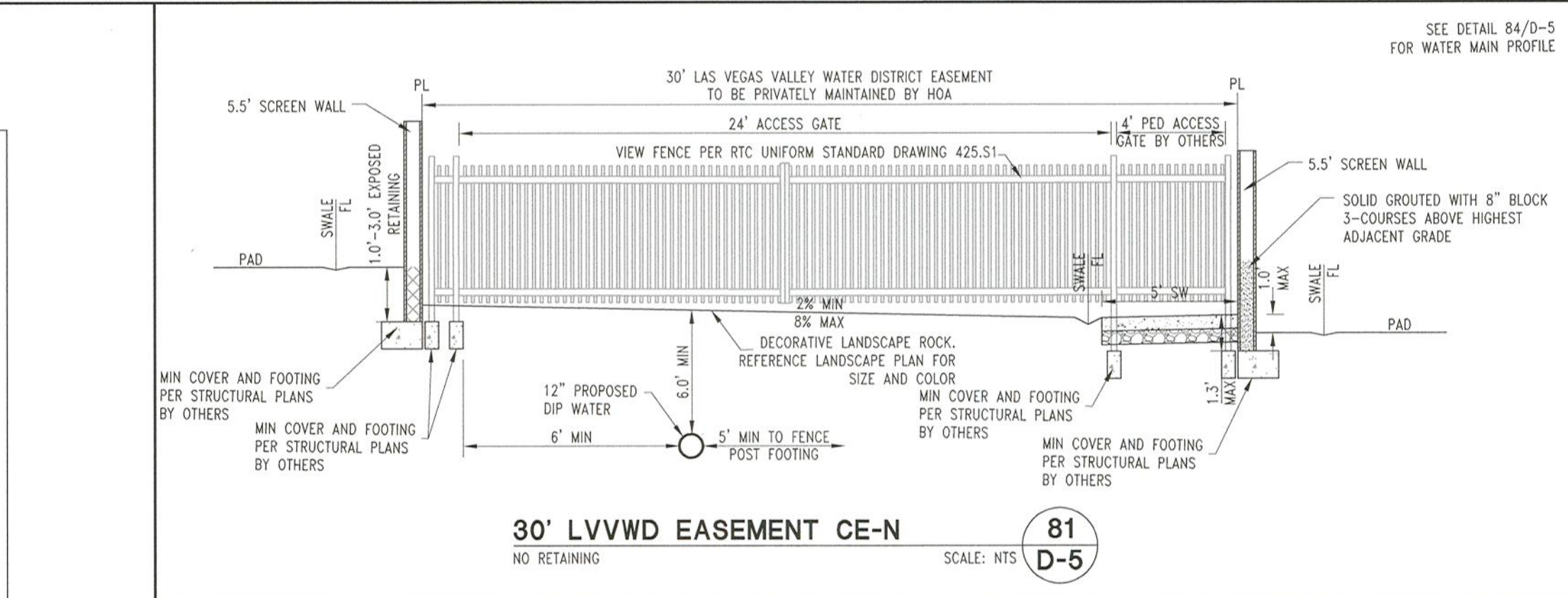
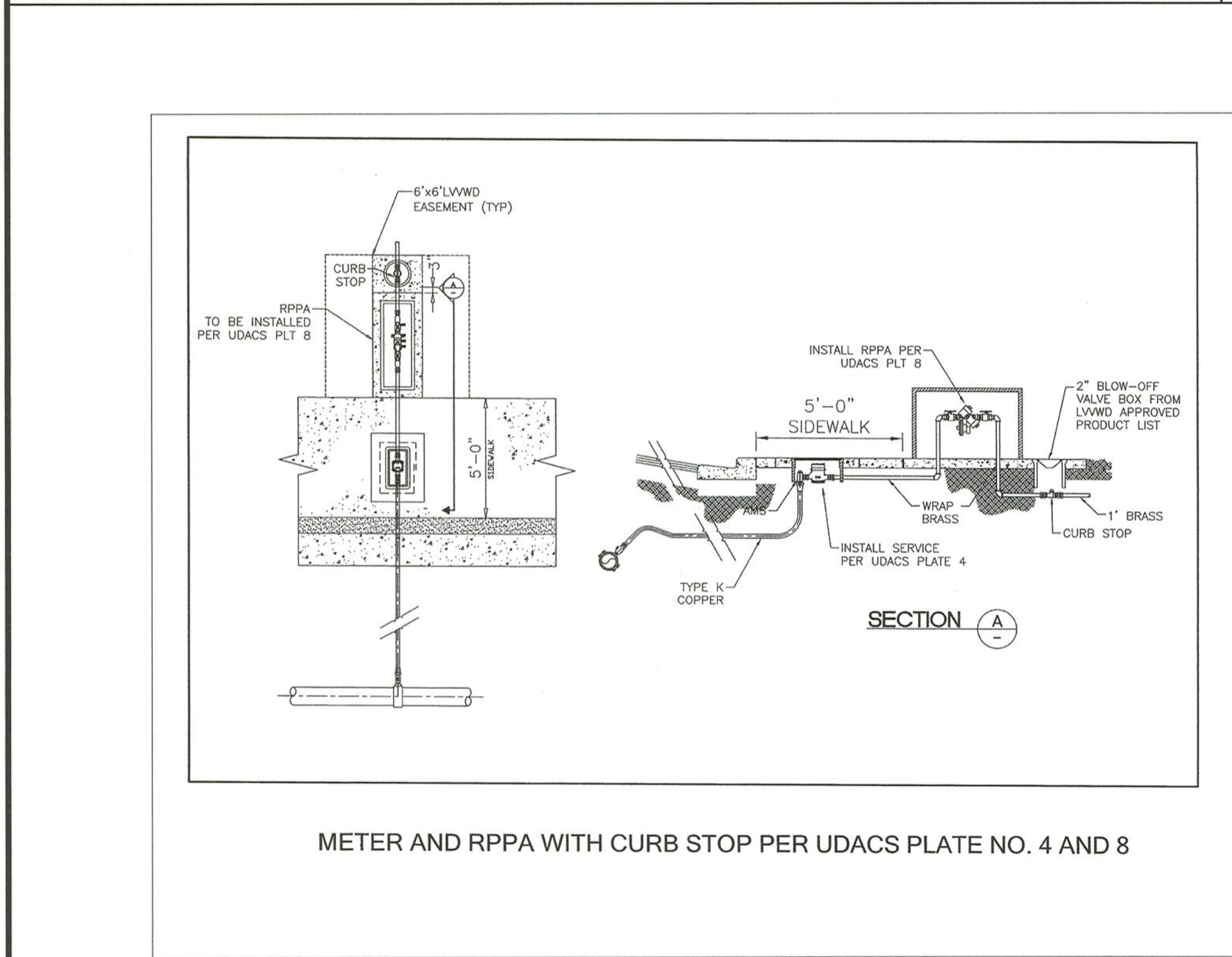
