

DS #: 5374

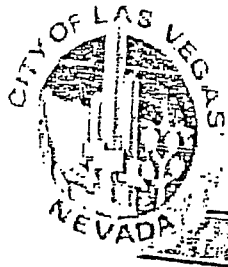
APN: 137-27-511-001

PROJECT: Summitin Village 25 Parcel E

SUBMITTAL: 2nd

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 15, 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:	COPIES TO:
Summerlin Village 25 Parcel E		RCI Engineering
Cross Streets:	SEC of Fox Hill Drive & Redpoint Drive	Lennar Communities Nevada LLC
File Number:	F:\Depot\DSMemos\DS5374B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-27-511-001	
Zoning Action:	TMP-78668	
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	10/13/2020	10/28/2020 & 11/2/2020	Not Approved	\$400.00	4031553: \$400
2 nd Submittal (Paid on 12/14/2020)	11/24/2020 & 12/14/2020	12/15/2020	See Comments Below	\$400.00	4100678: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

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

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

1. The subject development is under the premise of flood protection by the improved *Fox Hill Drive* and *Redpoint Drive* and the associated storm drain facilities. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter facilities.
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.

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.

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.

END OF REMARKS
HDR/AYS

T/R/S: T20S/R59E/27
AREA K-27

Worksheet for REDPOINT 100-YR

Results

Velocity Head	0.32 ft
Specific Energy	0.59 ft
Froude Number	2.760
Flow Type	Supercritical

GVF Input Data

Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

GVF Output Data

Upstream Depth	0.00 ft
Profile Description	
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.27 ft
Critical Depth	0.35 ft
Channel Slope	6.22 %
Critical Slope	0.72 %

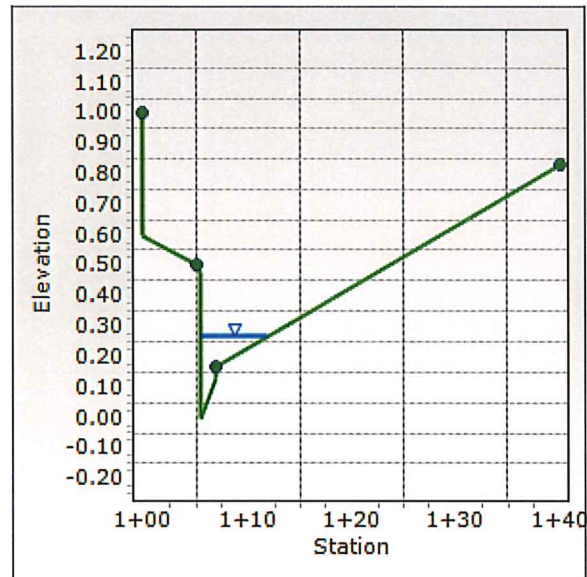
Cross Section for REDPOINT 100-YR

Project Description

Friction Method	Manning
	Formula
Solve For	Normal Depth

Input Data

Channel Slope	6.22 %
Normal Depth	0.27 ft
Discharge	2.50 cfs



**TECHNICAL DRAINAGE STUDY
FOR
FOX HILL DRIVE IMPROVEMENTS**

62025-201

March 2019

Prepared for:

**Hughes Howard Company, LLC
10801 Charleston Blvd., 3Rd Floor
Las Vegas, Nevada 89146
Phone: (702) 791-4300**

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		May 23, 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 V25 - Fox Hill Drive Improvements (from Far Hills Avenue to Redpoint Drive)	
Cross Streets:	Fox Hill Drive & Far Hills Avenue	Howards Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5118B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-101-001	CCRFCD
Zoning Action:	N/A	
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	4/1/2019	4/15/2019	Not Approved	\$400.00	3073933: \$400
2 nd Submittal	5/6/2019	5/22/2019	See Comments Below	\$400.00	3122271: \$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 (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

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

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

2. The project proposes to build temporary drainage facilities including drainage berms/swales along the west side of the proposed *Far Hills Drive*. Prior to final plan approval the developer must complete a **Maintenance & Liability Agreement** for the interim drainage improvements and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facilities and an exhibit that adequately shows the location and limits of the drainage facilities to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the *City's Land Development Section* (229-6371) to begin the agreement process.

Worksheet for Section 2 - 100-yr - Half Street East Side

Project Description

Friction Method Manning Formula
Solve For Normal Depth

Input Data

Channel Slope 0.42 %
Discharge 11.50 ft³/s

Section Definitions

Station (ft)	Elevation (ft)
0+00.0	0.50
0+00.5	0.48
0+00.5	0.00
0+02.0	0.13
0+02.0	0.17
0+18.5	0.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.0, 0.50)	(0+02.0, 0.13)	0.013
(0+02.0, 0.13)	(0+18.5, 0.50)	0.016

Options

Current Roughness Weighted Method Pavlovskii's Method
Open Channel Weighting Method Pavlovskii's Method
Closed Channel Weighting Method Pavlovskii's Method

Results

Normal Depth 0.57 ft
Elevation Range 0.00 to 0.50 ft
Flow Area 4.74 ft²
Wetted Perimeter 19.18 ft
Hydraulic Radius 0.25 ft
Top Width 18.50 ft

Worksheet for Section 2 - 100-yr - Half Street East Side

Results

Normal Depth	0.57	ft
Critical Depth	0.55	ft
Critical Slope	0.00608	ft/ft
Velocity	2.43	ft/s
Velocity Head	0.09	ft
Specific Energy	0.66	ft
Froude Number	0.85	
Flow Type	Subcritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.57	ft
Critical Depth	0.55	ft
Channel Slope	0.42	%
Critical Slope	0.00608	ft/ft

Cross Section for Section 2 - 100-yr - Half Street East Side

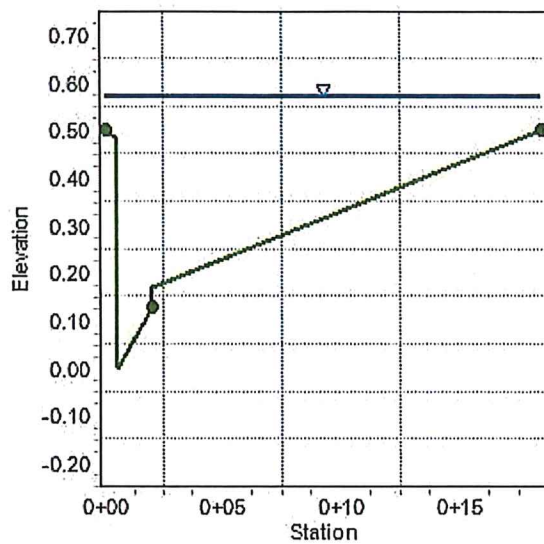
Project Description

Friction Method Manning Formula
Solve For Normal Depth

Input Data

Channel Slope 0.42 %
Normal Depth 0.57 ft
Discharge 11.50 ft³/s

Cross Section Image



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SYSTEM OF TRANSPORTATION

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

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.

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

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 AN FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, AR CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK ON 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 M
(FIRM) COMMUNITY PANEL NUMBERS 32003C2150E

SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR

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.

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 LLC
PROJECT NO. 20-167
DATED: MARCH 13, 2020

9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 66,430 CY
NET FILL: 69,380 CY

10. SEE DETAIL 35/D-2 FOR TYPICAL LOT DRAINAGE

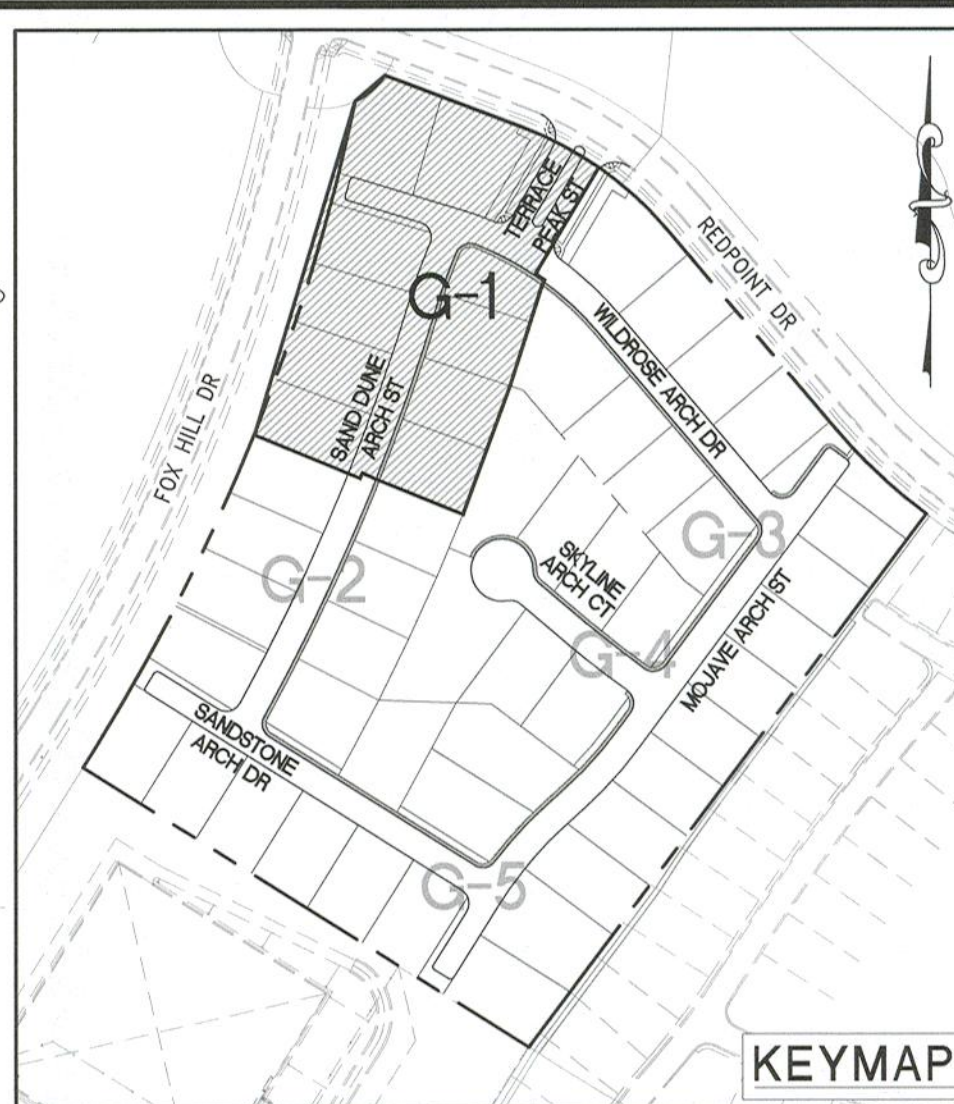
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

- ① CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
- ② CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #
- ③ CONSTRUCT 30" ROLL CURB PER SUMMERLIN IMPROVEM STD DWG #S-48

(4) CONSTRUCT TYPE ISLAND CURB PER CC440 #219
 (5) CONSTRUCT 5' CURB TRANSITION FROM 24" L1 TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 37 SHEET D-2
 (6) CONSTRUCT 8' CROSS GUTTER PER SUMMERLIN IMPROVEMENT PER DWG #5-64
 (7) CONSTRUCT 8' MODIFIED (ROLLED CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT DWG #5-64
 (8) CONSTRUCT 6' SIDEWALK PER CC440 #219 (6" THICK WHEN ADJACENT TO ROLL CURB)
 (9) CONSTRUCT SIDEWALK RAMP'S USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CC440 #235 (CASE 1) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR L AND B DIMENSIONS
 (10) CONSTRUCT SIDEWALK RAMP'S USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CC440 #235 (CASE 1) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR L AND B DIMENSIONS
 (11) CONSTRUCT 5' WIDE PEDESTRIAN ACCESS CROSSING

- (12) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- (13) CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
- (14) CALL BOX
- (15) CONSTRUCT 15" TYPE CM2 DROP INLET PER CCAUSD #412.1 & #412.2
- (16) CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 36 ON SHEET D-2
- (17) EX SIDEWALK BY OTHERS
- (18) EX SIDEWALK RAMPS
- (19) EX 'L' CURB AND GUTTER

100



DATE: November 20, 2020		REV	DESCRIPTION	BY	APPD	DATE
HORIZ. SCALE: 1" = 30'						
VERT. SCALE: N/A						
DRAWN BY: WM, SN						
DESIGNED BY: CR						
CHECKED BY: CRZ						
APPROVED BY: CRZ						
PROJECT #:						
5040.0058						

LENNAR®
22725 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 25 PARCEL E
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 1 OF 5)

CITY OF LAS VEGAS

DATE: <u>11-20-20</u>
DRAWING G-1
SHT 3 OF 27
CLV DRAWING NUMBER
CLV PROJECT #

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5374A ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976

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.

FAST

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

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 (NAVD'88 V.2008)
ELEVATION=3335.36 US SURVEY FEET (NAVD'88 V.2008)

BASIS OF BEARINGS

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

NOTE

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NOTE
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SEWER EASEMENTS AND PUBLIC DRAINAGE
EASEMENTS TO BE PRIVATELY MAINTAINED
BY HOA.

SEWER EASEMENT NOTE

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BUILDING PERMIT NOTE

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FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP
(FIRM) COMMUNITY PANEL NUMBERS 32003C2150E
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

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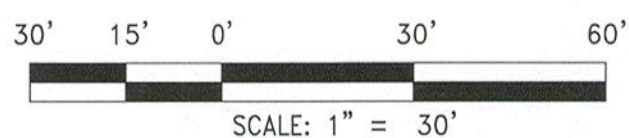
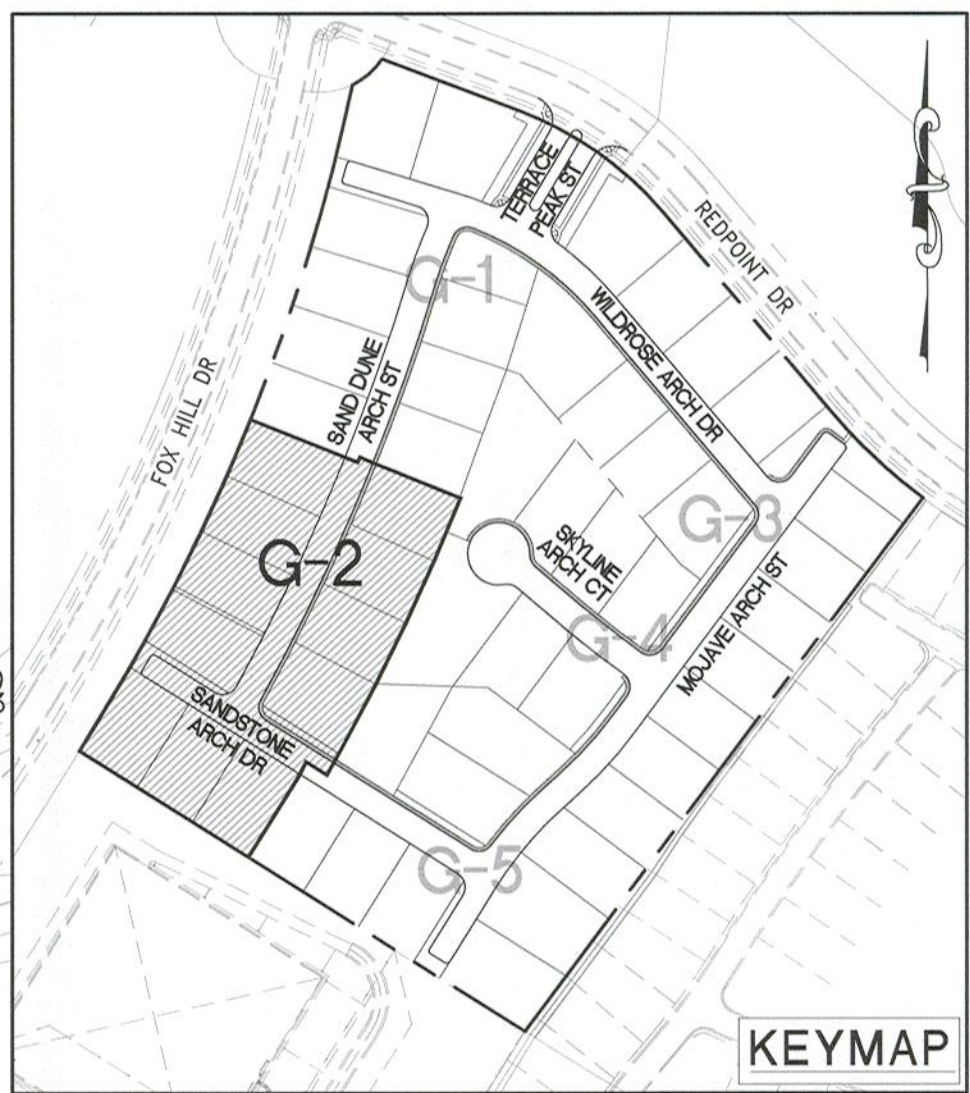
ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAILED 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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 WITH SOILS REPORT PREPARED BY:
 ENGINEER: ACCESS CONSULTING ENGINEERS LLC
 PROJECT NO. 20-167
 DATED: MARCH 13, 2020
9. CUT/FILL ESTIMATES
 EXISTING TO FINISH GRADE ELEVATIONS
 NET CUT: 69,430 CY
 NET FILL: 69,380 CY
10. SEE DETAIL 35/D-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORM WATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

- 1 CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON
2 SHEET D-1
- 3 CONSTRUCT 24" 1" CURB AND GUTTER PER CAAUSA #216
- 4 CONSTRUCT 30" ROLL CURB PER SUMMERLIN IMPROVEMENT
5 STD DWG #S-48
- 6 CONSTRUCT 1" TYPE ISLAND CURB PER CAAUSA #219
- 7 CONSTRUCT 5' CURB TRANSITION FROM 24" 1" TYPE CURB
8 TO 30" ROLL CURB PER DETAIL 37 SHEET D-2
- 9 CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT
10 STD DWG #S-64
- 11 CONSTRUCT 8" ADJUSTED (ROLLED) CURB CROSS GUTTER PER
12 SUMMERLIN IMPROVEMENT STD DWG #S-64
- 13 CONSTRUCT 5' SIDEWALK PER CAAUSA #234
- 14 (6" THICK WHEN ADJACENT TO ROLL CURB)
- 15 CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED
16 DOMES OR EQUIVALENT PER CAAUSA #234 (CASE 1) SEE PLAN
17 AND PROFILE SHEET CURB TABLES FOR AREA AND DIMENSIONS
- 18 CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED
19 DOMES OR EQUIVALENT PER CAAUSA #235 (CASE 2) SEE PLAN AND
20 DIMENSIONS
- 21 CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
- 22 INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- 23 CONSTRUCT 6" HIGH ROLLING IRON FENCE AND/OR GATES
- 24 CALL BOX
- 25 CONSTRUCT 15" TYPE CM2 DOW INLET PER CAAUSA
26 #221
- 27 CONSTRUCT CONCRETE PAVERS AND 2" WIDE CONCRETE
28 BAND PER DETAIL 36 ON SHEET D-2
- 29 EX SIDEWALK BY OTHERS
- 30 EX SIDEWALK RAMPS
- 31 EX 1" CURB AND GUTTER

UVWD 3435 RESERVOIR
APN 137-27-601-001



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5374A ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976

DATE _____

[illegible]

DATE: November 20, 2020	
HORIZ. SCALE: 1" = 30'	
VERT. SCALE: N/A	
DRAWN BY: WW, SN	
DESIGNED BY: CR	
CHECKED BY: CRZ	
APPROVED BY: CRZ	
PROJECT #: 3040.0058	

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MAIN: 702.453.0800 FAX: 702.453.0801

NEVADA

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 25 PARCEL E
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 2 OF 5)

CITY OF LAS VEGAS

DATE: 11-20-20

DRAWING

G-2

SHT 4 OF 27

CLV PROJECT

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FAST

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

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.

