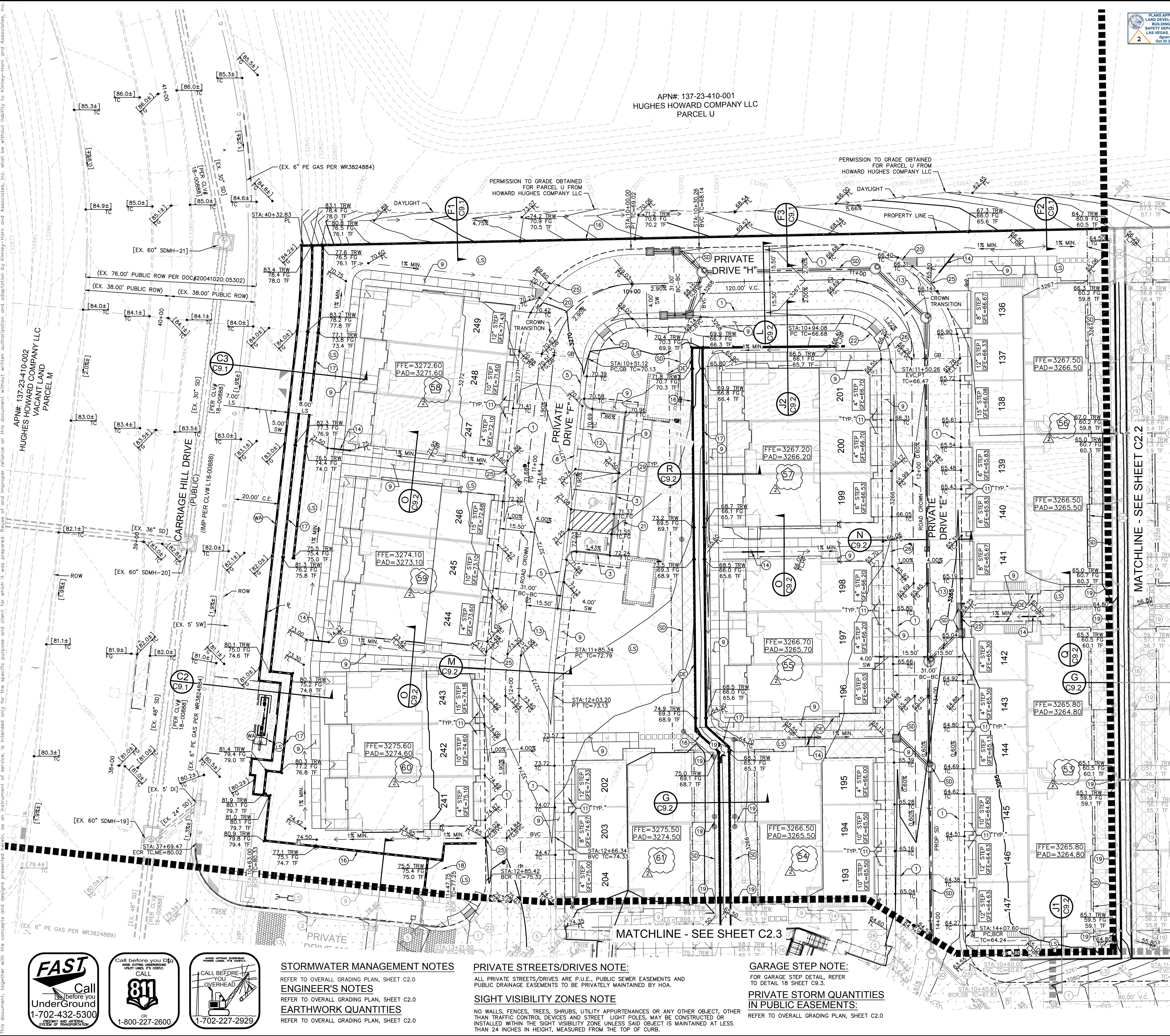


Plotted By: Porrello, Joey, Sheet: Set: KHA, Layout: C2.1, December 30, 2021 08:48:56am K:\AV-Civil\092935004-Lennar Village 21\Parcel U\Grading\PlanSheets\092935004-CD.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANS APPROVED
LAND DEVELOPMENT
BUILDING AND
SAFETY DEPARTMENT
LAS VEGAS, NEVADA
Signature: Oct 25 2021