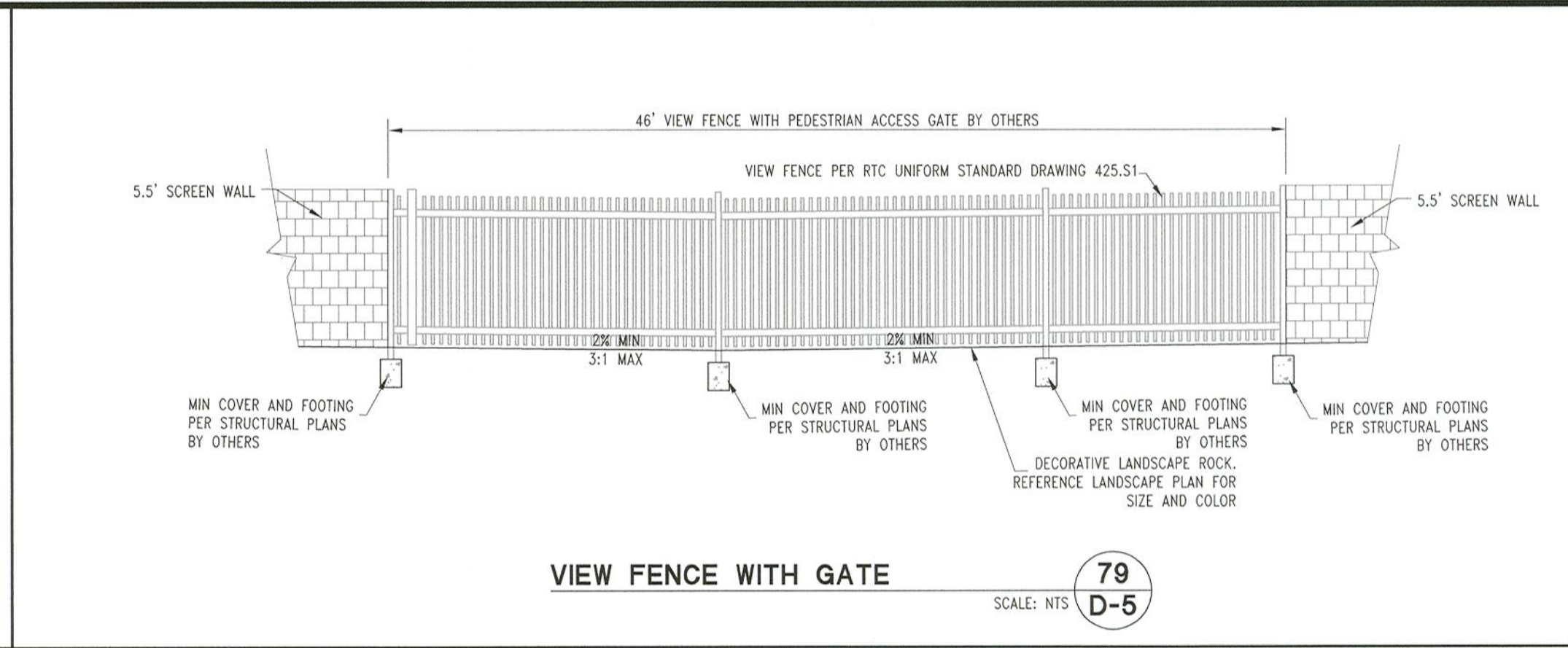
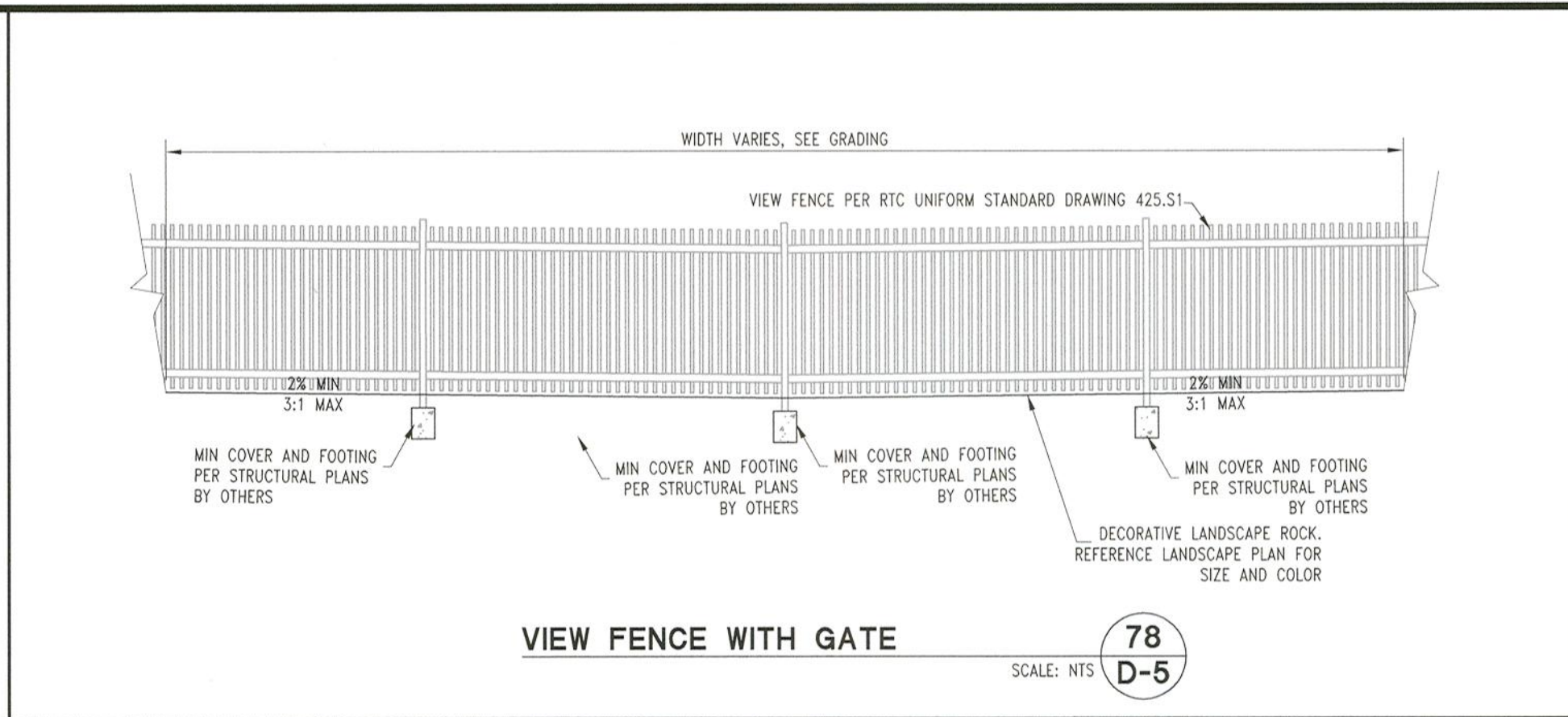
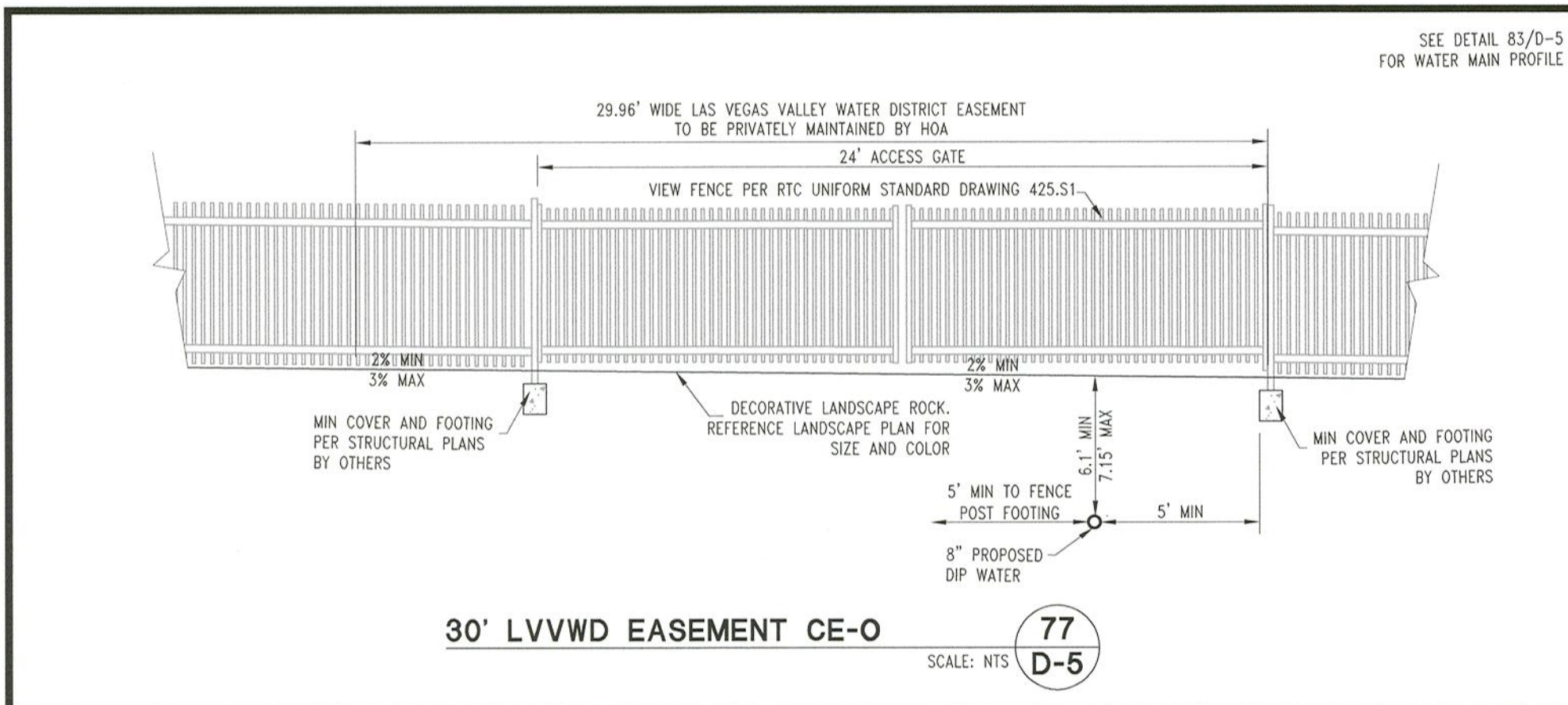
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TO ENSURE LVVWD ACCESS WITHIN EASEMENT:

ALL ABOVE GROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDERS, FENCES/WALLS (TO INCLUDE NO FOOTINGS), AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT

LVVWD EASEMENT NOTE:

STRUCTURES (INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, LANDSCAPE BOULDERS, FENCING AND GATES), TREES, AND SHRUBS COVER 30-INCHES IN HEIGHT ARE NOT ALLOWED WITHIN EXISTING COMMON ELEMENT E OR ANY OTHER LVVWD EASEMENT AREAS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT No. 137156 FIRST APPROVED DATE:

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.

CLV DRAWING NUMBER

1075125

CLV PROJECT #

L19-02643

TOLL SOUTH LV, LLC

1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-242-9800 FAX: 702-242-9810

RCI ENGINEERING

500 SOUTH RANCHO DRIVE SUITE 17 LAS VEGAS, NV 89106
PHONE: 702-453-0880 FAX: 702-453-0881

SUMMERLIN VILLAGE 21 PARCEL C AND D PHASE 1

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING DETAILS (SHEET 5 OF 5)

CITY OF LAS VEGAS

10/27/20

11:10am

10/27/20

11:10am

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.



BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008)
NAV88 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.
T215,R59E,S03

BASIS OF BEARINGS

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 ORIGIN):
36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 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:

- ALL DISTANCES AND BEARING 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.
- GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

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 245. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSOLETE 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

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
- SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
- SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- 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.
- SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: GeoTek
PROJECT NO. 13735-LV
DATED: October 10, 2017
- CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 2,400 CY
NET FILL: 2,500 CY
- SEE DETAIL 31/D-2 FOR TYPICAL LOT DRAINAGE
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

NOTE

ALL ON-SITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

NOTE

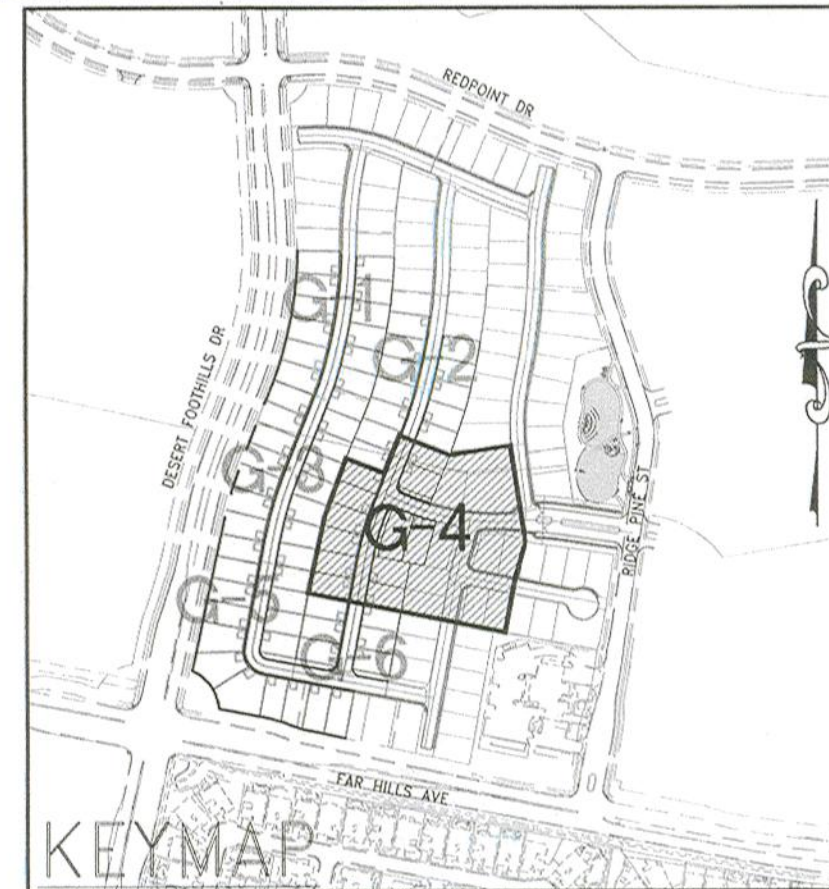
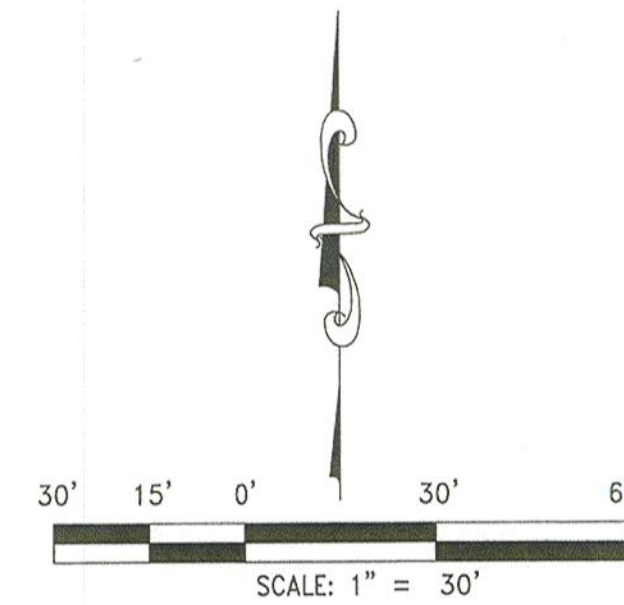
ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

SEWER EASEMENT NOTE

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

CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 2 ON SHEET D-1
- CONSTRUCT "ROLL" TYPE CURB AND GUTTER PER CCAUSD #217.2.51
- CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228
- CONSTRUCT 9" SIDEWALK PER CCAUSD #234 (5-INCH THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
- CONSTRUCT 4" SIDEWALK PER CCAUSD #234 (5-INCH THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 3)
- REMOVE EXISTING RIP RAP AND CUT OFF WALL



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VERT. SCALE:	N/A	DATE:			
DRAWN BY:	SR	DATE:			
DESIGNED BY:	DSP	DATE:			
CHECKED BY:	CLT	DATE:			
APPROVED BY:	CLT	DATE:			
PROJECT #:	3110.0045	DATE:			

DATE:	08/09/2019	BY:	APD	DESCRIPTION:	
SCALE:	1"=30'	DATE:			
VERT. SCALE:	N/A	DATE:			
DRAWN BY:	SR	DATE:			
DESIGNED BY:	DSP	DATE:			
CHECKED BY:	CLT	DATE:			
APPROVED BY:	CLT	DATE:			
PROJECT #:	3110.0045	DATE:			

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PROJECT #:	3110.0045	DATE:			

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VERT. SCALE:	N/A	DATE:			
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PROJECT #:	3110.0045	DATE:			

DATE:	08/09/2019	BY:	APD	DESCRIPTION:	
SCALE:	1"=30'	DATE:			
VERT. SCALE:	N/A	DATE:			
DRAWN					

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
FREEMAN AND ARTERIAL
SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.

**CALL BEFORE
YOU DO
OVERHEAD**

1-702-227-2929

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.
1215.859E.S03

BASIS OF BEARINGS

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 ORIGIN):
36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 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:

- ALL DISTANCES AND BEARING 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.
- GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID
COORDINATES) DO NOT EQUAL GEODETIC BEARINGS
DUE TO MERIDIAN CONVERGENCE.