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

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 DRIVEWAY OR 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."

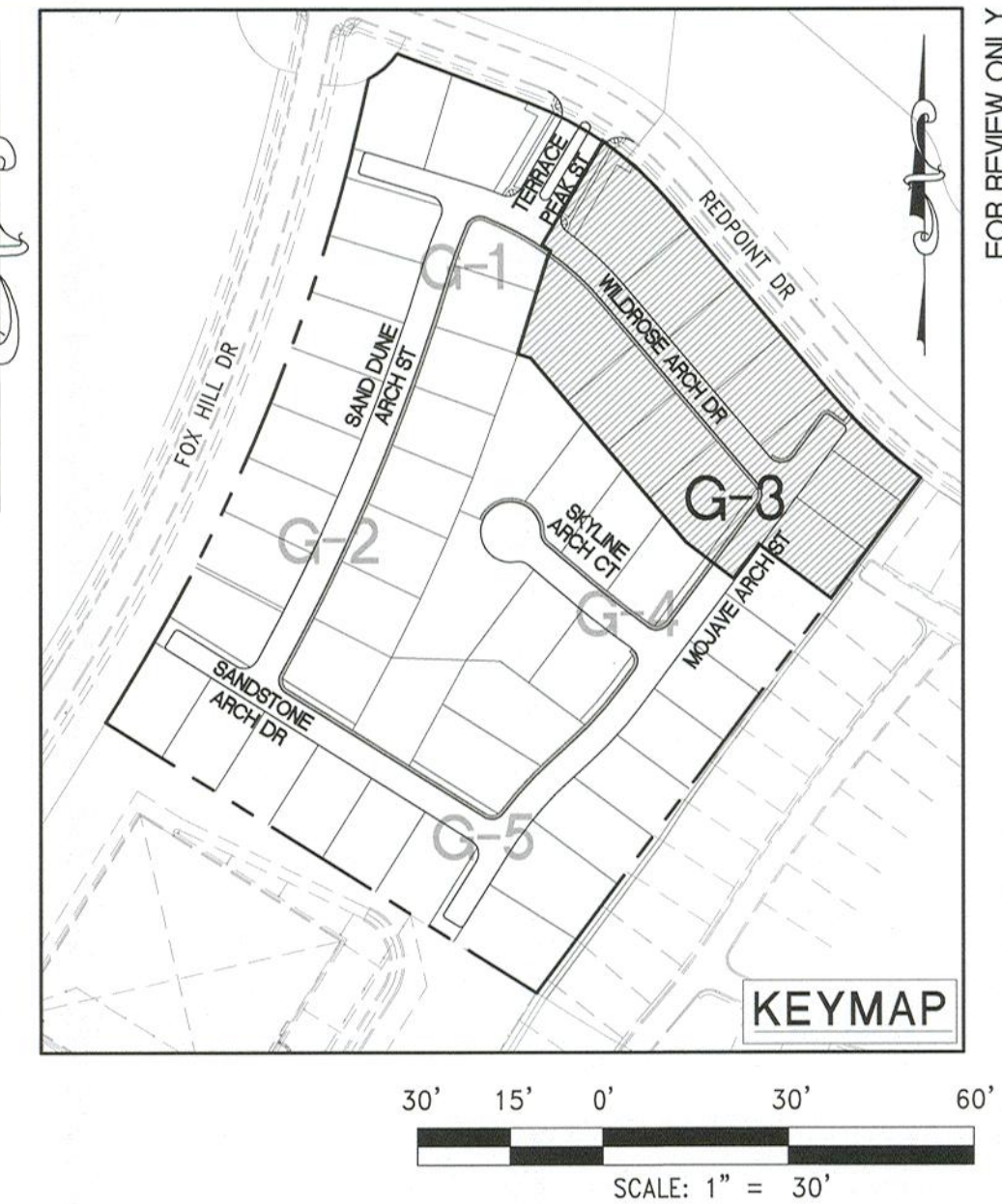
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP
(FIRM) COMMUNITY PANEL NUMBERS 32003C2150E
SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X"

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.

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 GRADUES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: ACCESS CONSULTING ENGINEERS LLC
PROJECT NO. 20-167
DATED: MARCH 13, 2020
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 66.450 CY
NET FILL: 69.980 CY
10. SEE DETAIL 35/D-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

- (1) CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-2
- (2) CONSTRUCT "24" L' CURB AND GUTTER PER CAUSD #216
- (3) CONSTRUCT "30" ROLL CURB PER SUMMERLIN IMPROVEMENT STD DWG #5-48
- (4) CONSTRUCT "L" TYPE ISLAND CURB PER CAUSD #219
- (5) CONSTRUCT "5" TYPE TRANSITION FROM "24" L' CURB AND GUTTER TO "30" ROLL CURB PER DETAIL 37 SHEET D-2
- (6) CONSTRUCT "8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #5-64
- (7) CONSTRUCT MODIFIED (ROLLED CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #5-64
- (8) CONSTRUCT SIDEWALK PER CAUSD #234 (6" THICK WHEN ADJACENT TO ROLL CURB)
- (9) CONSTRUCT SIDEWALK RAMP USING ASPH/ITE TYPE TRUNCATED DOME OR EQUIVALENT PER CAUSD #235 (CASE 1) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- (10) CONSTRUCT SIDEWALK RAMP USING ASPH/ITE TYPE FLAT DOME OR EQUIVALENT PER CAUSD #235 (CASE II) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- (11) CONSTRUCT "5" WIDE PEDESTRIAN ACCESS GATE
- (12) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- (13) CONSTRUCT "6" HIGH WROUGHT IRON FENCE AND/OR GATES
- (14) CALL BOX
- (15) CONSTRUCT "15" TYPE CM2 DOW INLET PER CAUSD #412 & #421
- (16) CONSTRUCT "CONCRETE PAVERS AND "2" WIDE CONCRETE BAND PER DETAIL 36 ON SHEET D-2
- (17) EX SIDEWALK BY OTHERS
- (18) EX SIDEWALK RAMPS
- (19) EX "L" CURB AND GUTTER



FOR REVIEW ONLY		REV	DESCRIPTION	BY	APPD	DATE
			DATE: November 20, 2020			
			HORIZ. SCALE: 1" = 30'			
			VERT. SCALE: N/A			
			DRAWN BY: WWL, SN			
			DESIGNED BY: CR			
			CHECKED BY: CRZ			
			APPROVED BY: CRZ			
			PROJECT #: 3040.0056			



LENAR®
 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 25 PARCELS

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 3 OF 5)

CITY OF LAS VEGAS
 NEVADA



DATE: 11-20-20

DRAWING

G-3

SHT 5 OF 27

CLV PROJECT # _____

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5374A ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

DATE _____

DATE CLV PROJECT #

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 THE 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 1-800-642-2444	FAST Call before you UnderGround 1-702-432-5300 FREEWAY AND AIRPORT SYSTEM CONSTRUCTION	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 (NAVD'88 V.2008)
ELEVATION=3335.36 US SURVEY FEET (NAVD'88 V.2008)

BASIS OF BEARINGS

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

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

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, ARC CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY DRIVEWAY OR 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
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

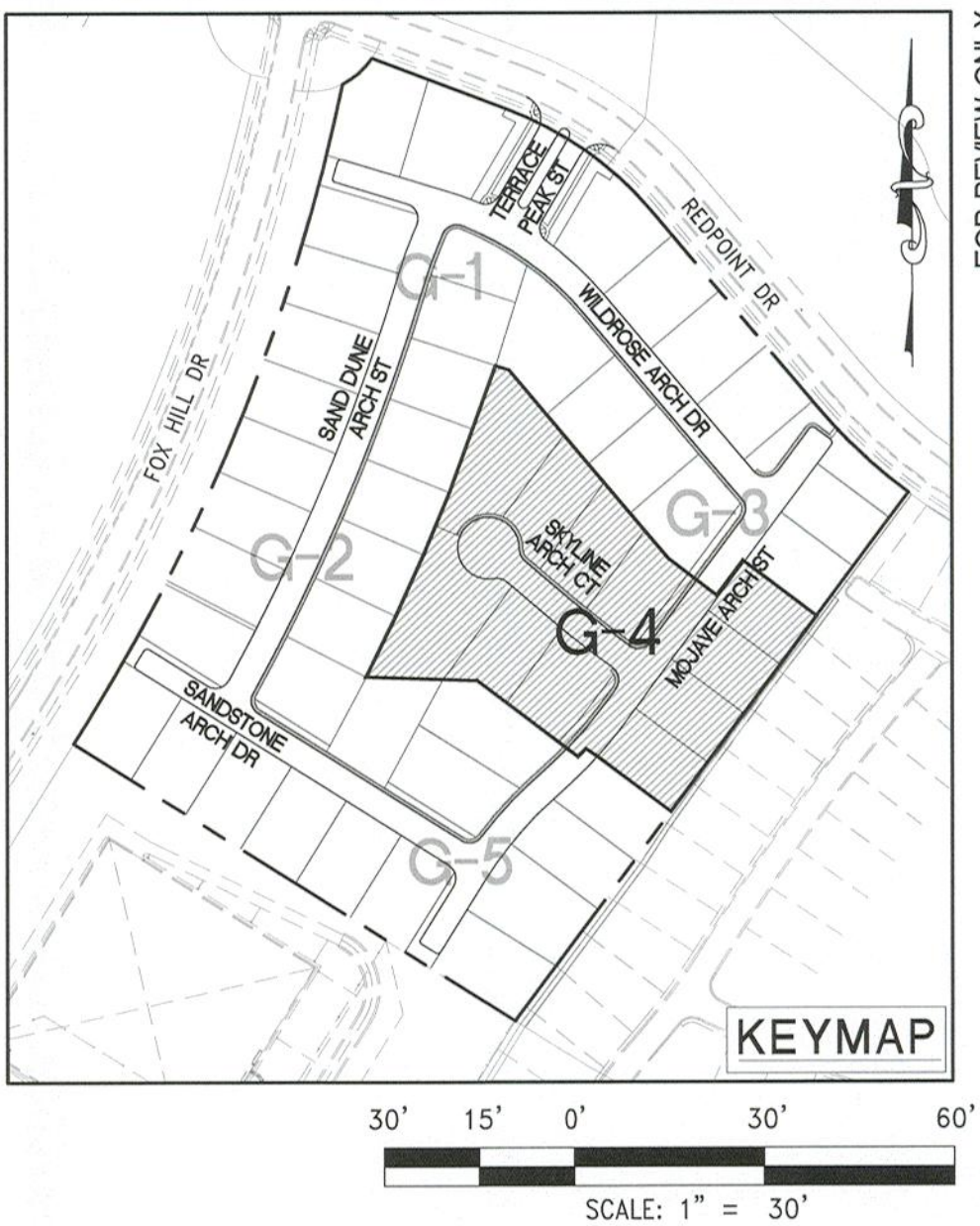
NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

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 PREPARATION
ENGINEER: ACCESS CONSULTING ENGINEERS LLC
PROJECT NO. 20-167
DATED: MARCH 13, 2020
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 68,450 CU YD
NET FILL: 68,390 CU YD
10. SEE DETAIL 35/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 3 ON SHEET D-1
- (2) CONSTRUCT 24" L' CURB AND GUTTER PER CAUSAUD #216
- (3) CONSTRUCT 30" ROLL CURB PER SUMMERLIN IMPROVEMENT STD WD #55-48
- (4) CONSTRUCT "L" TYPE ISLAND CURB PER CAUSAUD #219
- (5) CONSTRUCT 5' CURB TRANSITION FROM 24" L' TYPE CURB AND GUTTER TO 30" L' CURB PER DETAIL 37 SHEET D-2
- (6) CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD WD #55-6
- (7) CONSTRUCT 5" MODIFIED (ROLLED CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD WD #55-64
- (8) CONSTRUCT 5" SIDEWALK PER CAUSAUD #234 (6" THICK WHEN ADJACENT TO ROLL CURB)
- (9) CONSTRUCT SIDEWALK RUMPS USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CAUSAUD #235 (CASE 1) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- (10) CONSTRUCT SIDEWALK RUMPS USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CAUSAUD #235 (CASE 2) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- (11) CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
- (12) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- (13) CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES
- (14) CALL BOX
- (15) CONSTRUCT 15" TYPE CM2 DOW INLET PER CAUSAUD #417
- (16) CONSTRUCT CONCRETE PAVERS AND 2" WIDE CONCRETE BAND PER DETAIL 36 ON SHEET D-2
- (17) EX SIDEWALK BY OTHERS
- (18) EX SIDEWALK RUMPS
- (19) EX "L" CURB AND GUTTER



DATE:	REVISION	DESCRIPTION	BY	DATE
November 20, 2020	1			
HORIZ. SCALE: 1" = 30'				
VERT. SCALE: N/A				
WWW. SN				
DRAWN BY: CR				
DESIGNED BY: CRZ				
CHECKED BY: CRZ				
APPROVED BY: CRZ				
PROJECT #:				
3040.0058				

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 UN VII | AGE 25 PARCEL F

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 4 OF 5)

CITY OF LAS VEGAS
11/20/20 4:10pm

DATE: 11-20-20

DRAWING

G-4

SHT 6 OF 27

CLV DRAWING NUMBER

CIV. PROJECT 4

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5374A ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976

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.

FAST

Call
before you
Underground
1-702-432-5300
FREEWAY AND ARTERIAL
CONSTRUCTION

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 (NAVD'88 V.2008)
ELEVATION=3335.36 US SURVEY FEET (NAVD'88 V.2008)

BASIS OF BEARINGS

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NOTE
ALL ON

ALL ON-SITE 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 CIV SEWER EASEMENT

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, ARCHES, ETC. THIS DOES NOT INCLUDE ANY STRUCTURE OR 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
SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X"

SURVEY MONUMENT NOTE

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STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO
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OBSCURED DURING CONSTRUCTION.
SIGHT VISIBILITY ZONE

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 WILL 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 GRADIES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: ACCESS CONSULTING ENGINEERS LLC
PROJECT NO. 20-167
DATED: MARCH 13, 2020
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 66,430 CY
NET FILL: 69,930 CY
10. SEE DETAIL 35/D-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

- (3) CONSTRUCT ASP PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
- (4) CONSTRUCT 24" L¹ CURB AND GUTTER PER CAUSD #216
- (5) CONSTRUCT 30" ROLL CURB PER SUMMERLIN IMPROVEMENT STD DWG #5-48
- (6) CONSTRUCT "L" TYPE ISLAND CURB PER CAUSD #219
- (7) CONSTRUCT CURB TRANSITION FROM 24" L¹ CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 37 SHEET D-2
- (8) CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #5-48
- (9) CONSTRUCT 8" MODIFIED (ROLLED CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #5-64
- (10) CONSTRUCT SIDEWALK PER CAUSD #234 (6" THICK WHEN ADJACENT TO ROLL CURB)
- (11) CONSTRUCT SIDEWALK RAMP USING ARMOR LITE TRUNCATED DOMES OR EQUIVALENT PER CAUSD #235 (CASE 1) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- (12) CONSTRUCT SIDEWALK RAMP USING ARMOR LITE TRUNCATED DOMES OR EQUIVALENT PER CAUSD #235 (CASE 2) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- (13) CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
- (14) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- (15) CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES
- (16) CALL BOX
- (17) CONSTRUCT 15" TYPE CM2 DROP INLET PER CAUSD #216
- (18) CONSTRUCT CONCRETE MANHOLE AND 2' WIDE CONCRETE BAND PER DETAIL 36 ON SHEET D-2
- (19) EX SIDEWALK BY OTHERS
- (20) EX SIDEWALK RAMPS
- (21) EX "L" CURB AND GUTTER



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5374A ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R. ZRINYI, PE NO. 13976

DATE _____

REV	DESCRIPTION	BY	APPD	DATE
	DATE: November 20, 2020			
	HORIZ. SCALE: 1" = 30'			
	VERT. SCALE: N/A			
	DRAWN BY: WW, SN			
	DESIGNED BY: CR			
	CHECKED BY: CRZ			
	APPROVED BY: CRZ			
	PROJECT #: 3040.0058			

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

IMPROVEMENT PLANS FOR

SUMMERLIN VILLAGE 25 PARCEL E
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 5 OF 5)

STATE OF NEVADA
PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2022
CIVIL
No. 13976