KEY MAP

NTS

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE 1" = 20'

NORTH

CONSTRUCTION NOTES

- CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
- CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD NO. 216.
- CONSTRUCT 6" CURB PER DETAIL 12 ON SHEET C9.3.
- 10 LF TRANSITION FROM "L" CURB TO ROLL CURB PER DETAIL 6 ON SHEET C9.3.
- CONSTRUCT 3" WIDE VALLEY GUTTER PER DETAIL 5 ON SHEET C9.3.
- CONSTRUCT 5" THICK SIDEWALK (WIDTH PER PLAN) PER CCAUSD NO. 234.
- CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 1 ON SHEET C9.3.
- CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 2 ON SHEET C9.3.
- INSTALL 8" PVC UNDER SIDEWALK
- CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, WITH DECORATIVE VIEW FENCE, PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
- CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
- INSTALL DECORATIVE WROUGHT IRON FENCE COMPLIANT WITH SUMMERLIN DESIGN STANDARDS.
- INSTALL TWO (2) CMU DRAIN BLOCKS SIDE BY SIDE.
- CONSTRUCT ACCESSIBLE RAMP CASE 1 PER DETAIL 13 ON SHEET C9.3 AND SUMMERLIN DESIGN STANDARDS
- CONSTRUCT ACCESSIBLE RAMP CASE 2 PER DETAIL 14 ON SHEET C9.3 AND SUMMERLIN DESIGN STANDARDS
- INSTALL ROLL CURB DRAIN OUTLET
- INSTALL 8" PVC DRAIN LINE WITH ROLL CURB DRAIN ADAPTOR
- INSTALL WHEELS STOPS PER CCAUSD NO. 238 AND SUMMERLIN DESIGN STANDARDS
- PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- LANDSCAPE AREA - TO BE MAINTAINED BY OWNER
- REFER TO STORM DRAIN PLANS, SHEETS C5.1 THROUGH C5.6, FOR STORM DESIGN

STORM DRAIN NOTE:

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

FOR STORM DRAIN DESIGN, REFER TO SHEETS C5.1 THROUGH C5.6

FLOODZONE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE, HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAP, NO. 32003C2150 E DATED SEPTEMBER 27, 2002.

LEGEND & ABBREVIATIONS

SEE SHEET C0.3 FOR MASTER LEGEND AND ABBREVIATIONS.

BENCHMARK

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

CITY OF LAS VEGAS BENCHMARK: 7LV09345W6 (REVISED 2008)
NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)

FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T20S,R59E,S34

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; SAD 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)

SYSTEM: LAS VEGAS HIGH ELEVATION ZONE

APPROVED FOR CONSTRUCTION

AMANDA HENDERSON 2020NAGH35498 09/15/2020
SOUTHWEST GAS CORPORATION SWG UID DATE

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT DS-05201

TAMARA CONNOLLY, PE No. 025119 11/12/2021
DATE

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BLVD. S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-1600
WWW.KIMLEY-HORN.COM