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, SHEDS, 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
OBSOLETE 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

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING
CONSTRUCTION.
- SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO
VERIFY WITH SOILS REPORT.
- SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR
CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- 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.
- SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: GeoTek
PROJECT NO. 13735-LV
DATED: October 10, 2017
- CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 2,500 CY
NET FILL: 2,500 CY
- SEE DETAIL 31/D-2 FOR TYPICAL LOT DRAINAGE
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

NOTE

ALL ON-SITE STORM DRAINS AND THE
ASSOCIATED FACILITIES ARE PRIVATELY
OWNED AND TO BE PRIVATELY MAINTAINED
BY THE HOA

NOTE

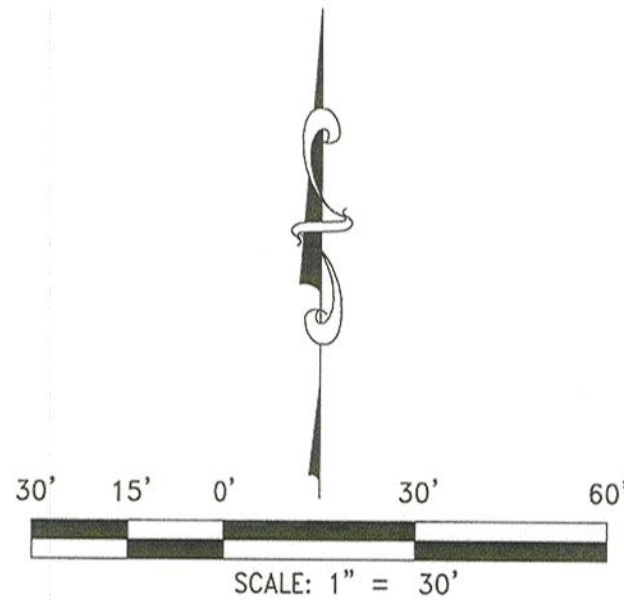
ALL PRIVATE STREETS ARE P.U.E., PUBLIC
SEWER EASEMENTS AND PUBLIC DRAINAGE
EASEMENTS TO BE PRIVATELY MAINTAINED
BY HOA

SEWER EASEMENT NOTE

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

CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 2
ON SHEET D-1
- CONSTRUCT "ROLL" TYPE CURB AND GUTTER PER CCAUSD
#217.2.51
- CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228
- CONSTRUCT 8" SIDEWALK PER CCAUSD #234 (5-INCH
THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
- CONSTRUCT 4" SIDEWALK PER CCAUSD #234 (5-INCH
THICK WHEN CONTIGUOUS TO "ROLL" TYPE CURB)
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED
DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1)
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED
DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 3)
- REMOVE EXISTING RIP RAP AND CUT OFF WALL



DATE: October 09, 2019
HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'
DRAWN BY: SHC
DESIGNED BY: DSC
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0045

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-432-9800 FAX: 702-432-9810
WWW.TOLLBROTHERS.COM

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PHONE: 702-633-0800 FAX: 702-633-0801
WWW.RCIENGINEERING.COM

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 21
PARCEL C AND D PHASE 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 6 OF 6)

CITY OF LAS VEGAS

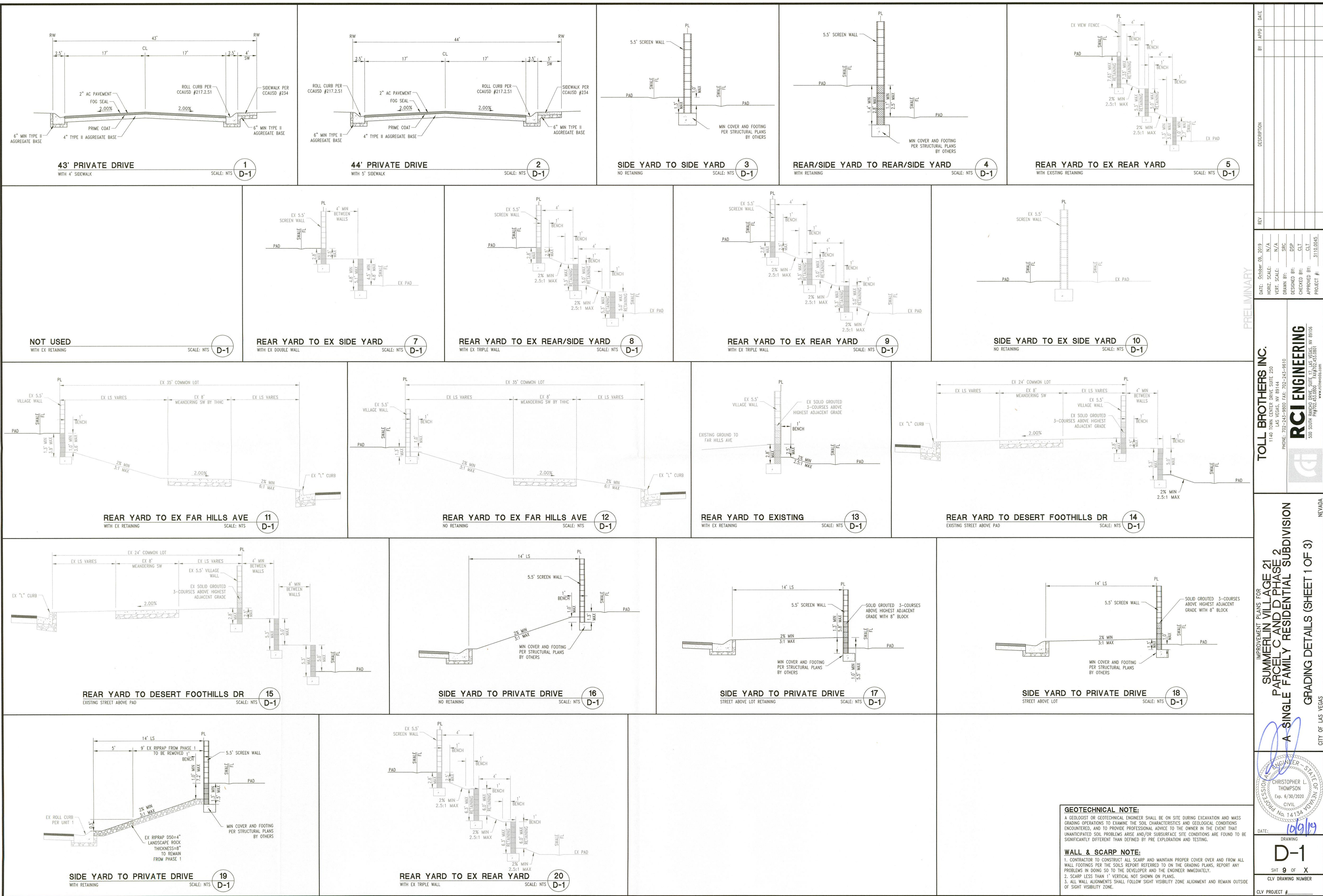
PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2020
CIVIL
No. 14154
10/9/19