DATE: 11-20-20

DRAWING

G-5

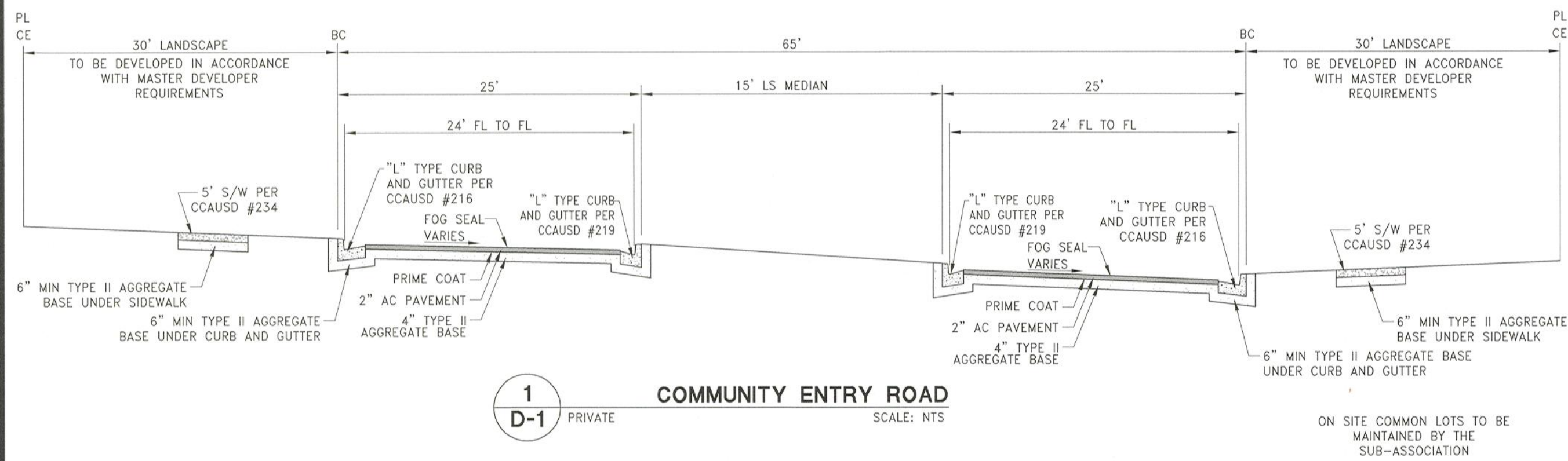
SHT 7 OF 27

CLV DRAWING NUMBER

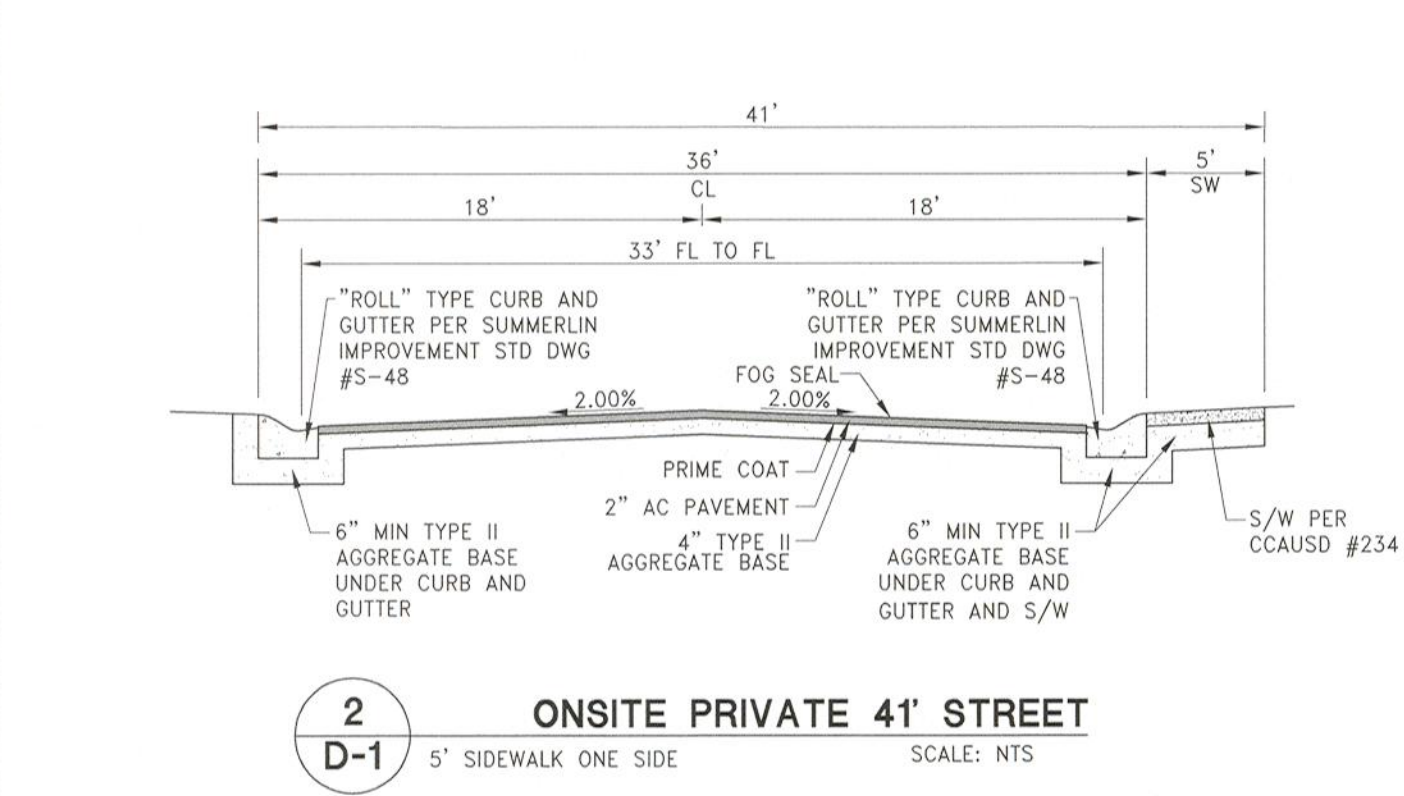
CLV PROJECT #

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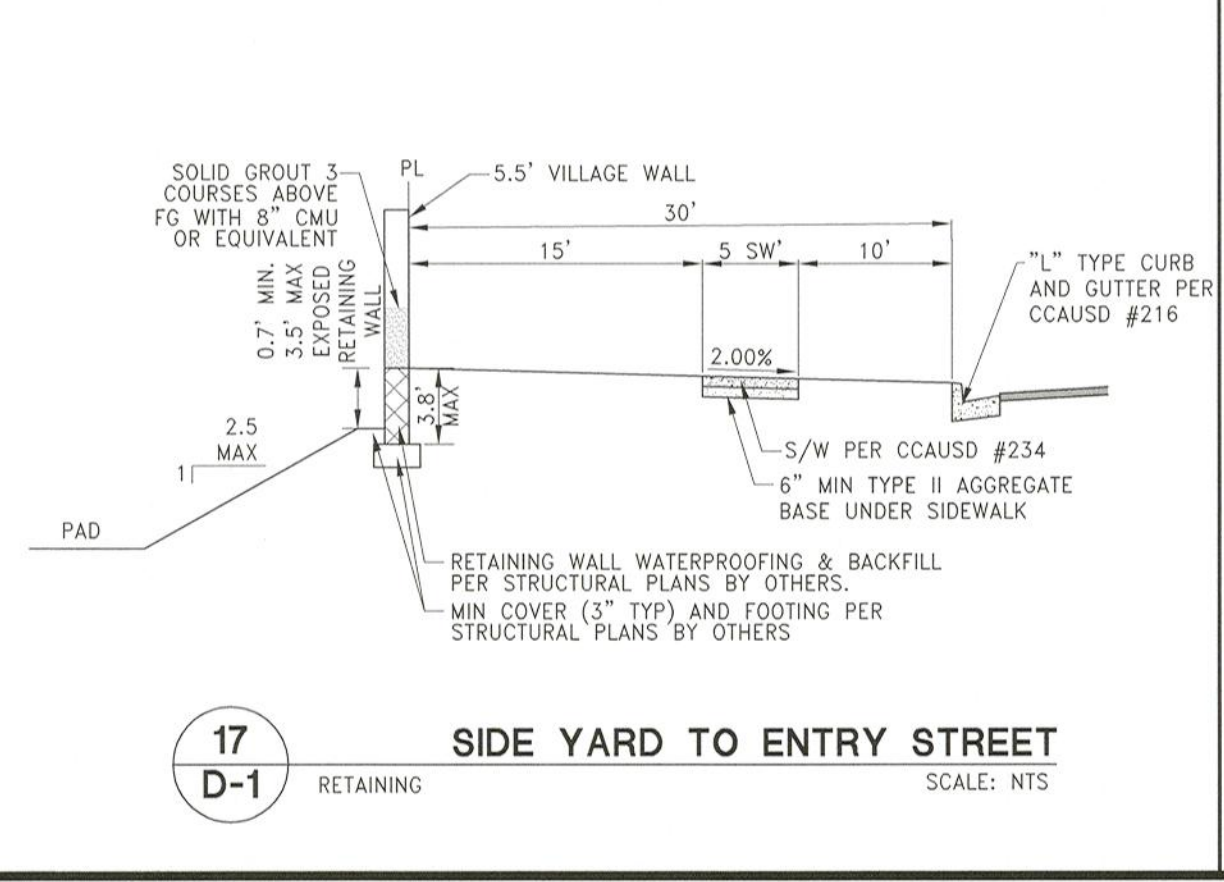
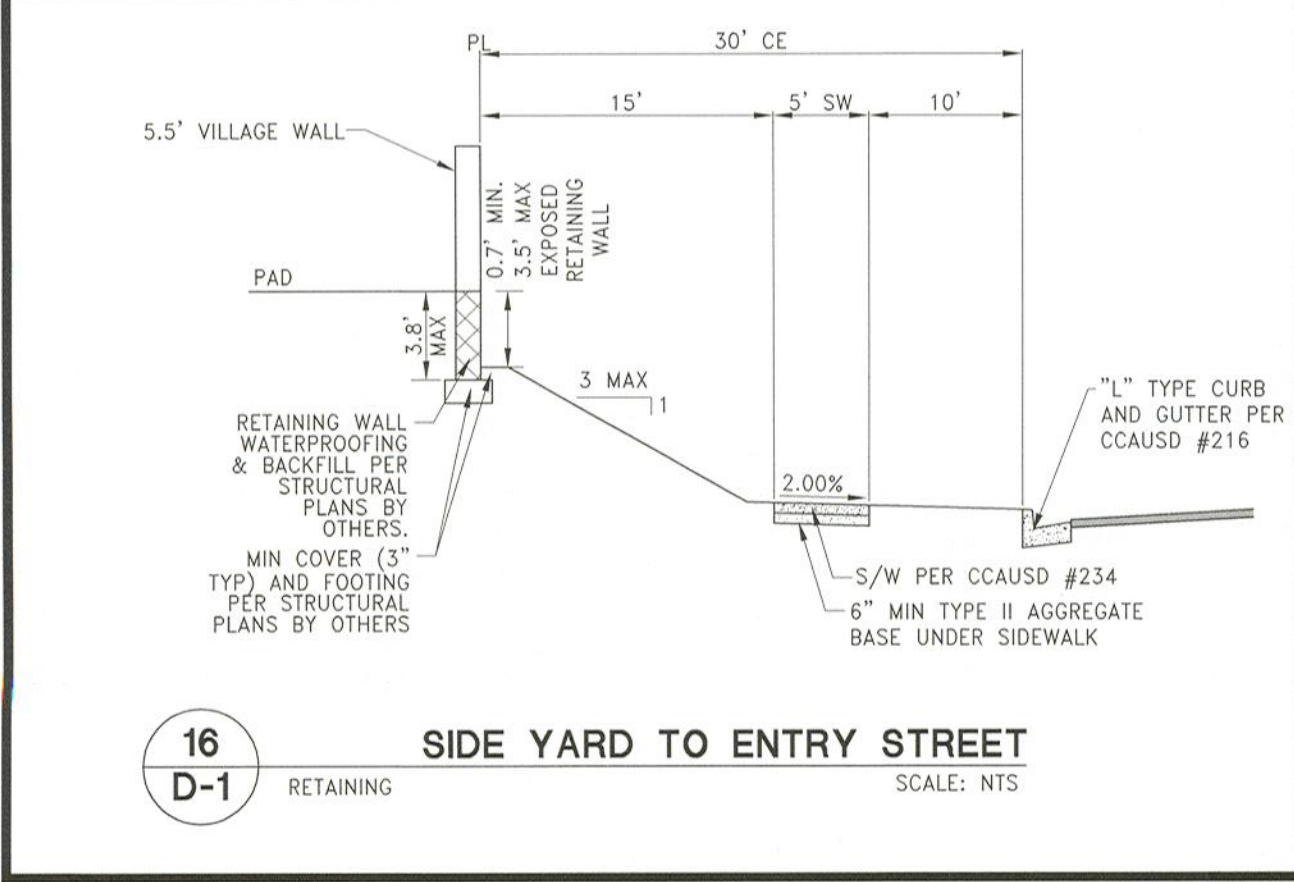
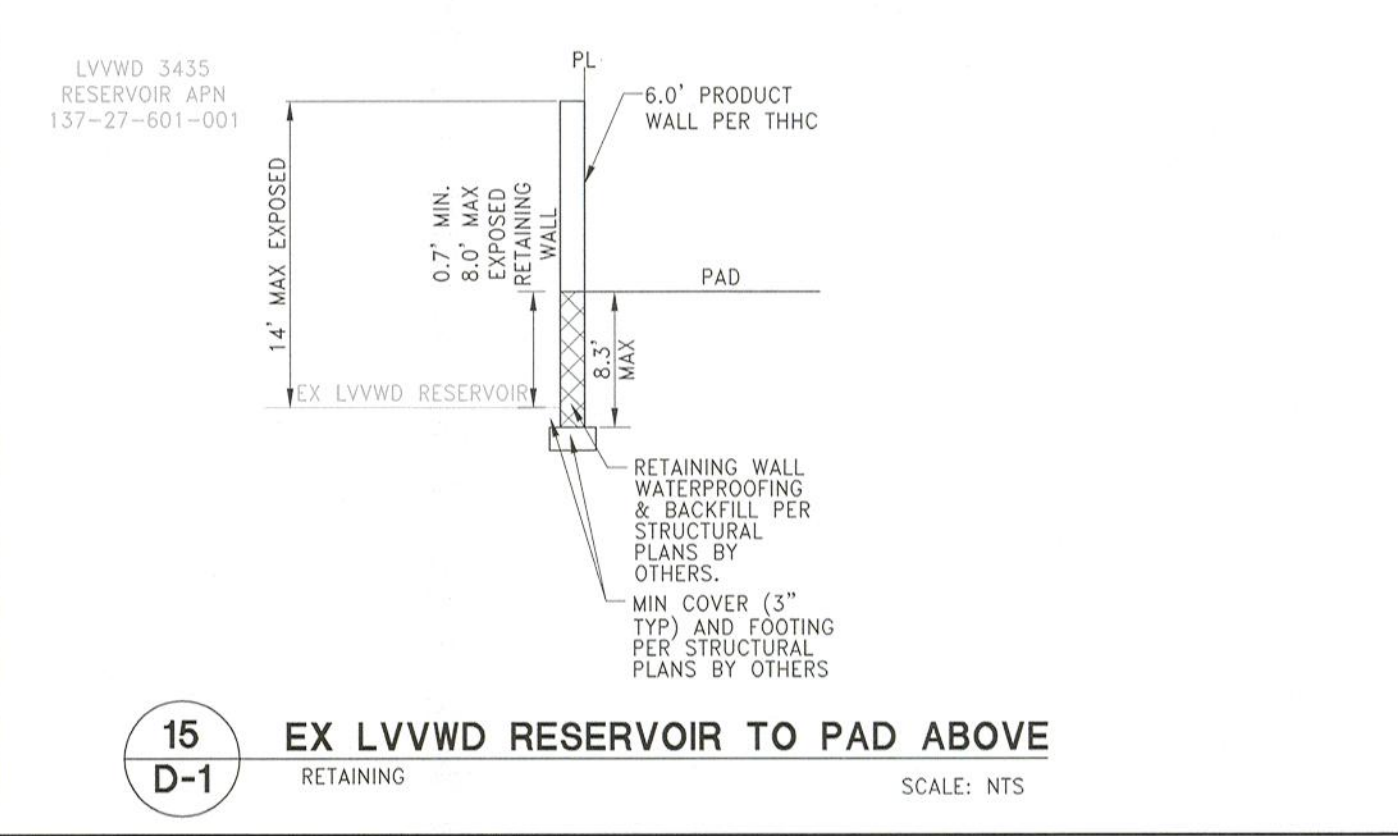
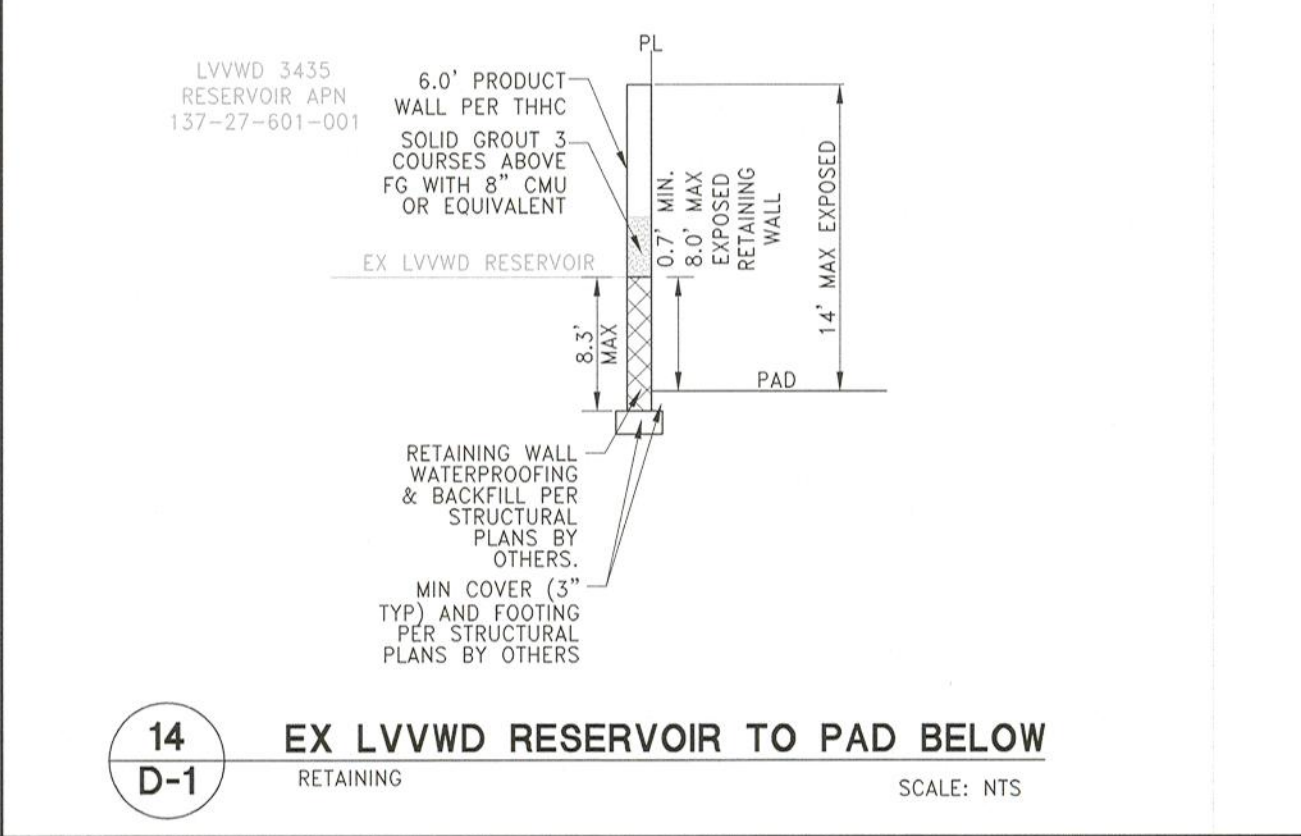
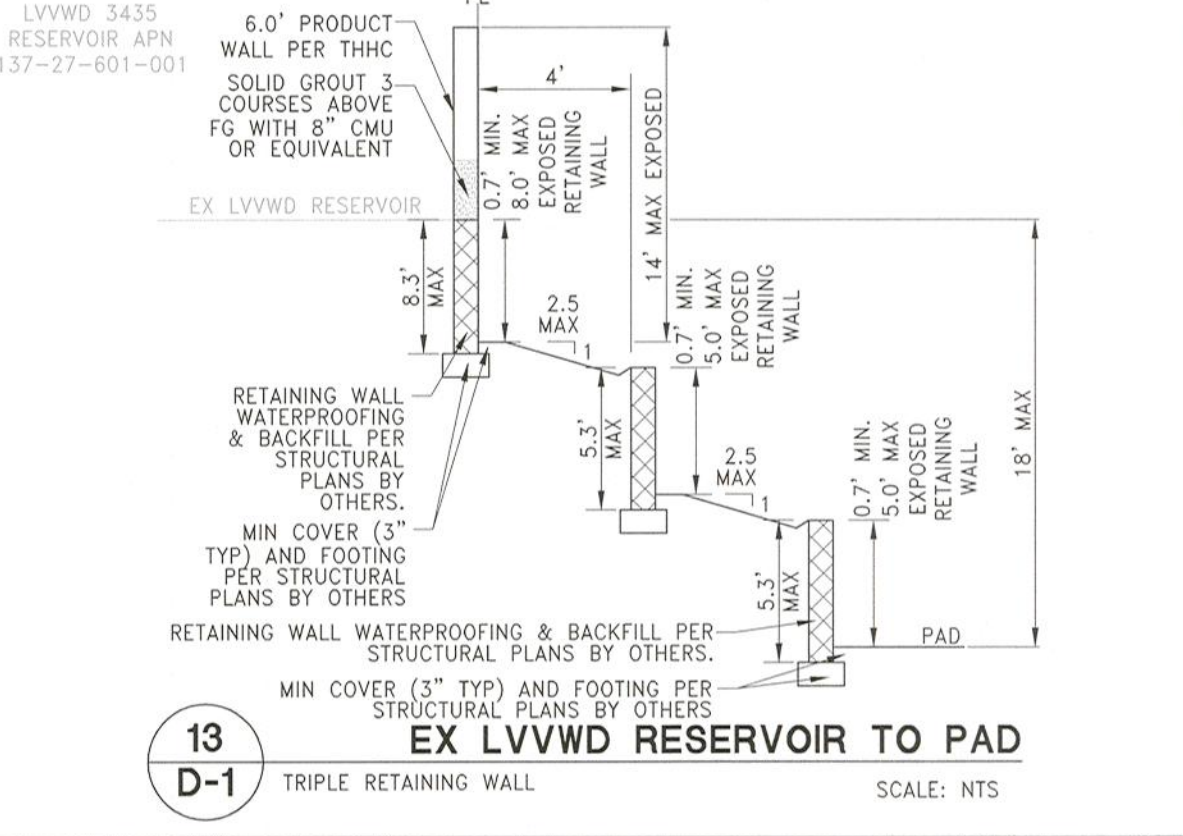
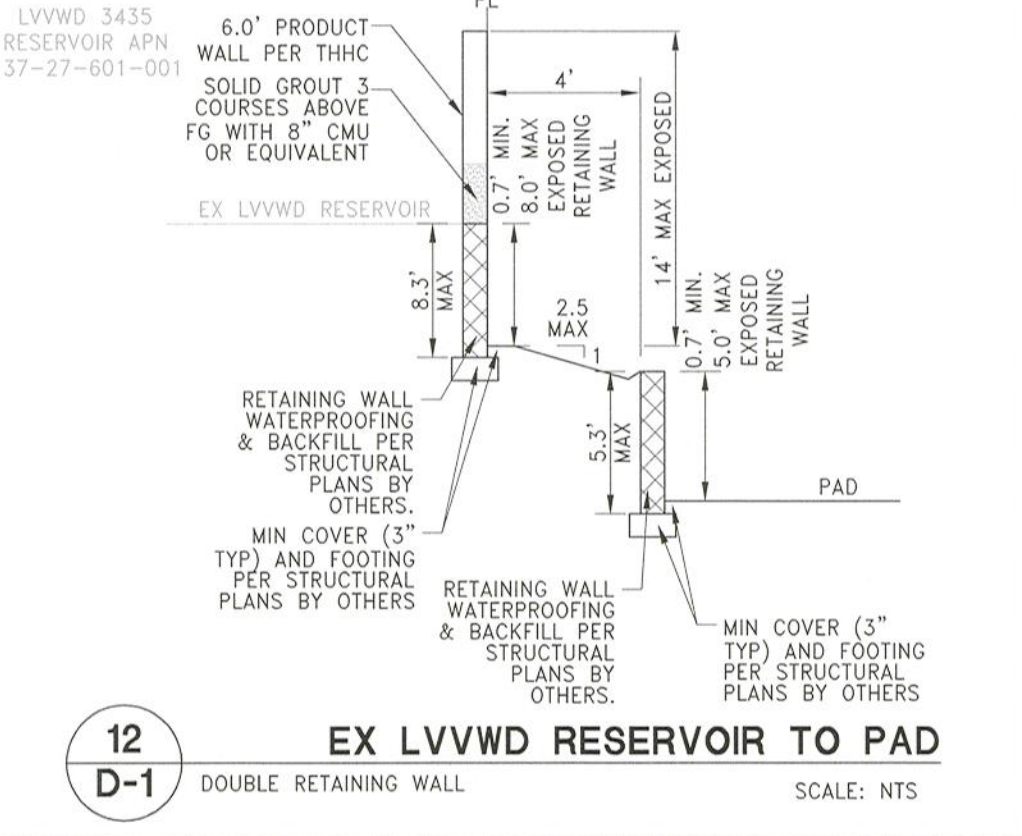