11/12/2021

DESIGNED BY MK

DRAWN BY MK

CHECKED BY TC

HIGHLINE

VILLAGE 21 - PARCEL I

PREPARED FOR

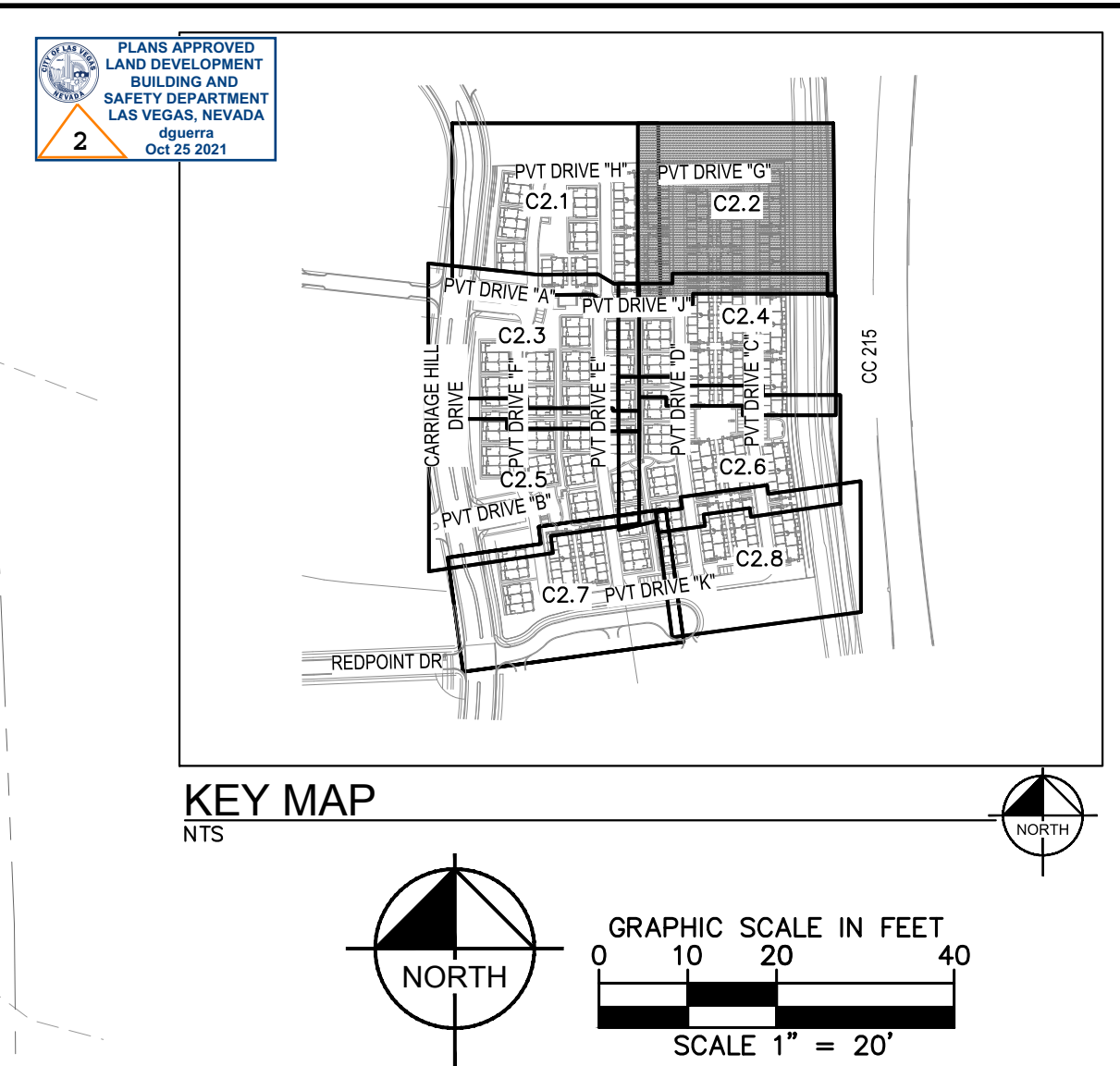
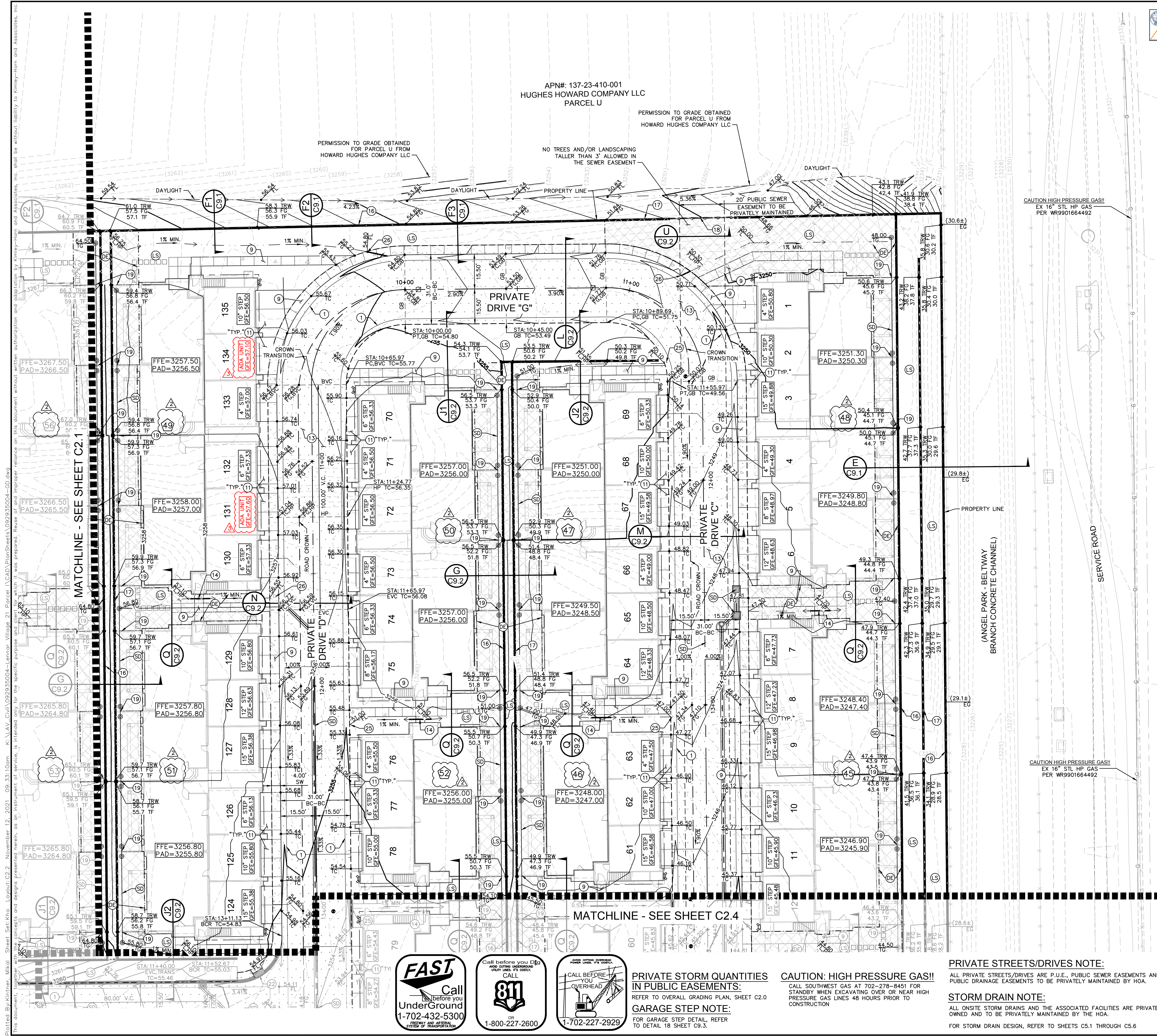
LENNAR HOMES