DATE: 10/9/19
DRAWING
G-6
SHT 8 OF X
CLV DRAWING NUMBER
CLV PROJECT #

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

CHRISTOPHER L. THOMPSON, PE. NO. 14134

DATE



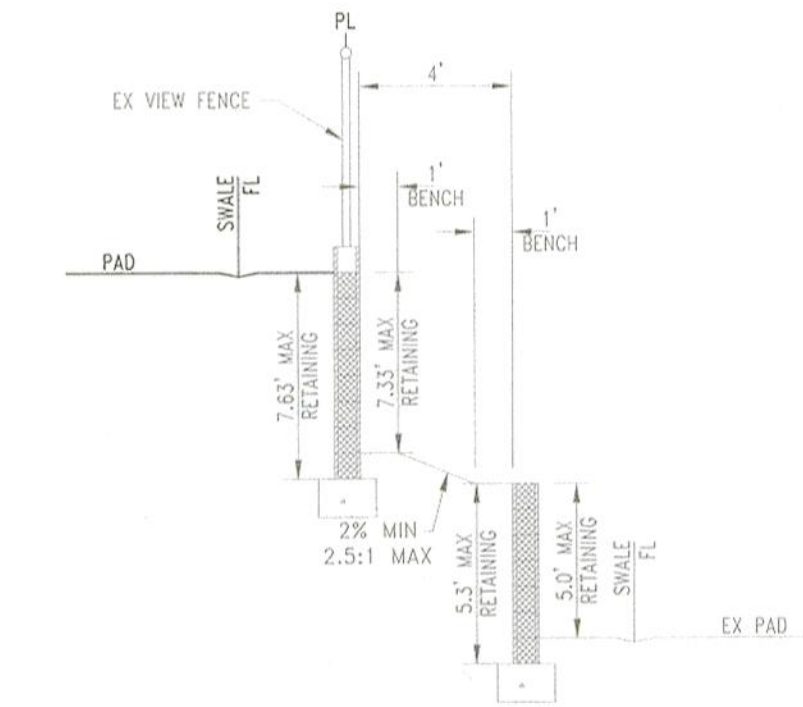
PRELIMINARY

TOLL BROTHERS INC.
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89168
PHONE: 702-243-9800 FAX: 702-243-9810
WWW.TOLLBROTHERS.COM

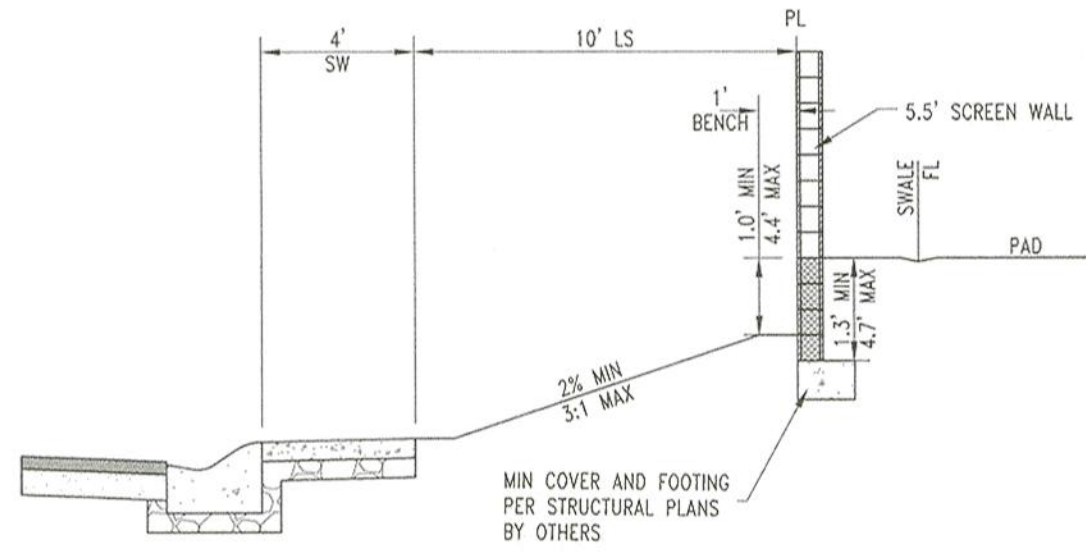
RCI ENGINEERING
300 SOUTH RANCHO DRIVE, SUITE 107, LAS VEGAS, NV 89106
PHONE: 702-243-9800 FAX: 702-243-9810
WWW.RCIENGINEERING.COM

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 21
PARCEL C AND D PHASE 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 1 OF 3)
CITY OF LAS VEGAS
Nevada

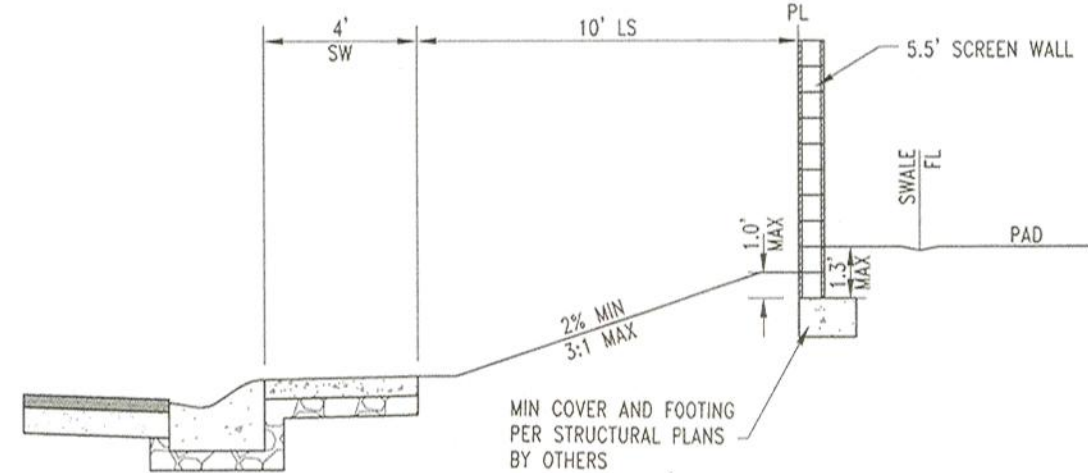
PROFESSIONAL ENGINEER
CHRISTOPHER L. THOMPSON
Exp. 6/30/2020
CIVIL
No. 14134
DATE: 10/9/19