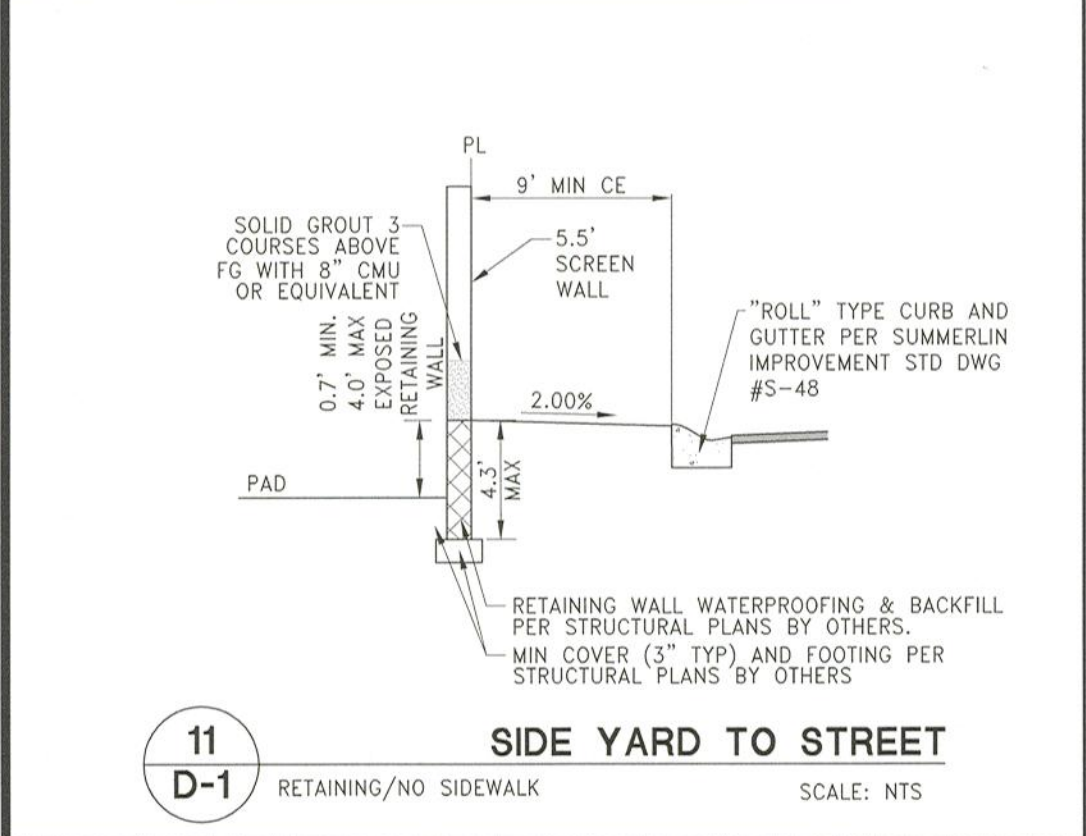
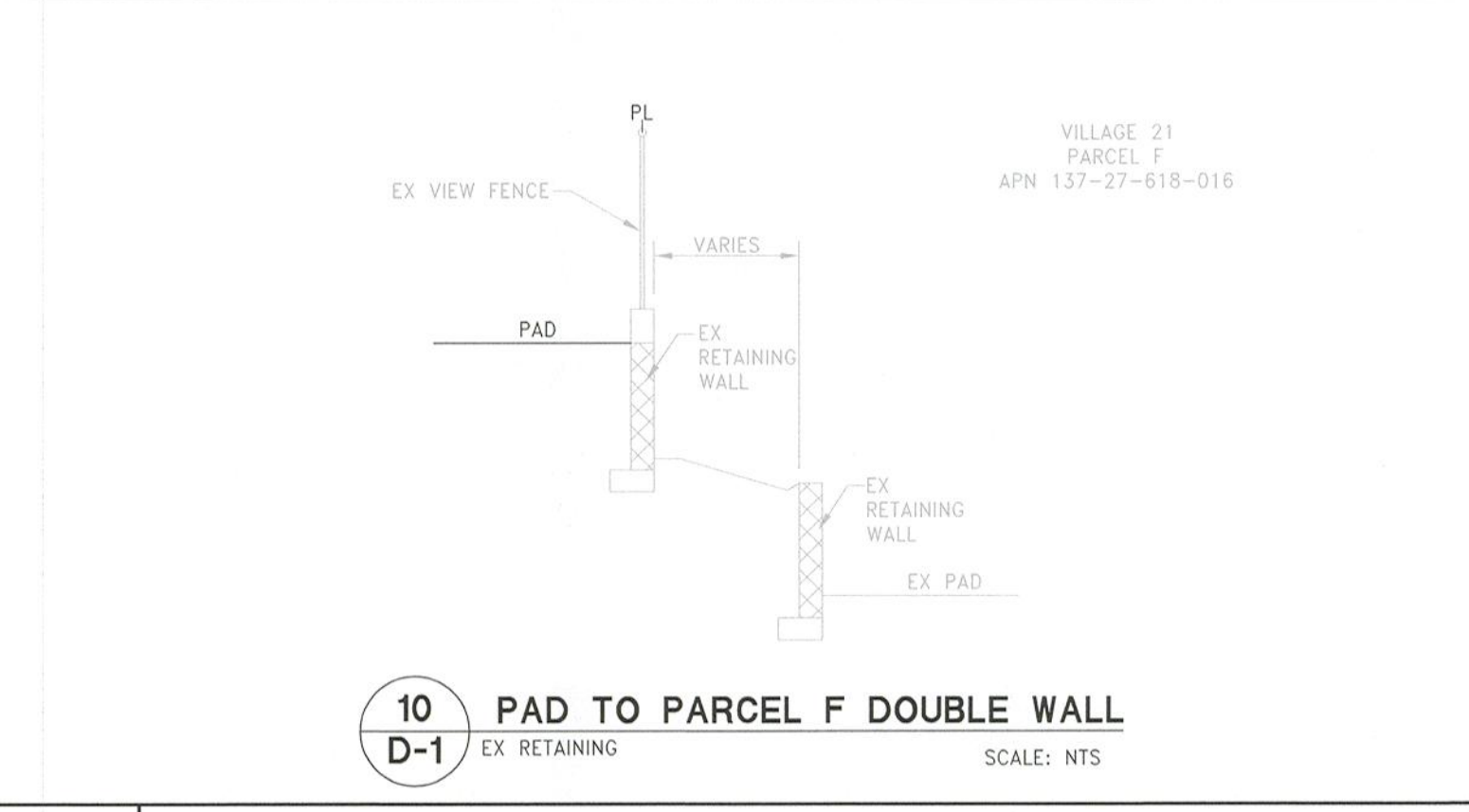
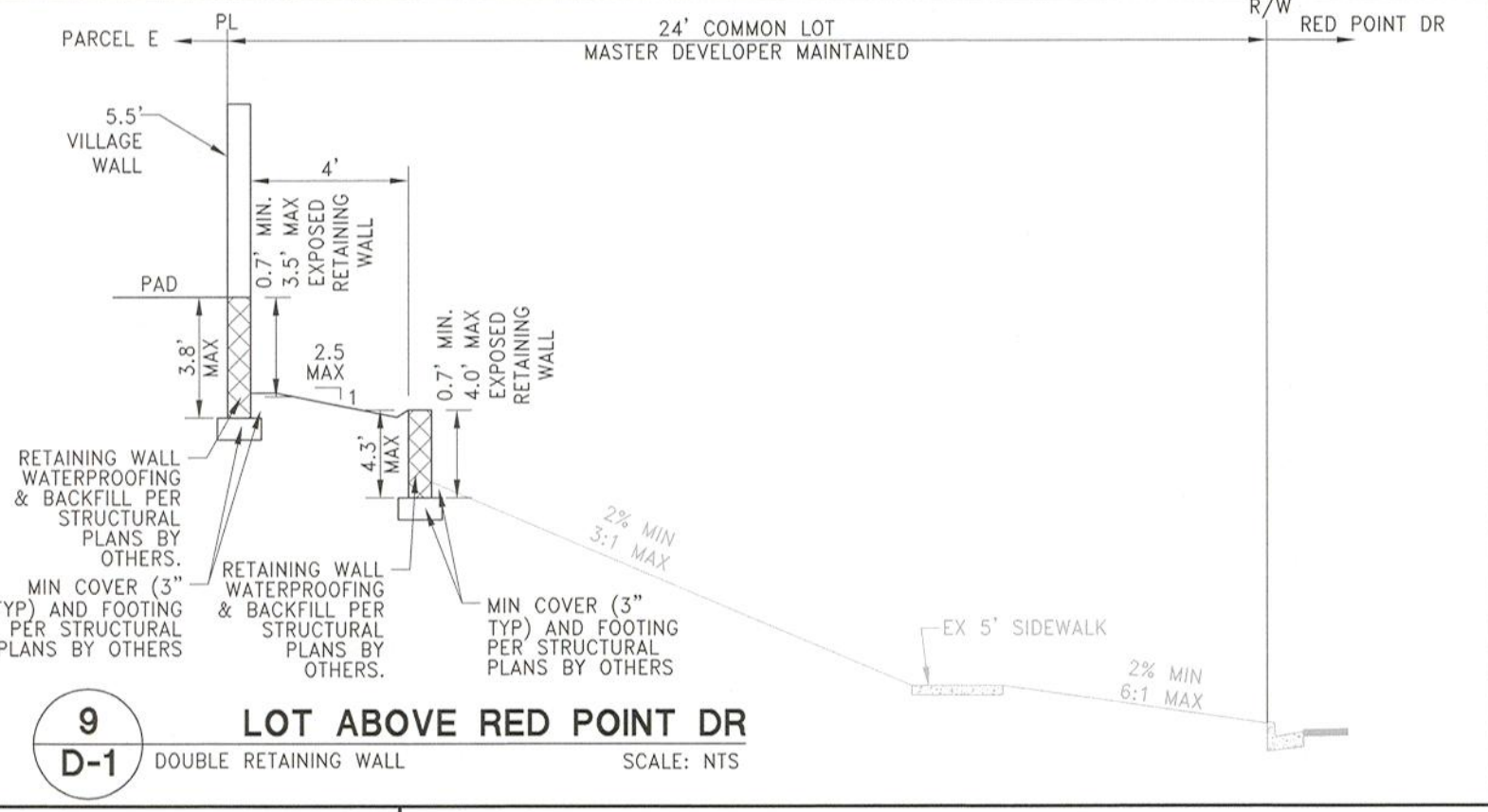
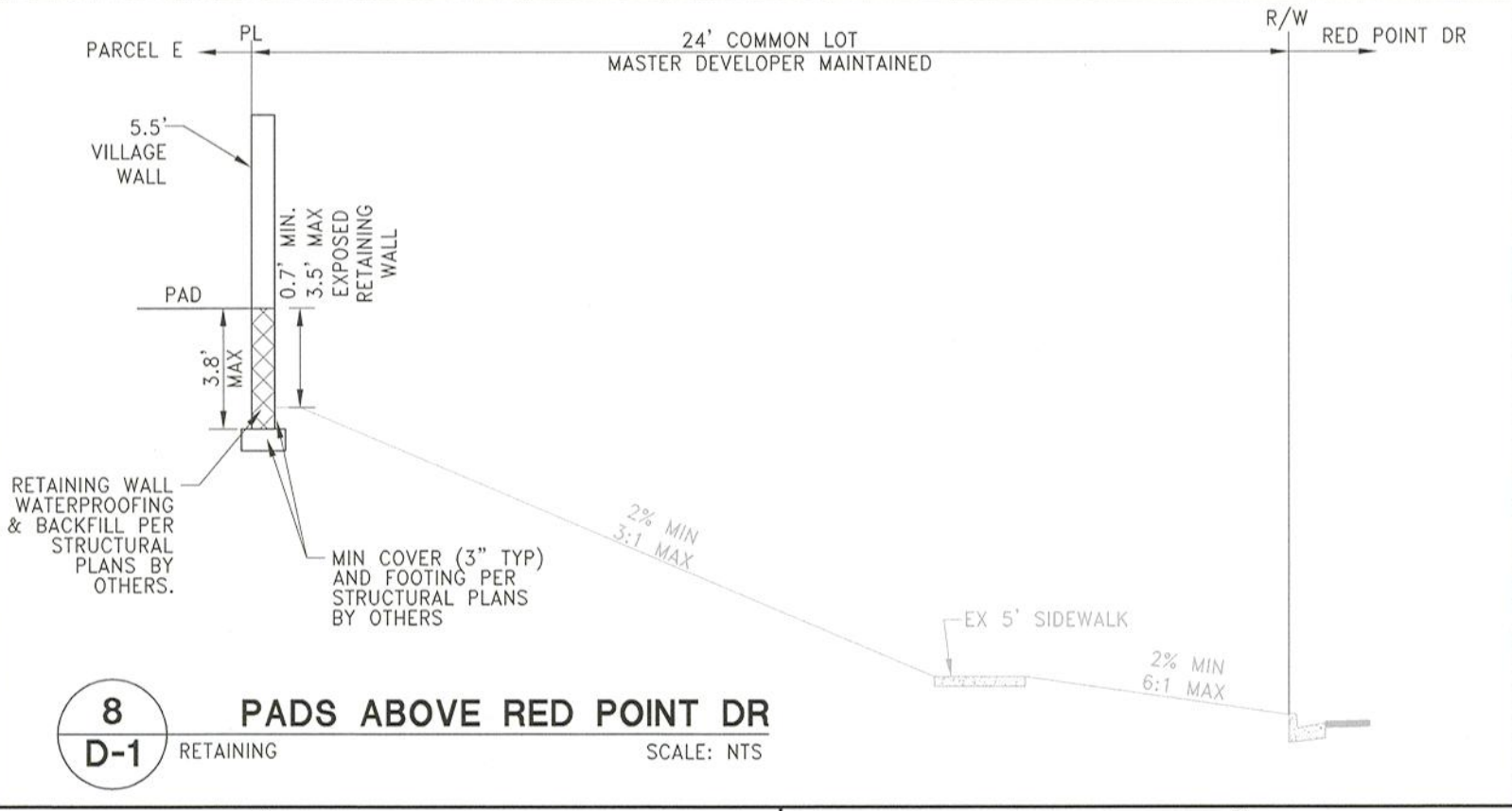
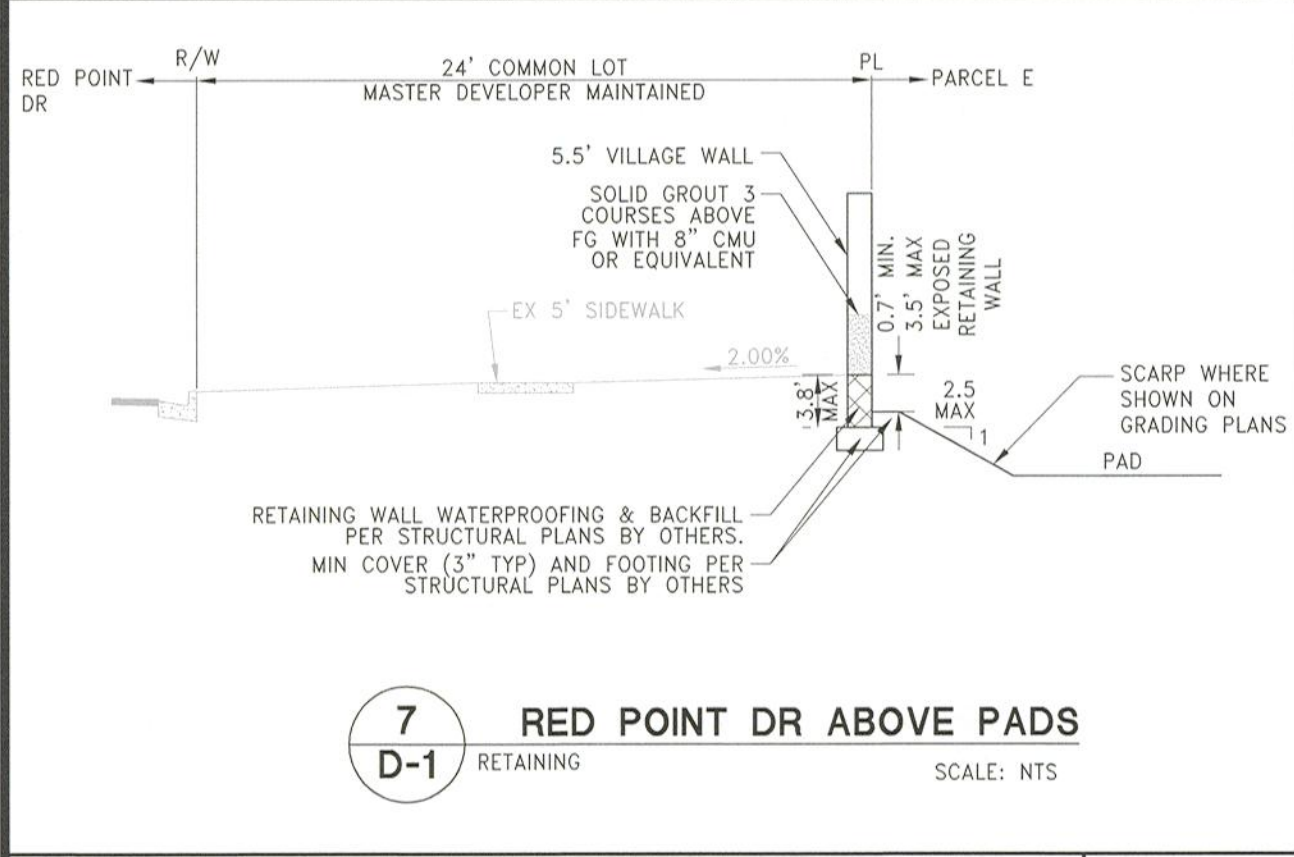
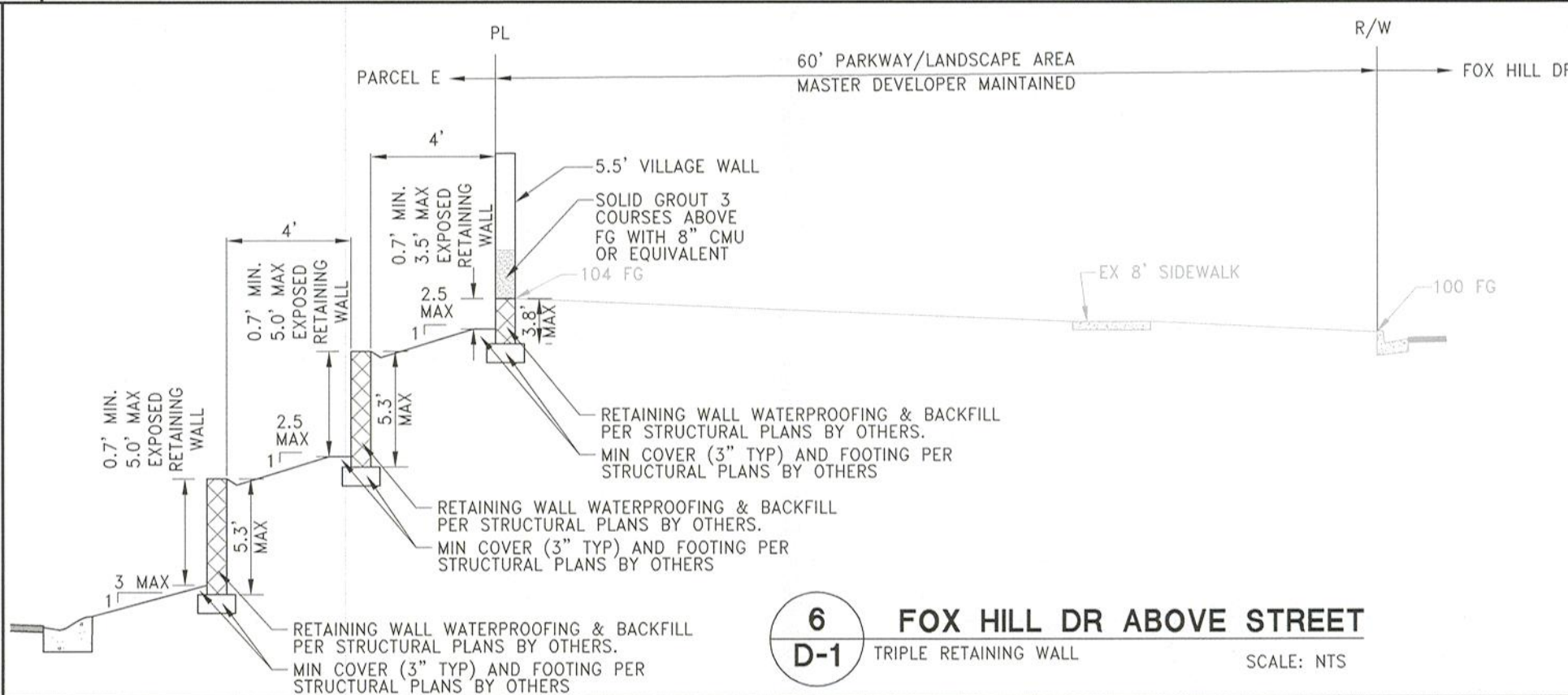
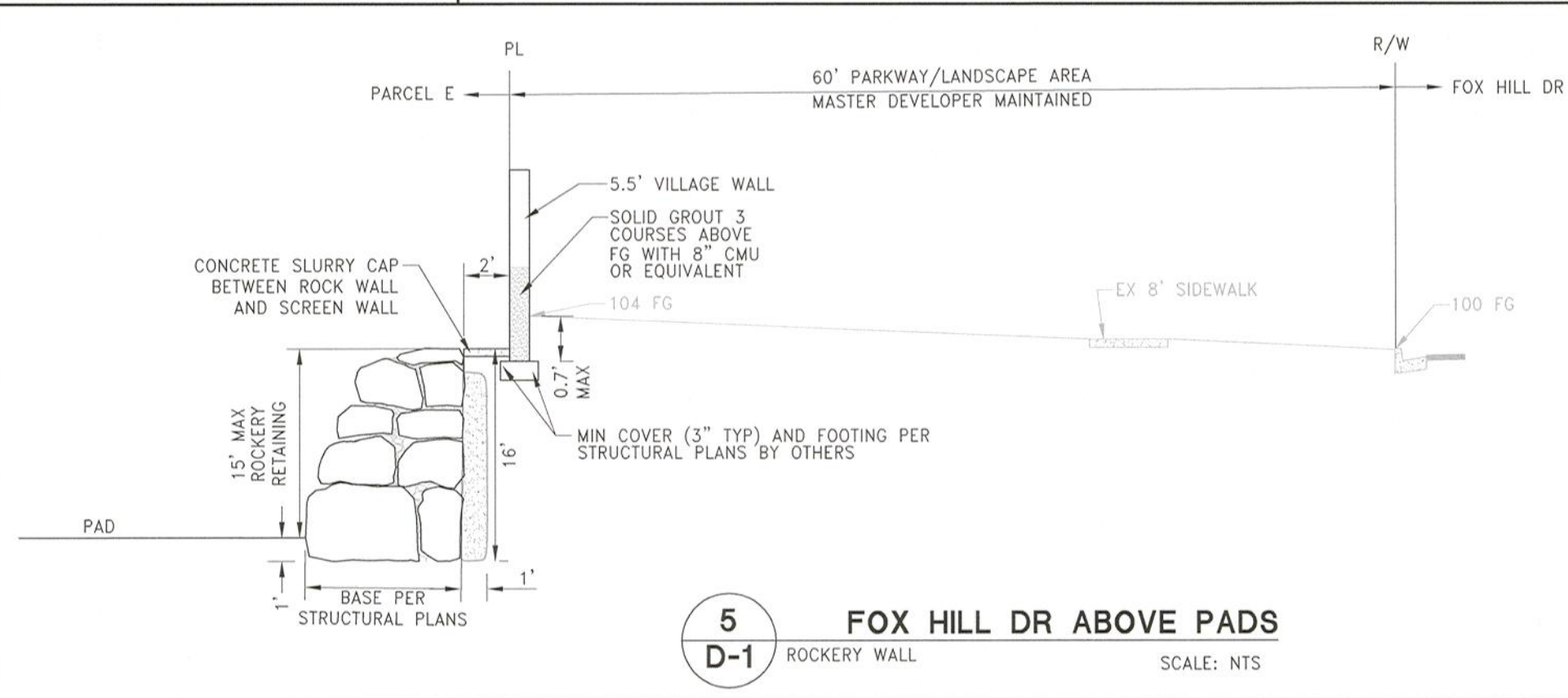
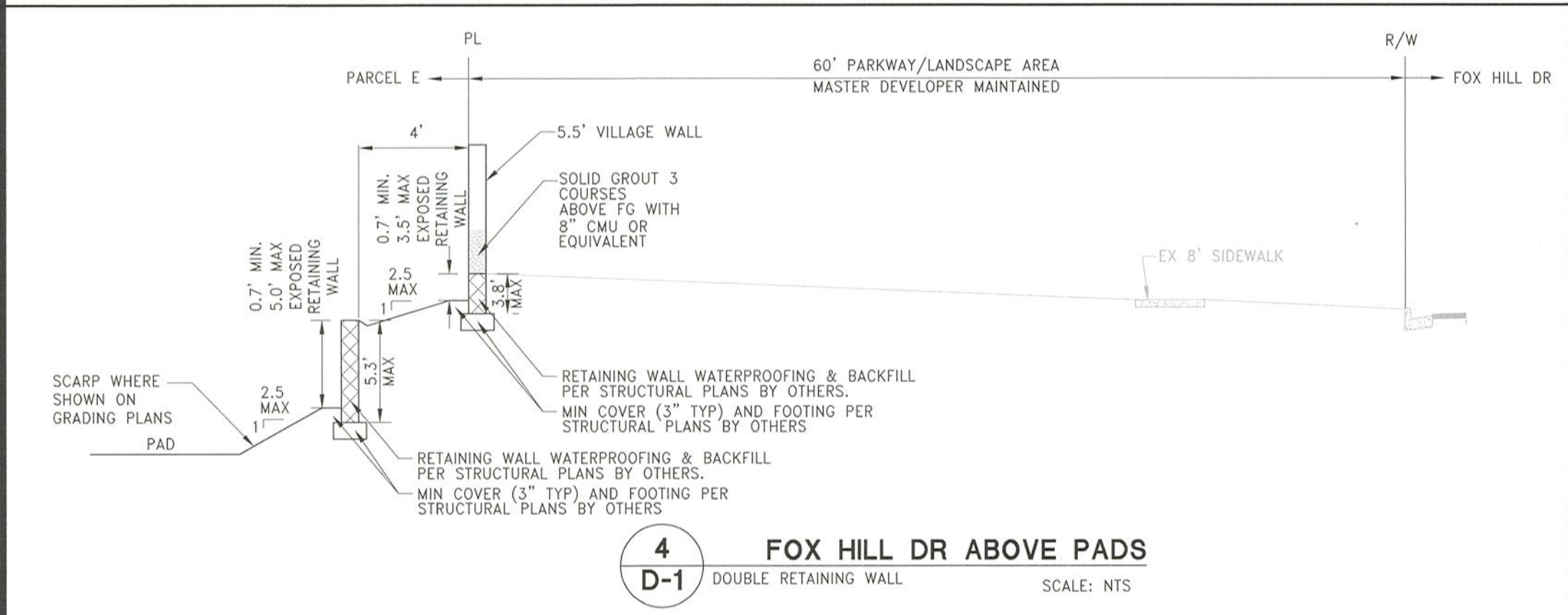
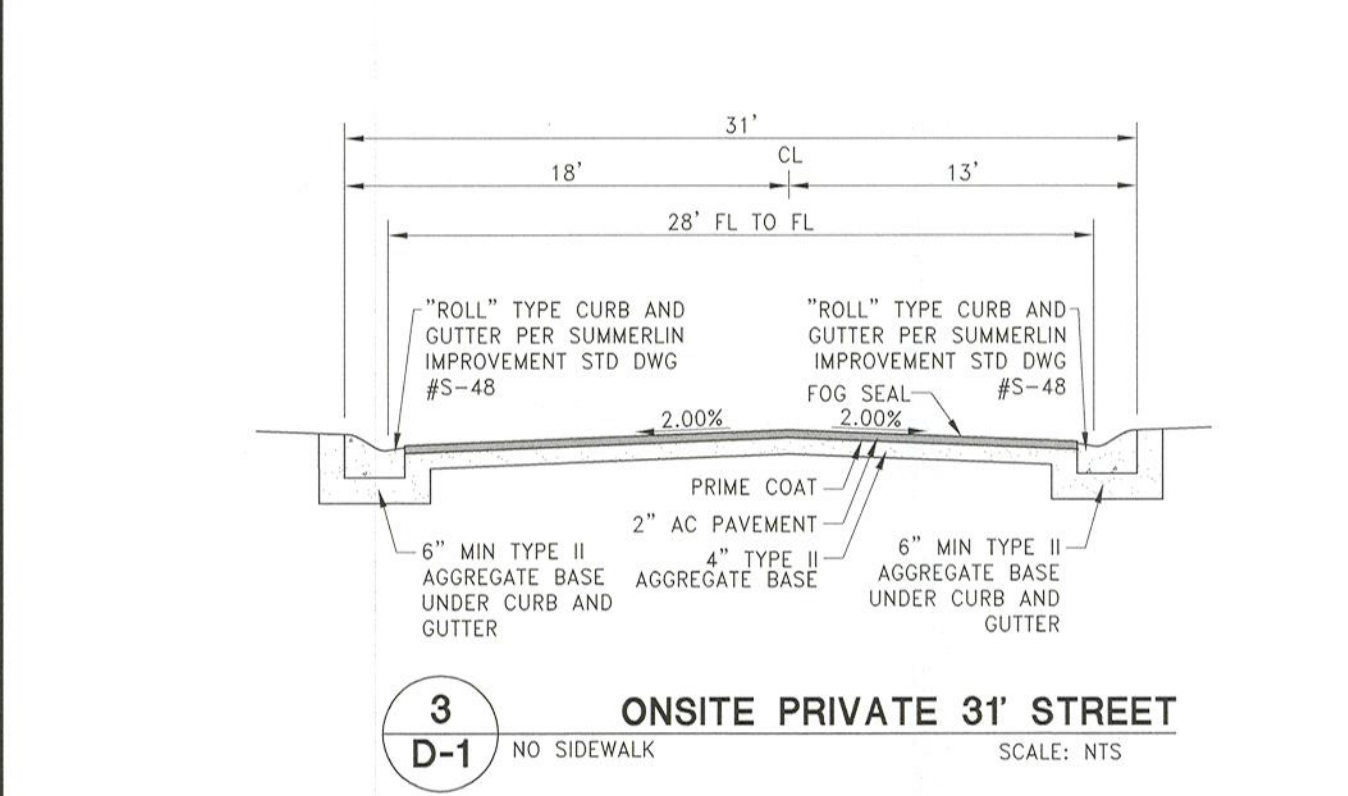
NOTE: ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