CITY OF LAS VEGAS

NEVADA

15 OF 66 SHEETS

C2.1



- ### CONSTRUCTION NOTES
1. CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
 2. CONSTRUCT 5" THICK SIDEWALK (WIDTH PER PLAN) PER CCAUSD NO. 234.
 3. CONSTRUCT PCC DRIVEWAY PER DETAIL 3 ON SHEET C9.3.
 4. CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 2 ON SHEET C9.3.
 5. INSTALL 8" PVC UNDER SIDEWALK
 6. CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, WITH DECORATIVE VIEW FENCE. PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
 7. CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
 8. INSTALL DECORATIVE WROUGHT IRON FENCE COMPLIANT WITH SUMMERLIN DESIGN STANDARDS.
 9. INSTALL TWO (2) CMU DRAIN BLOCKS SIDE BY SIDE.
 10. INSTALL ROLL CURB DRAIN OUTLET
 11. INSTALL 8" PVC DRAIN LINE WITH ROLL CURB DRAIN ADAPTOR
 12. PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
 13. LANDSCAPE AREA - TO BE MAINTAINED BY OWNER
 14. REFER TO STORM DRAIN PLANS, SHEETS C5.1 THROUGH C5.6, FOR STORM DESIGN

EARTHWORK QUANTITIES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

STORMWATER MANAGEMENT NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

ENGINEER'S NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

SIGHT VISIBILITY ZONES NOTE

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF CURB.