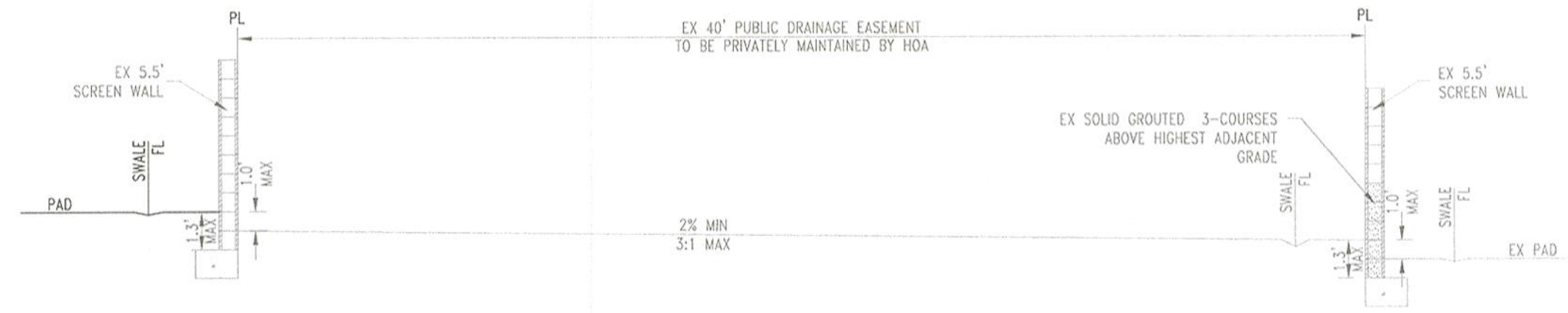
REAR YARD TO EX REAR YARD
WITH EXISTING RETAINING
SCALE: NTS
D-2



SIDE YARD TO PRIVATE DRIVE
WITH RETAINING
SCALE: NTS
D-2

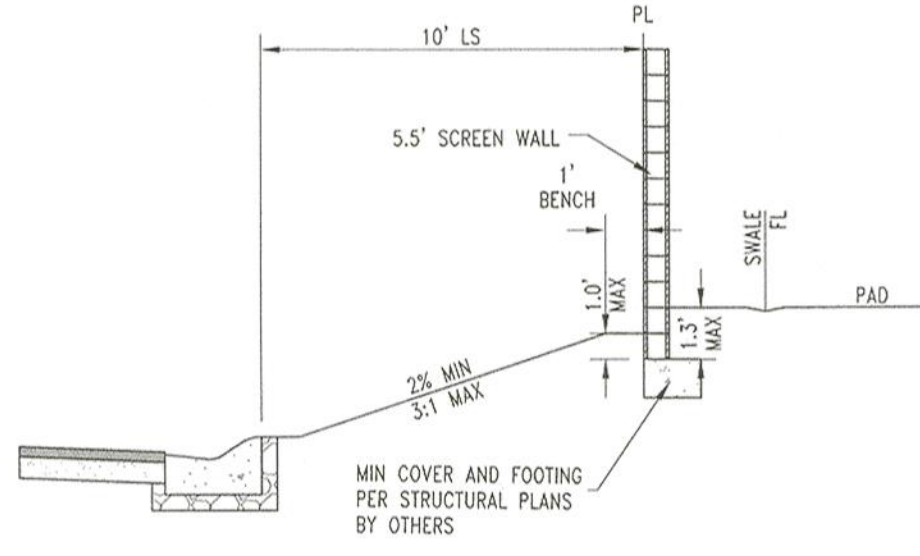


SIDE YARD TO PRIVATE DRIVE
WITH RETAINING
SCALE: NTS
D-2

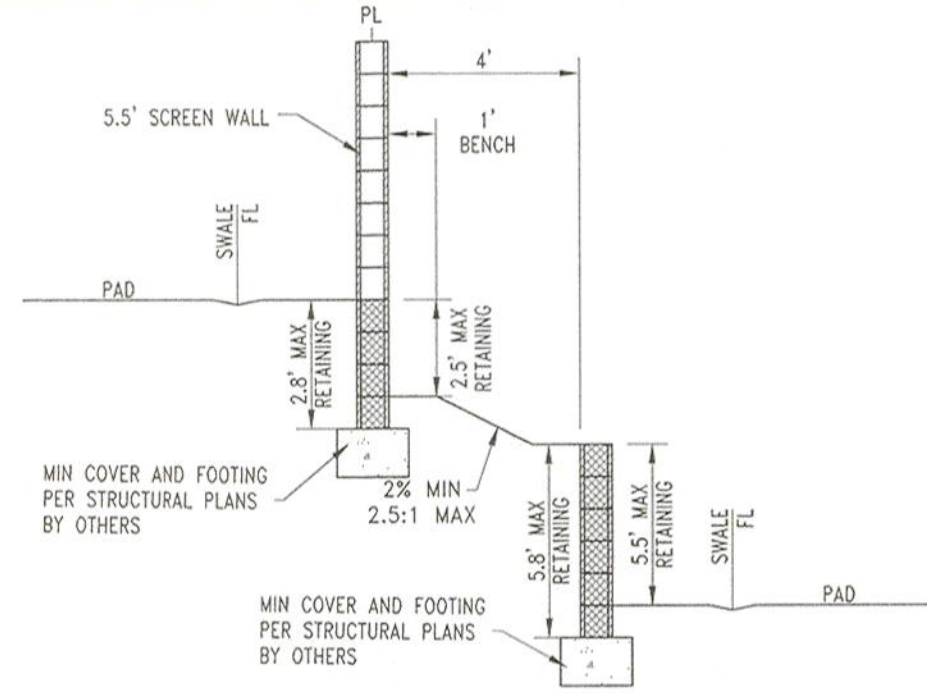


EX 40' DRAINAGE EASEMENT
NO RETAINING
SCALE: NTS
D-2

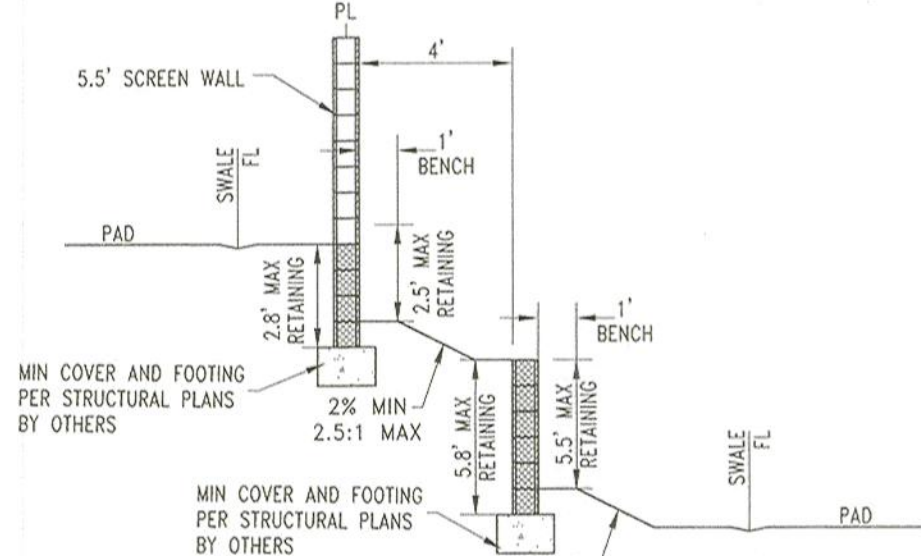
NOT USED
WITH EX RETAINING
SCALE: NTS
D-2



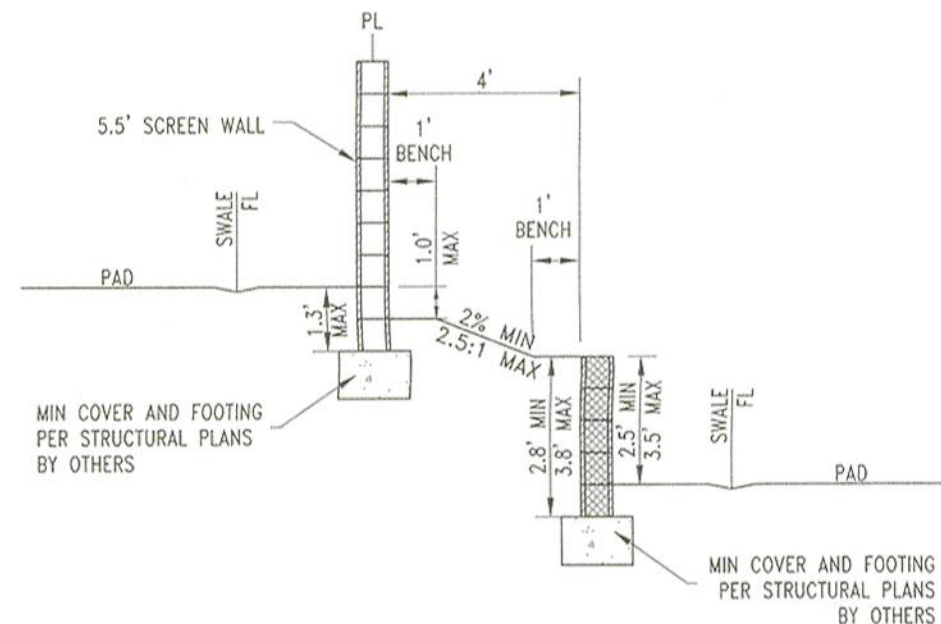
SIDE YARD TO PRIVATE DRIVE
NO RETAINING
SCALE: NTS
D-2



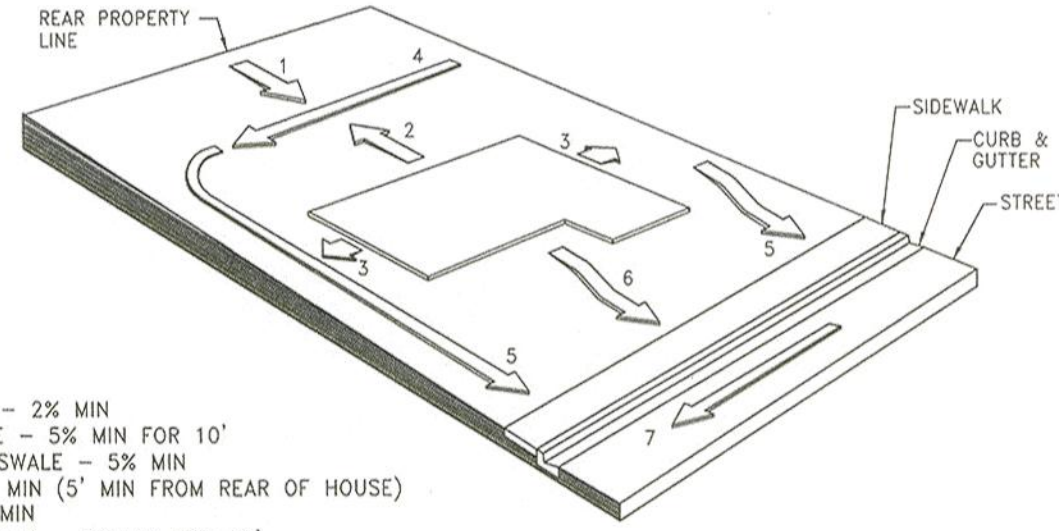
REAR YARD TO REAR YARD
WITH RETAINING
SCALE: NTS
D-2



REAR YARD TO REAR YARD
WITH RETAINING
SCALE: NTS
D-2



SIDE YARD TO SIDE YARD
WITH RETAINING
SCALE: NTS
D-2



TYPICAL LOT DRAINAGE DETAIL
SCALE: NTS
D-2

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

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.

DATE: October 09, 2019
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SRC
DESIGNED BY: DSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0045

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500 SOUTH BANCROFT DRIVE SUITE 17 LAS VEGAS, NV 89106
PHONE: 702-453-0800 FAX: 702-453-0801
WWW.RCIENGINEERING.COM

PROFESSIONAL SEAL
CHRISTOPHER L. THOMPSON
Exp. 6/30/2020
No. 14134
CIVIL
STATE OF NEVADA

DATE: 10/9/19
DRAWING: D-2
SHEET 10 OF X
CLV DRAWING NUMBER
CLV PROJECT #

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 21
PARCEL C AND D PHASE 2
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 2 OF 3)
CITY OF LAS VEGAS
NEVADA