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WALL & SCARP NOTE:
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FOR REVIEW ONLY

REV	DESCRIPTION	DATE
1	DATE: November 20, 2020	
2	HORIZ. SCALE: 1" = 50'	
3	VERT. SCALE: N/A	
4	DRAWN BY: WW, SN	
5	DESIGNED BY: CR	
6	CHECKED BY: CRZ	
7	APPROVED BY: CRZ	
8	PROJECT #:	3040.0058

LENNAR
9275 W. RUSSELL RD. SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-5100 FAX: (702) 736-9200

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

NEVADA

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 25 PARCELS
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

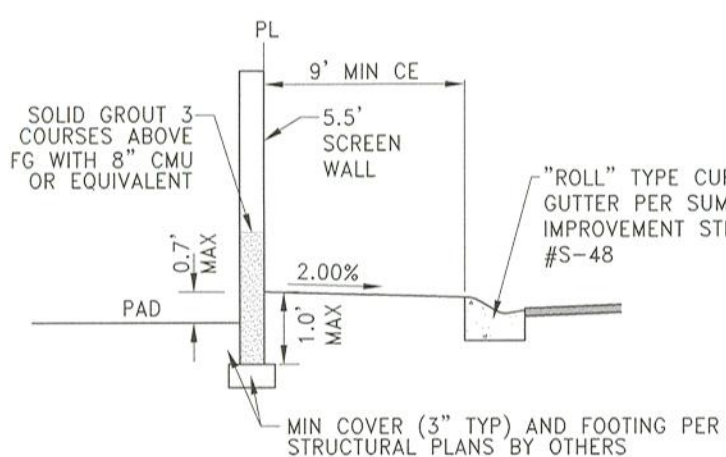
GRADING DETAILS (SHEET 1 OF 2)