FLOODZONE

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING A ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAP, NO. 32003C2150 E DATED SEPTEMBER 27, 2002.

LEGEND & ABBREVIATIONS

SEE SHEET C0.3 FOR MASTER LEGEND AND ABBREVIATIONS.

LEGAL DESCRIPTION

SEE COVER SHEET FOR LEGAL DESCRIPTION

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: 7LV0934SW6 (REVISED 2008)
NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)
FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T20S,R59E,S34

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)
SYSTEM: LAS VEGAS HIGH ELEVATION ZONE

APPROVED FOR CONSTRUCTION

AMANDA HENDERSON	2020NAGH35498	09/15/2020
SOUTHWEST GAS CORPORATION	SWG UID	DATE

DRAINAGE CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT DS-05201

TAMARA CONNOLLY, PE No. 025119 11/12/2021 DATE

PRIVATE STREETS/DRIVES NOTE:

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

STORM DRAIN NOTE:

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA.
FOR STORM DRAIN DESIGN, REFER TO SHEETS C5.1 THROUGH C5.6

Call before you Dig
Underground
1-702-432-5300

Call before you Dig
Underground
1-800-227-2600

Call before you Dig
Underground
1-702-227-2929

PRIVATE STORM QUANTITIES

IN PUBLIC EASEMENTS:
REFER TO OVERALL GRADING PLAN, SHEET C2.0

GARAGE STEP NOTE:

FOR GARAGE STEP DETAIL, REFER TO DETAIL 18 SHEET C9.3.

CAUTION: HIGH PRESSURE GAS!!

CALL SOUTHWEST GAS AT 702-278-8451 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES 48 HOURS PRIOR TO CONSTRUCTION

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BLVD S. SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-9600
WWW.KIMLEY-HORN.COM

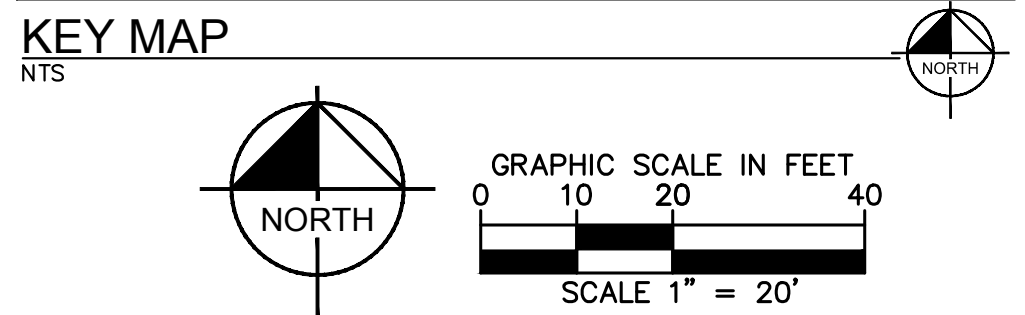
NO.	REVISIONS	DATE	BY
1	REVISE GARAGE FLOOR ELEVATIONS & UPDATE UNIT BUILDING NUMBERS TO MATCH RECORDED FINAL MAP	11/12/2021	KHA
2		07/29/2021	KHA