CITY OF LAS VEGAS
11/20/20 4:11pm
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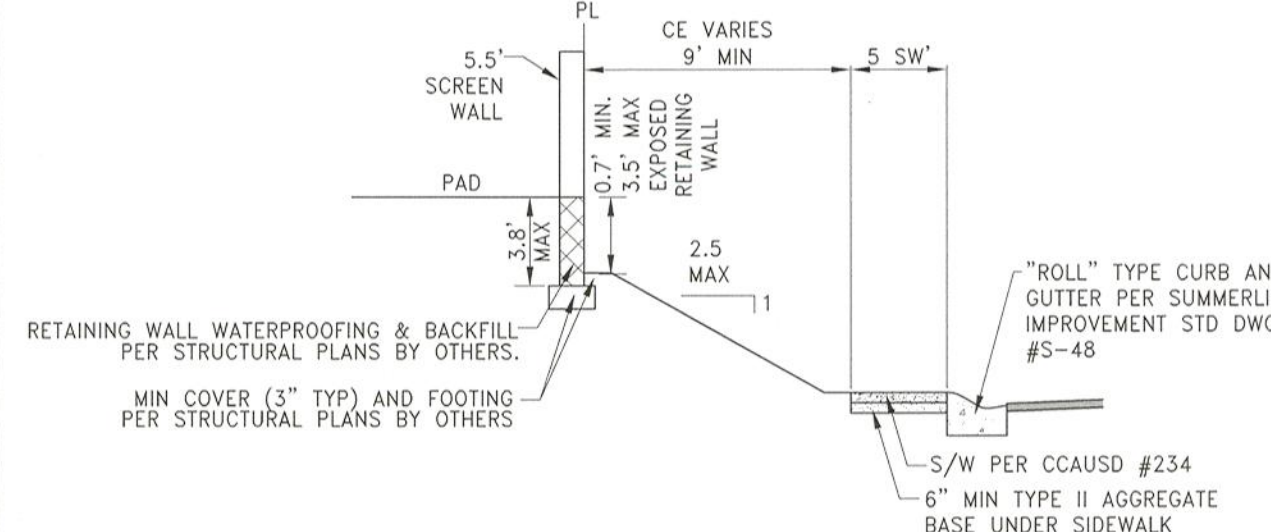
PROFESSIONAL SEAL
CHRISTOPHER R. ZRINTI
Exp. 6/30/2022
CIVIL
No. 13976

DATE: 11-20-20

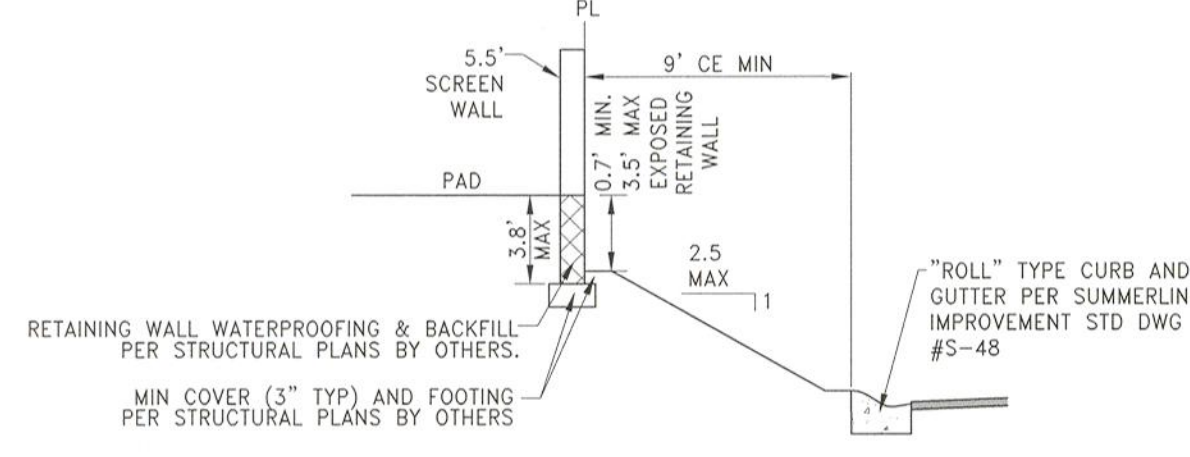
DRAWING
D-1
SHT 8 OF 27
CLV DRAWING NUMBER
CLV PROJECT #