HIGHLINE VILLAGE 21 - PARCEL I PREPARED FOR LENNAR HOMES

CITY OF LAS VEGAS NEVADA

16 OF 66 SHEETS

C2.2



- (1) CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
- (2) CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD NO. 216.
- (3) CONSTRUCT 6" CURB PER DETAIL 12 ON SHEET C9.3.
- (4) CONSTRUCT "A" TYPE CURB PER CCAUSD NO. 219.
- (5) 10 LF TRANSITION FROM "L" CURB TO ROLL CURB PER DETAIL 6 ON SHEET C9.3
- (6) CONSTRUCT 3' WIDE VALLEY GUTTER PER DETAIL 5 ON SHEET C9.3
- (9) CONSTRUCT 5" THICK SIDEWALK (WIDTH PER PLAN) PER CCAUSD NO. 234.
- (10) CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD NO. 236
- (11) CONSTRUCT PCC DRIVEWAY PER DETAIL 3 ON SHEET C9.3.
- (12) CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 1 ON SHEET C9.3.
- (13) CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 2 ON SHEET C9.3.
- (14) INSTALL 8" PVC UNDER SIDEWALK
- (15) CONSTRUCT STAIR RISER PER 2018 IBC, PROVIDE SUMMERLIN COMPLIANT HANDRAIL FOR 3 OR MORE STEPS
- (16) CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, WITH DECORATIVE VIEW FENCE. PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
- (17) CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
- (18) INSTALL DECORATIVE WROUGHT IRON FENCE COMPLIANT WITH SUMMERLIN DESIGN STANDARDS.
- (19) INSTALL TWO (2) CMU DRAIN BLOCKS SIDE BY SIDE.
- (20) CONSTRUCT ACCESSIBLE RAMP CASE 1 PER DETAIL 13 ON SHEET C9.3 AND SUMMERLIN DESIGN STANDARDS
- (21) CONSTRUCT ACCESSIBLE RAMP CASE 2 PER DETAIL 14 ON SHEET C9.3 AND SUMMERLIN DESIGN STANDARDS
- (25) INSTALL ROLL CURB DRAIN OUTLET
- (26) INSTALL 8" PVC DRAIN LINE WITH ROLL CURB DRAIN ADAPTOR
- (29) INSTALL WHEELS STOPS PER CCAUSD NO. 238 AND SUMMERLIN DESIGN STANDARDS
- (30) CONSTRUCT ACCESSIBLE RAMP CASE 4 PER DETAIL 20 ON SHEET C9.3 AND SUMMERLIN DESIGN STANDARDS
- (DE) PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- (L) LANDSCAPE AREA -- TO BE MAINTAINED BY OWNER
- (SD) REFER TO STORM DRAIN PLANS, SHEETS C5.1 THROUGH C5.6, FOR STORM DESIGN

THE PARCEL DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE HAVING
ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN). AS SHOWN PER FEMA MAP, NO. 32003C2150 E DATED
SEPTEMBER 27, 2002.

SEE SHEET C0.3 FOR MASTER LEGEND AND ABBREVIATIONS

SEE COVER SHEET FOR LEGAL DESCRIPTION

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

ITY OF LAS VEGAS BENCHMARK: 7LV0934SW6 (REVISED 2008)
AVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)

ND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SK
ISTA DR. T20S,R59E,S34

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
14°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: U.S. SURVEY FOOT (FT) U.S.

13001 (255595105 FRANK) MAR 23 (2011) 580001 0010 00

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

SYSTEM: NEVADA COORDINATE REFERENCE

AMANDA HENDERSON	2020NAGH35498	09/15/2020
SOUTHWEST GAS CORPORATION	SWG UID	DATE

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT
DS-05201

Handwritten signature

TAMARA CONNOLLY, PE No. 025119 DATE 11/12/202

CLV#: L20-00433 107Y5137

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF CURB.

PRIVATE STORM QUANTITIES IN PUBLIC EASEMENTS:

REFER TO OVERALL GRADING PLAN, SHEET C2.0

FOR GARAGE STEP DETAIL, REFER
TO DETAIL 18 SHEET C9.3.