21 SIDE YARD TO STREET (PAD BELOW)
D-2 NO RETAINING/NO SIDEWALK SCALE: NTS



22 SIDE YARD TO STREET
D-2 RETAINING SCALE: NTS

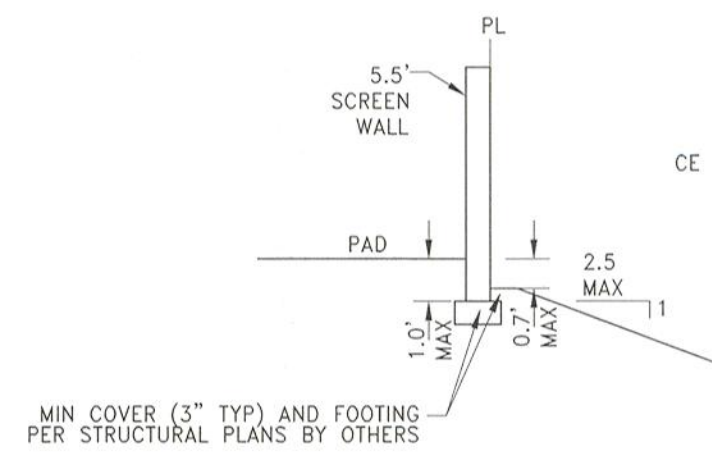


23
D-2

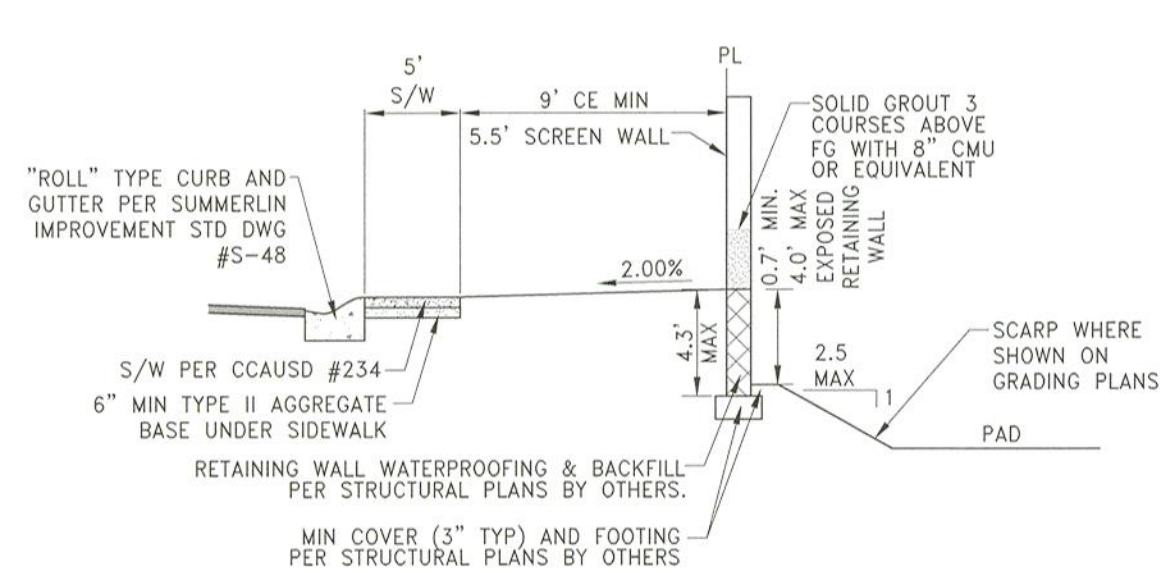
RETAINING

SIDE YARD TO STREET

SCALE: NTS



24 SIDE YARD TO COMMON ELEMENT
D-2 NO RETAINING SCALE: NTS

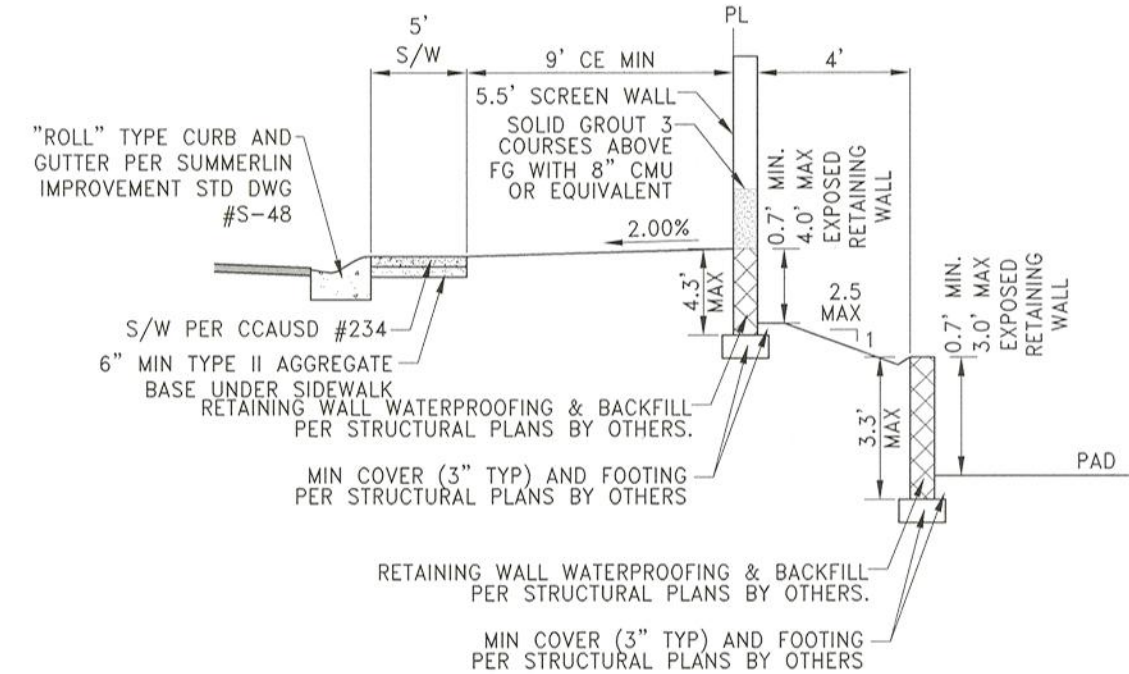


25

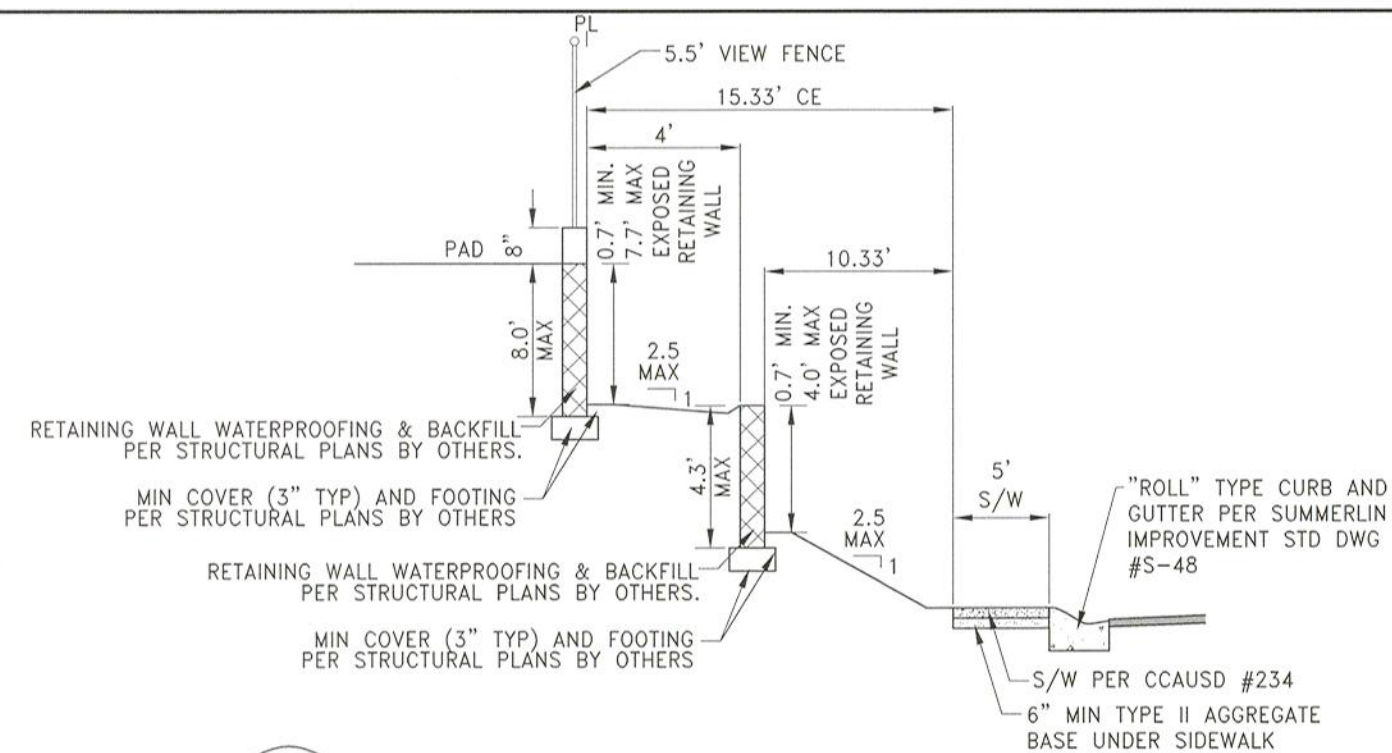
D-2

SIDE YARD TO STREET

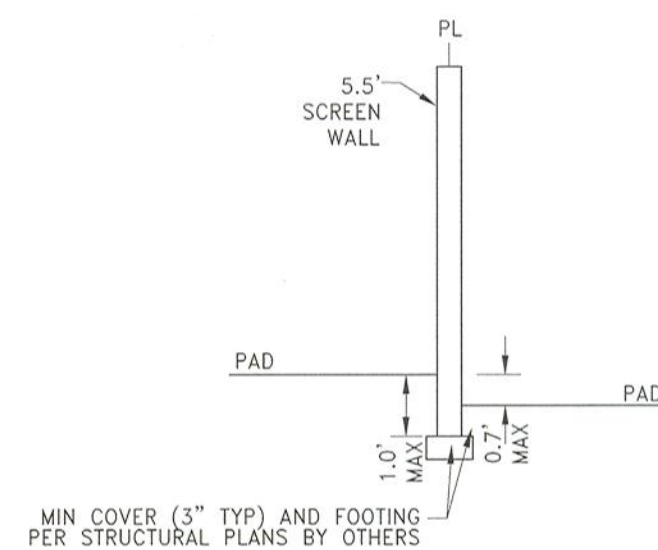
SCALE: NTS



26 SIDE YARD TO STREET
D-2 DOUBLE RETAINING WALL SCALE: NTS



27 SIDE YARD TO STREET
D-2 DOUBLE RETAINING WALL SCALE: NTS

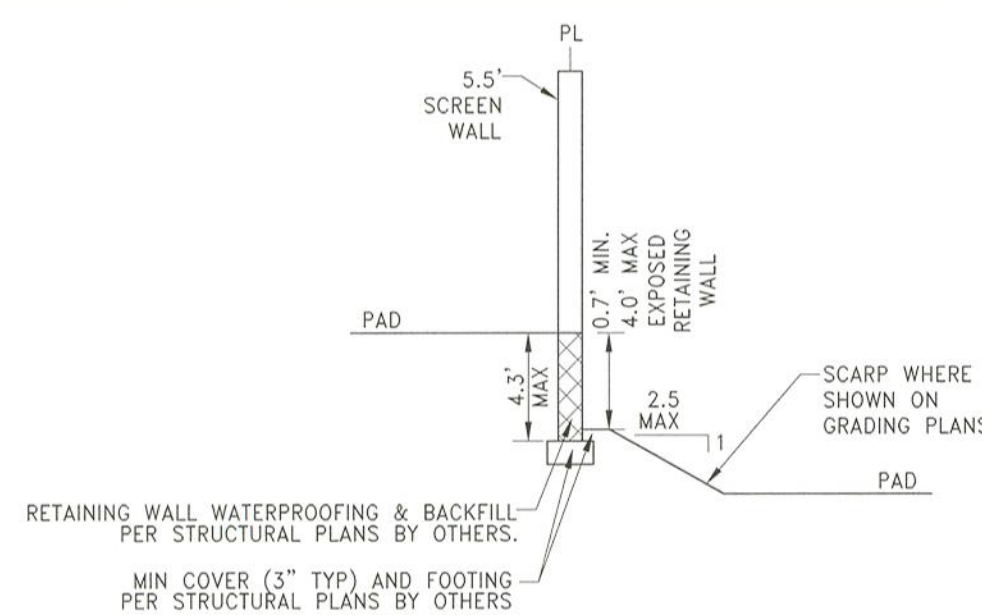


28
D-2

SIDE YARD TO SIDE YARD

NO RETAINING

SCALE: NTS

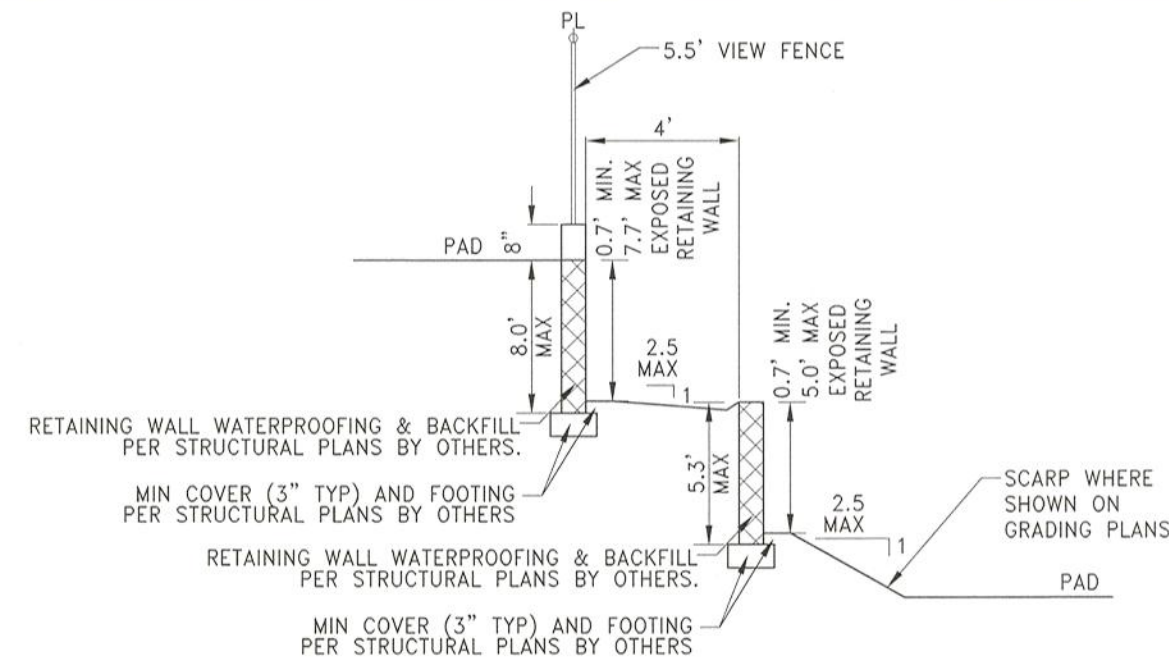


29

D-2

SIDE YARD TO SIDE YARD

RETAINING
SCALE: NTS

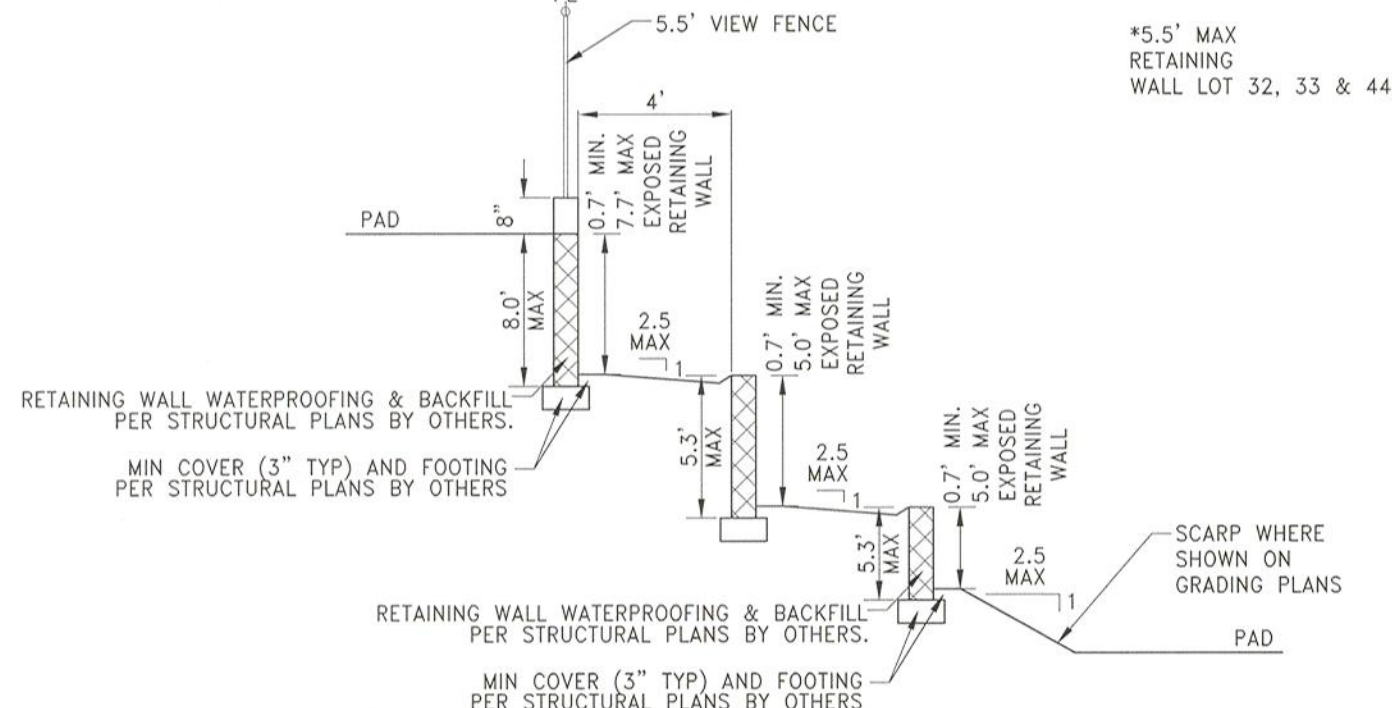


30
D-2

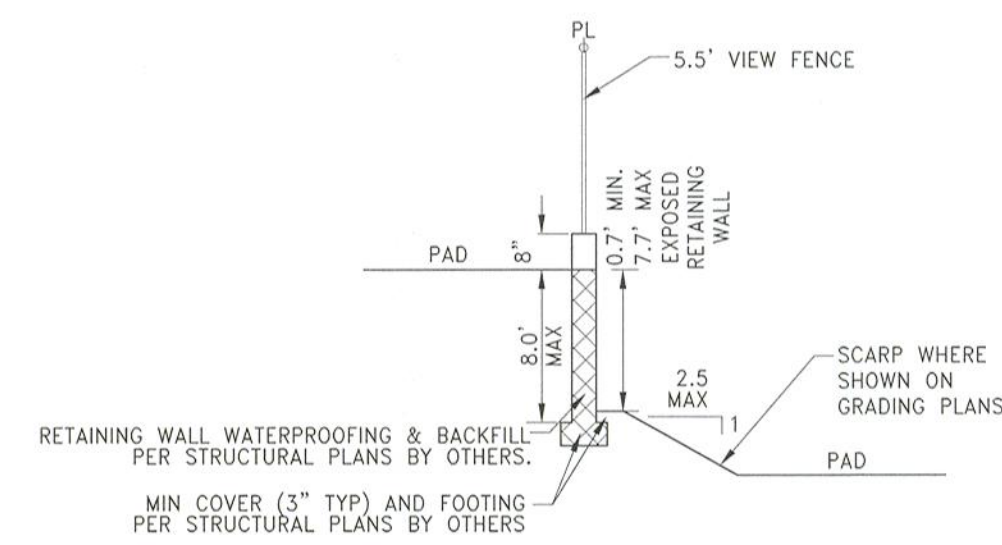
PAD TO PAD DOUBLE WALL

DOUBLE RETAINING WALL

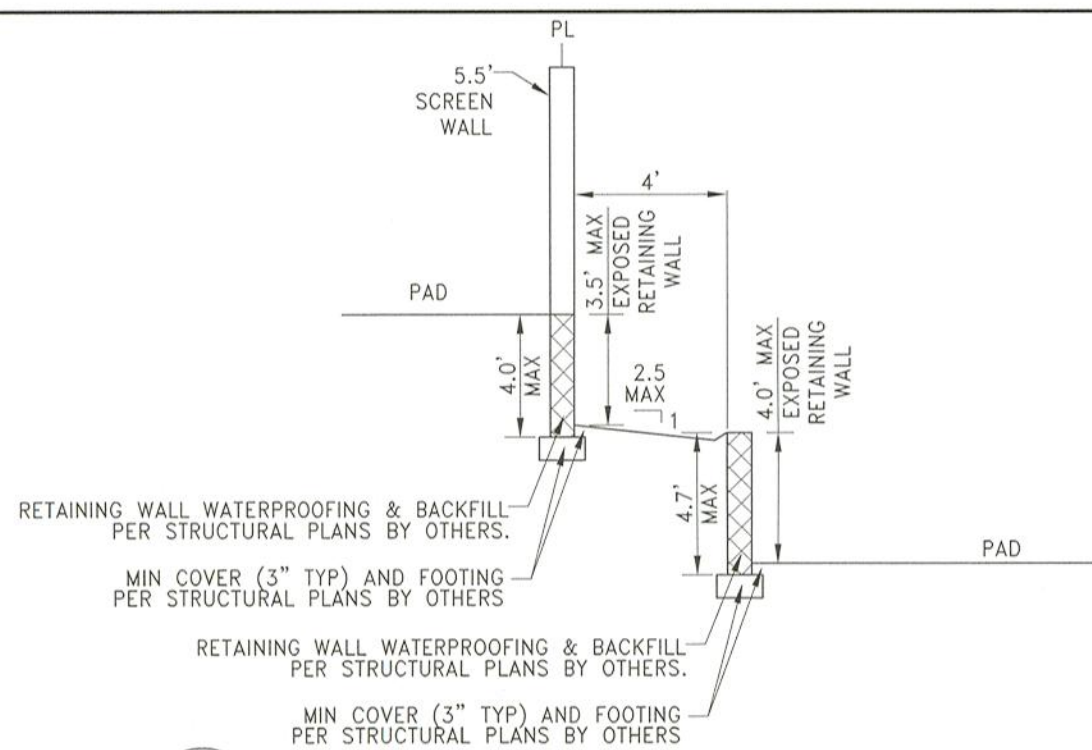
SCALE: NTS



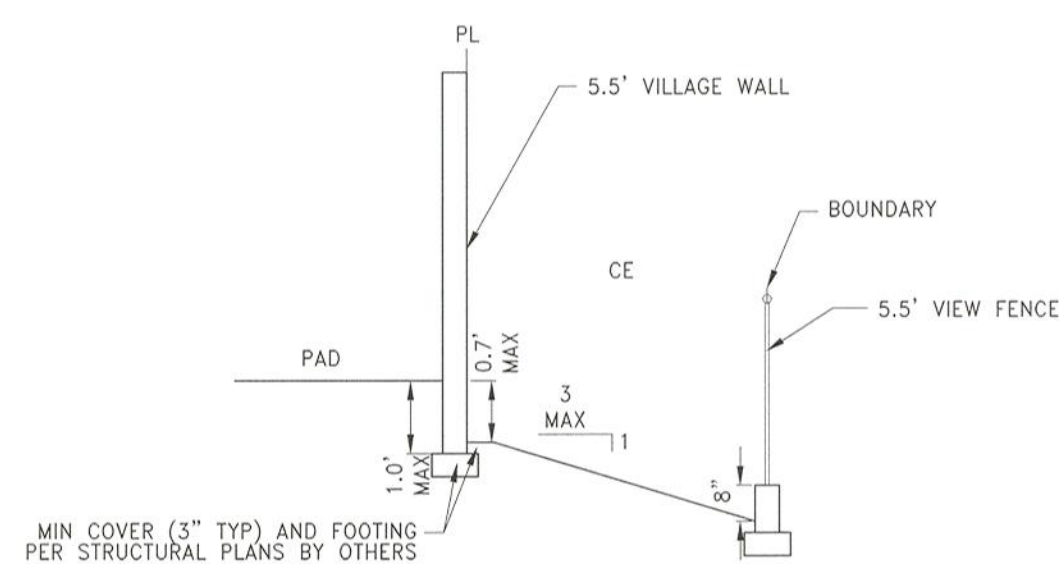
31 PAD TO PAD TRIPLE WALL
D-2 TRIPLE RETAINING WALL SCALE: NTS



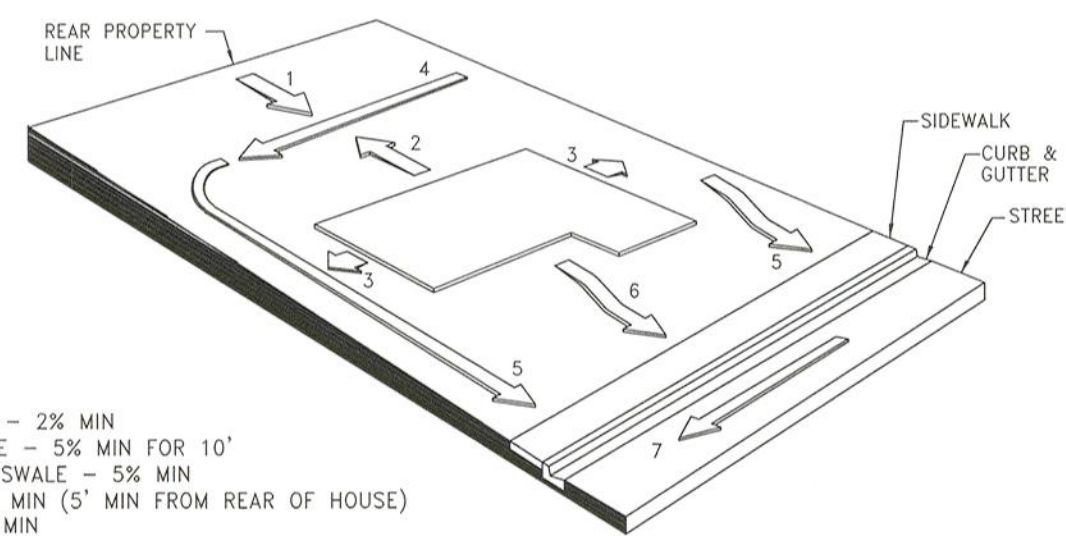
32 REAR YARD TO SIDE YARD
D-2 RETAINING SCALE: NTS



33 SIDE TO SIDE DOUBLE WALL
D-2 DOUBLE RETAINING WALL SCALE: NTS

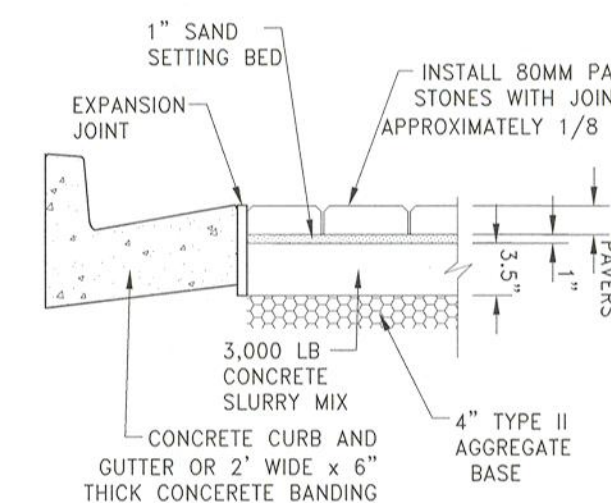


34 SIDE YARD TO COMMON LOT
D-2 NO RETAINING SCALE: NTS

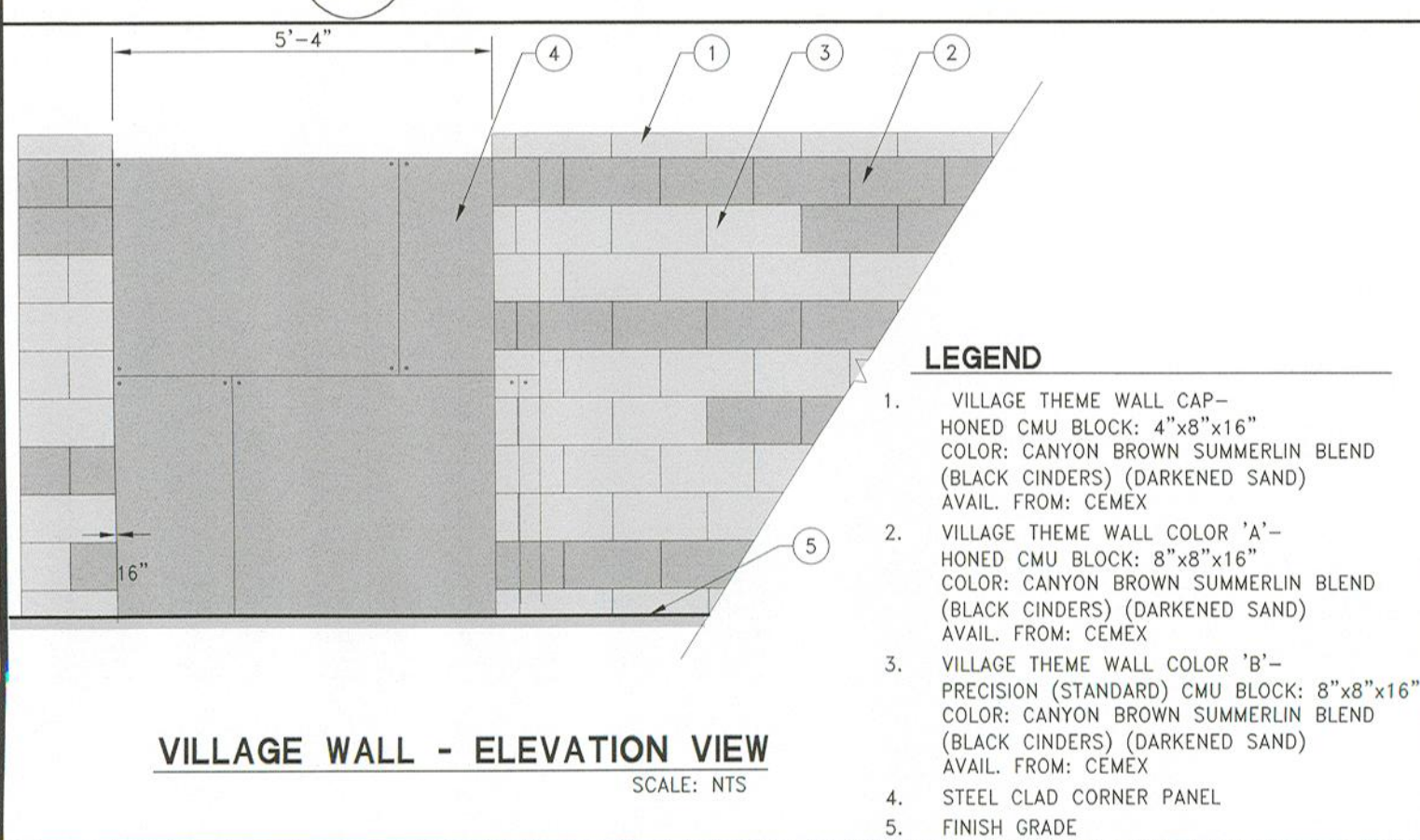


1. SLOPE FROM REAR TO SWALE - 2% MIN
2. SLOPE FROM HOUSE TO SWALE - 5% MIN FOR 10'
3. SLOPE FROM HOUSE TO SIDE SWALE - 5% MIN
4. SLOPE OF REAR SWALE - 1% MIN (5' MIN FROM REAR OF HOUSE)
5. SLOPE OF SIDE SWALE - 1% MIN
6. SLOPE FROM HOUSE TO SIDEWALK - 5% MIN FOR 10'
7. SLOPE OF STREET - PER GRADING PLAN

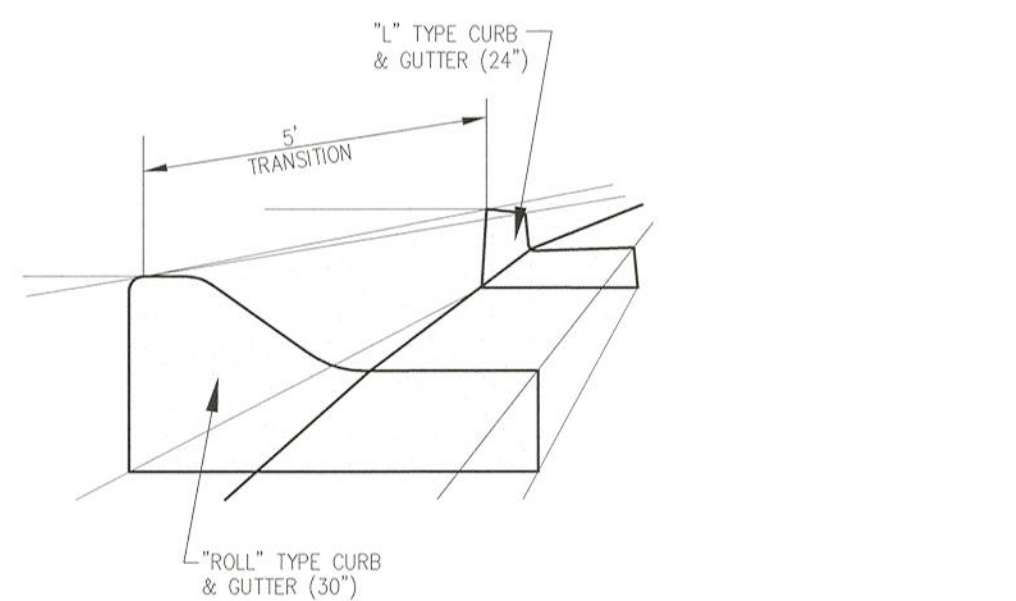
35 TYPICAL LOT DRAINAGE DETAIL
D-2 SCALE: NTS



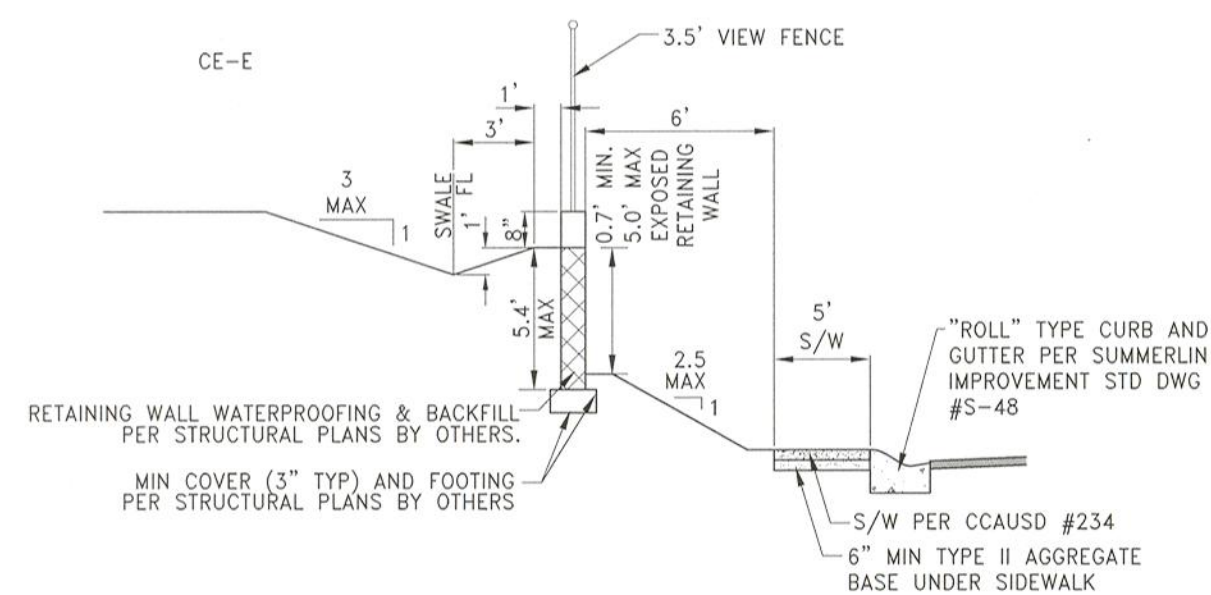
36 CONCRETE PAVERS
D-2 SCALE: NTS



VILLAGE WALL - ELEVATION VIEW
SCALE: NTS



37 ROLL CURB TO L CURB TRANSITION
D-2 ONSITE STREET SCALE: NTS



38 COMMON ELEMENT 'E' TO STREET
D-2 RETAINING WALL SCALE: NTS

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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
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SYSTEM OF TRANSPORTATION



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 (NAVD'88 V.2008)

ELEVATION=3335.36 US SURVEY FEET (NAVD'88 V.2008)

BASIS OF BEARINGS

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

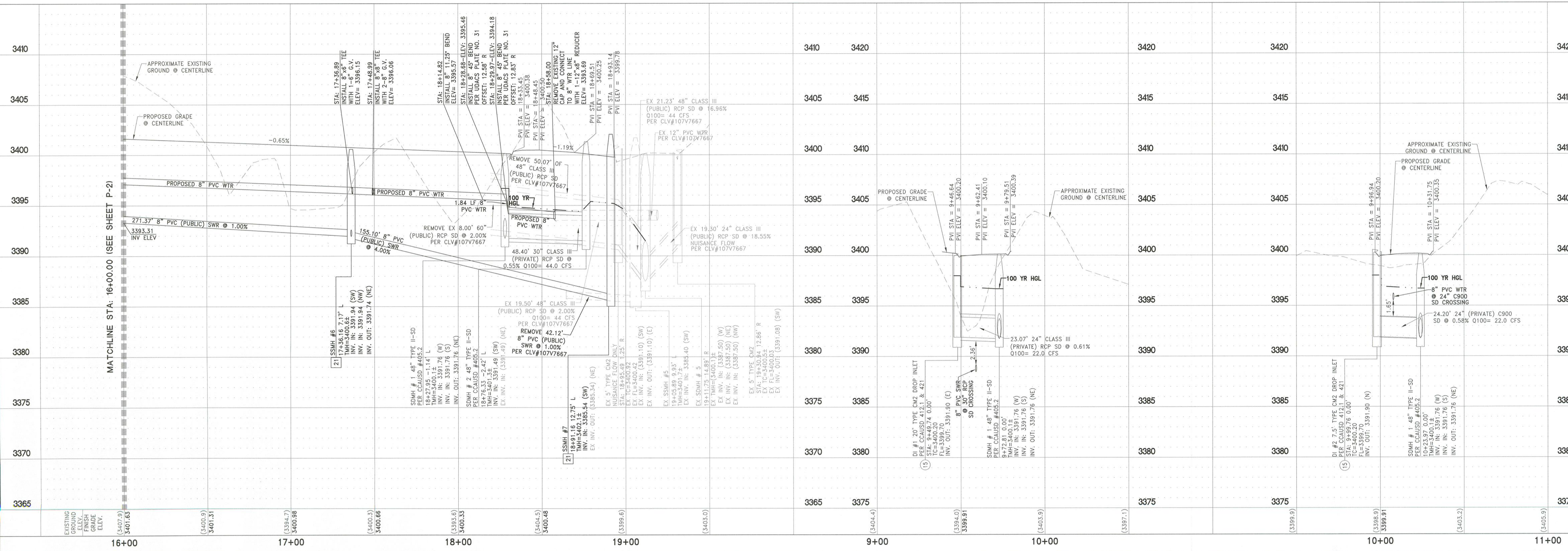
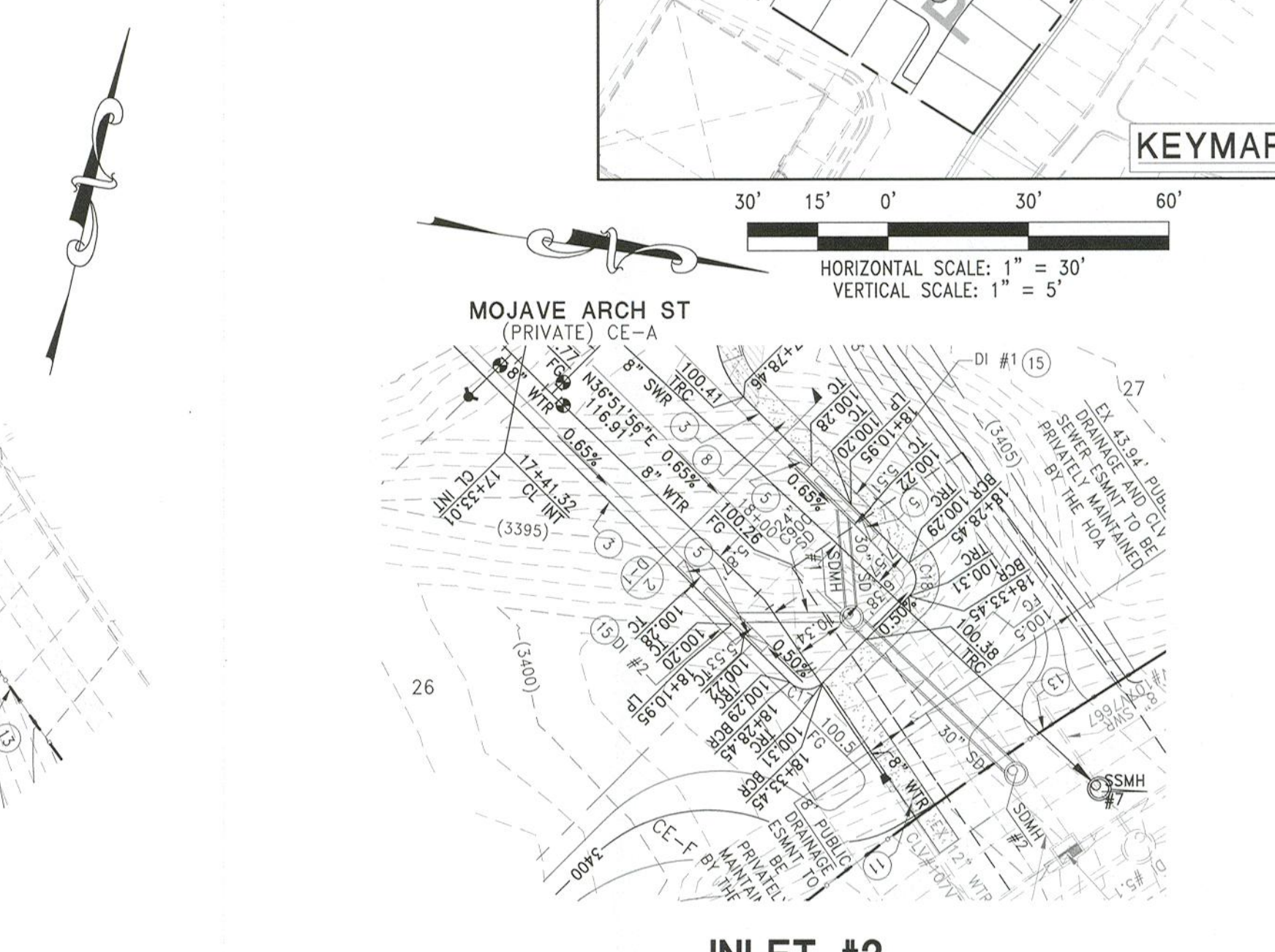
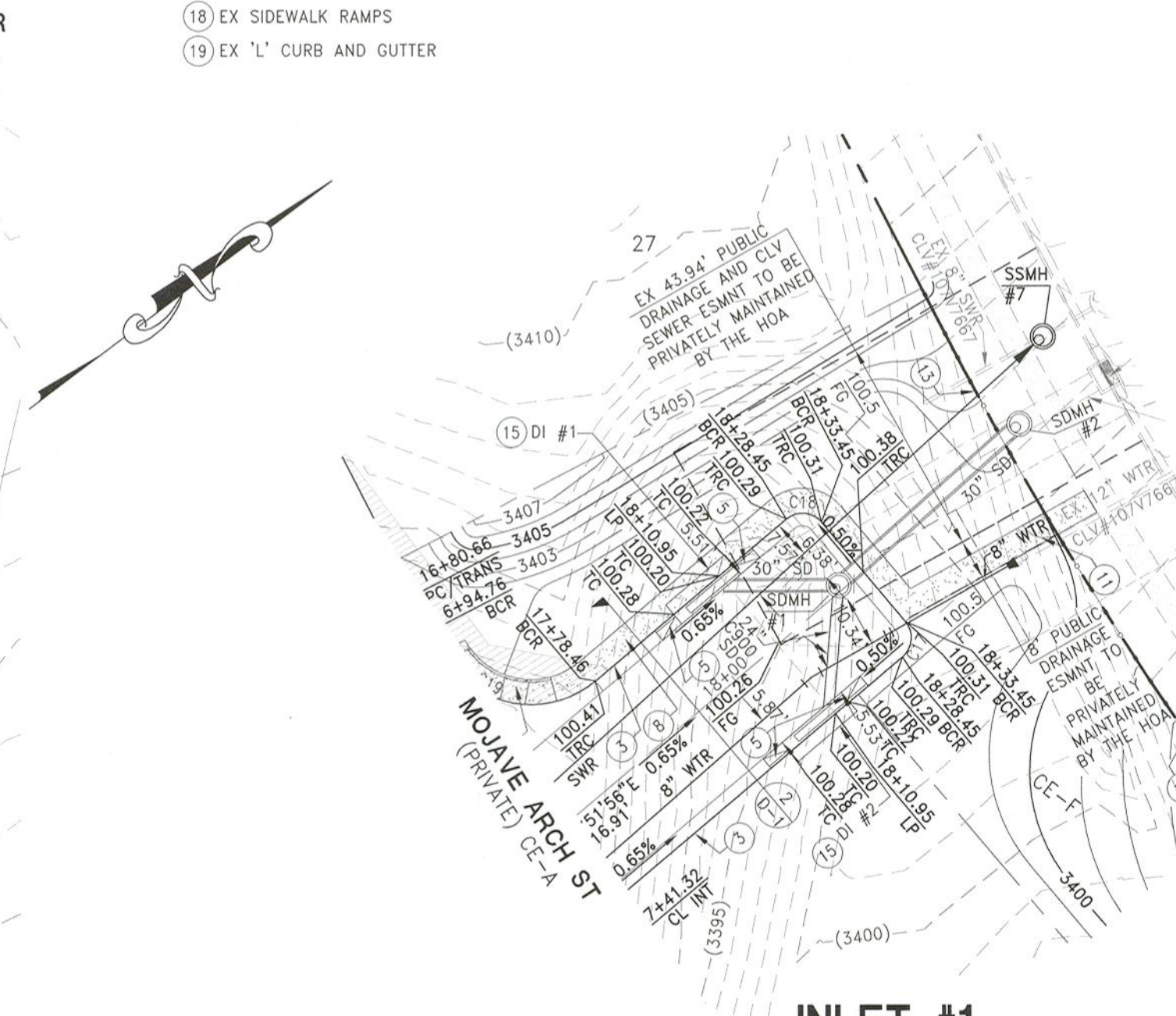
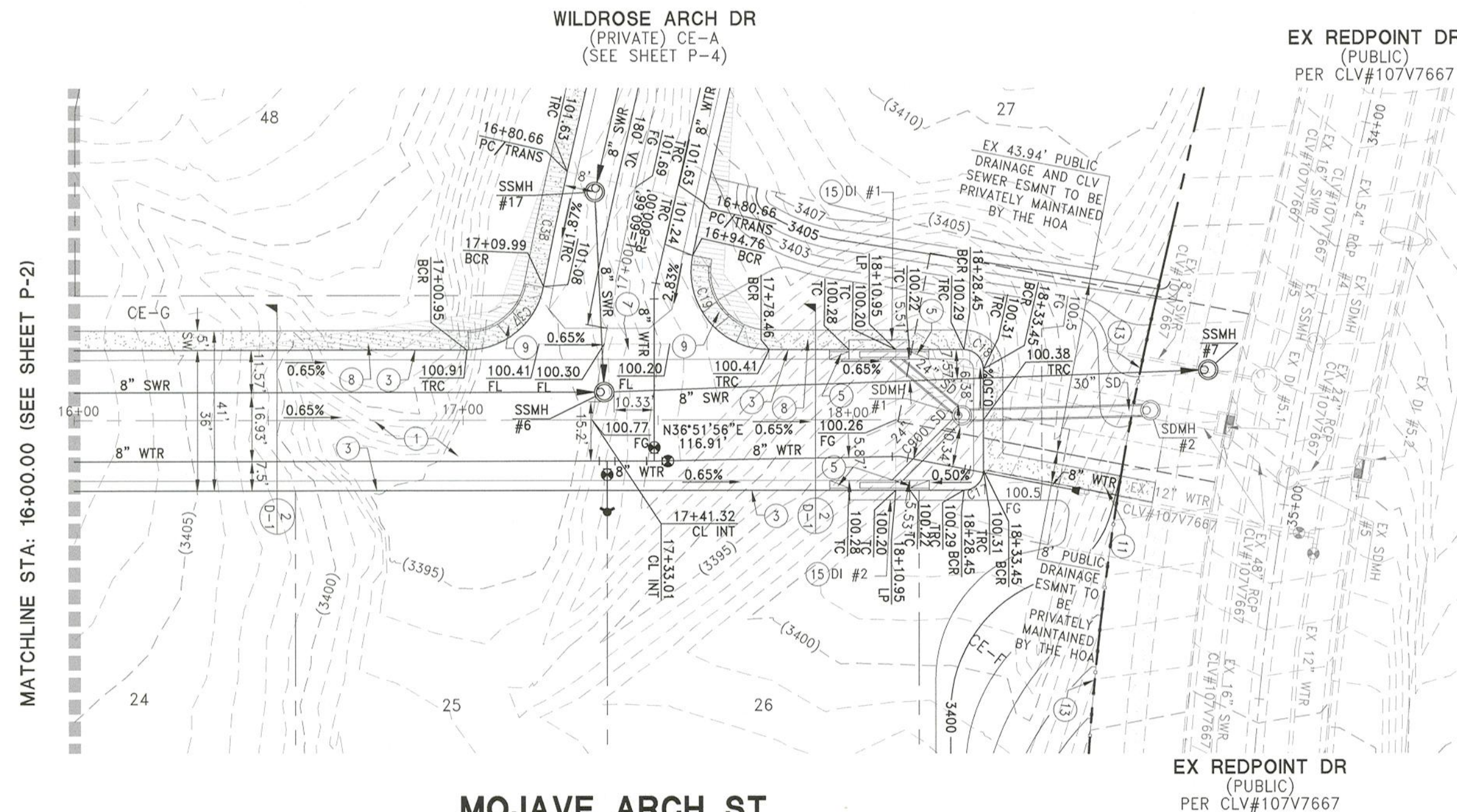
SEWER CONSTRUCTION NOTES

- 1) INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. NO. SD-1A, SD-4, SD-5 & SD-6)
- 2) INSTALL 8" SEWER CAP AND 1 CU-FT THRUST BLOCK @ CAP
- 3) (TYP) INSTALL 4" SEWER LATERAL (PER DCSWCS STD. NO. SD-17, SD-22 & SD-25)
- 4) INSTALL 4" C900 SEWER LATERAL (PER DCSWCS STD. NO. SD-17, SD-21 & SD-23)
- 5) REMOVE EXISTING CAP WITH THRUST BLOCK AND CONNECT TO EXISTING SEWER STUB
- 6) TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL PVC SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.
- 7) LOCATION FOR C900 SEWER LATERAL AT WATER MAIN CROSSING. 8" MINIMUM VERTICAL SEPARATION AT CROSSING.

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 30" ROLL CURB PER SUMMERLIN IMPROVEMENT STD DWG #5-48
- 4) CONSTRUCT "L" TYPE ISLAND CURB PER CCAUSD #219
- 5) CONSTRUCT 5" CURB TRANSITION FROM 24" "L" TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 37 SHEET D-2
- 6) CONSTRUCT 8" CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #5-64
- 7) CONSTRUCT 8" MODIFIED (ROLLED CURB) CROSS GUTTER PER SUMMERLIN IMPROVEMENT STD DWG #5-64
- 8) CONSTRUCT 5" SIDEWALK PER CCAUSD #234 (6" THICK WHEN ADJACENT TO ROLL CURB)
- 9) 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
- 10) 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
- 11) CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
- 12) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES #412.1 & #421
- 13) CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES
- 14) CALL BOX
- 15) CONSTRUCT 15' TYPE CM2 DROP INLET PER CCAUSD #412.1 & #421
- 16) CONSTRUCT CONCRETE PAVERS AND 2' WIDE CONCRETE BAND PER DETAIL 36 ON SHEET D-2
- 17) EX SIDEWALK BY OTHERS
- 18) EX SIDEWALK RAMPS
- 19) EX "L" CURB AND GUTTER

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C17	90°00'00"	5.00'	7.85'	5.00'	-	-
C18	90°00'00"	5.00'	7.85'	5.00'	-	-
C19	101°52'51"	20.00'	35.56'	24.65'	9.5	4.5
C37	79°12'37"	20.00'	27.65'	16.55'	8.0	8.0
C38	2°06'02"	818.00'	29.99'	15.00'	-	-



FOR REVIEW ONLY

DATE: November 20, 2020
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: WW, SYL
CHECKED BY: CR
APPROVED BY: CRZ
PROJECT #: 3040.0058

LENNAR
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-3100 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 25 PARCELE
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE: MOJAVE ARCH ST
STA: 16+00.00-18+31.67 AND INLET #1 AND #2

DATE: 11.20.20
DRAWING
P-1
SHEET 16 OF 27
CLV DRAWING NUMBER
CLV PROJECT #