PRIVATE STREETS/DRIVES NOTE:

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

STORM DRAIN NOTE:

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

FOR STORM DRAIN DESIGN, REFER TO SHEETS C5.1 THROUGH C5.6

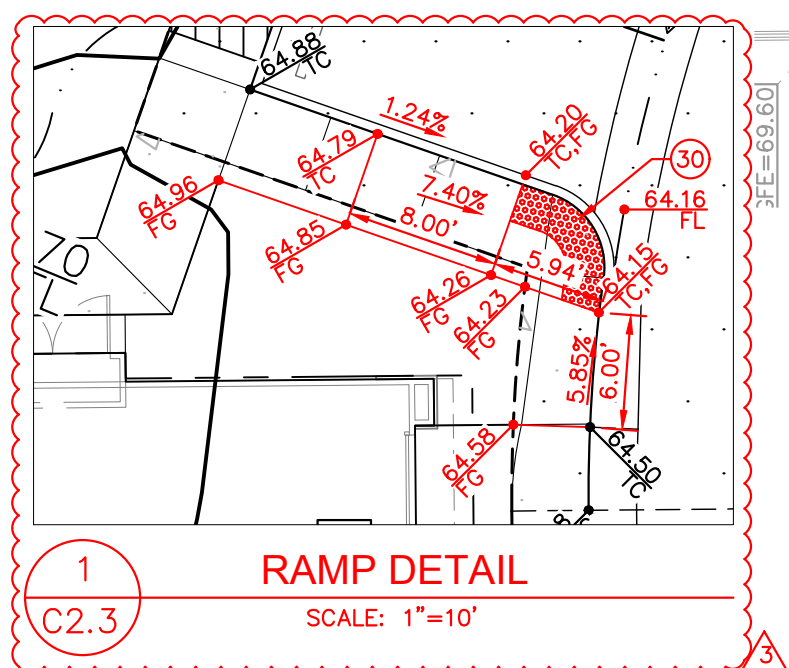
REFER TO OVERALL GRADING PLAN, SHEET C2.0

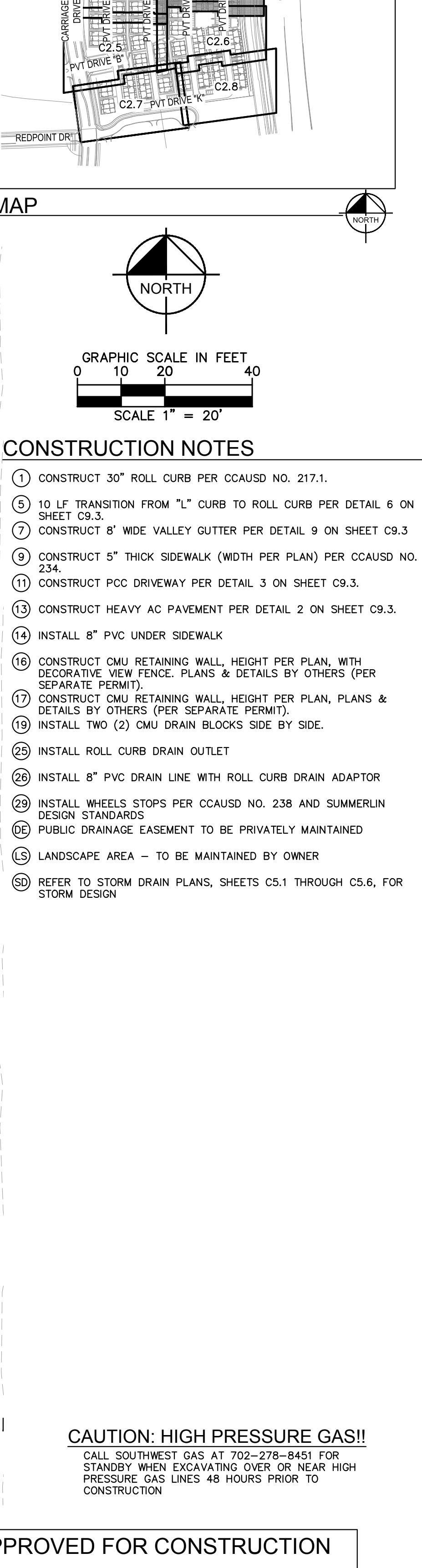
ENGINEER'S NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

EARTHWORK QUANTITIES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

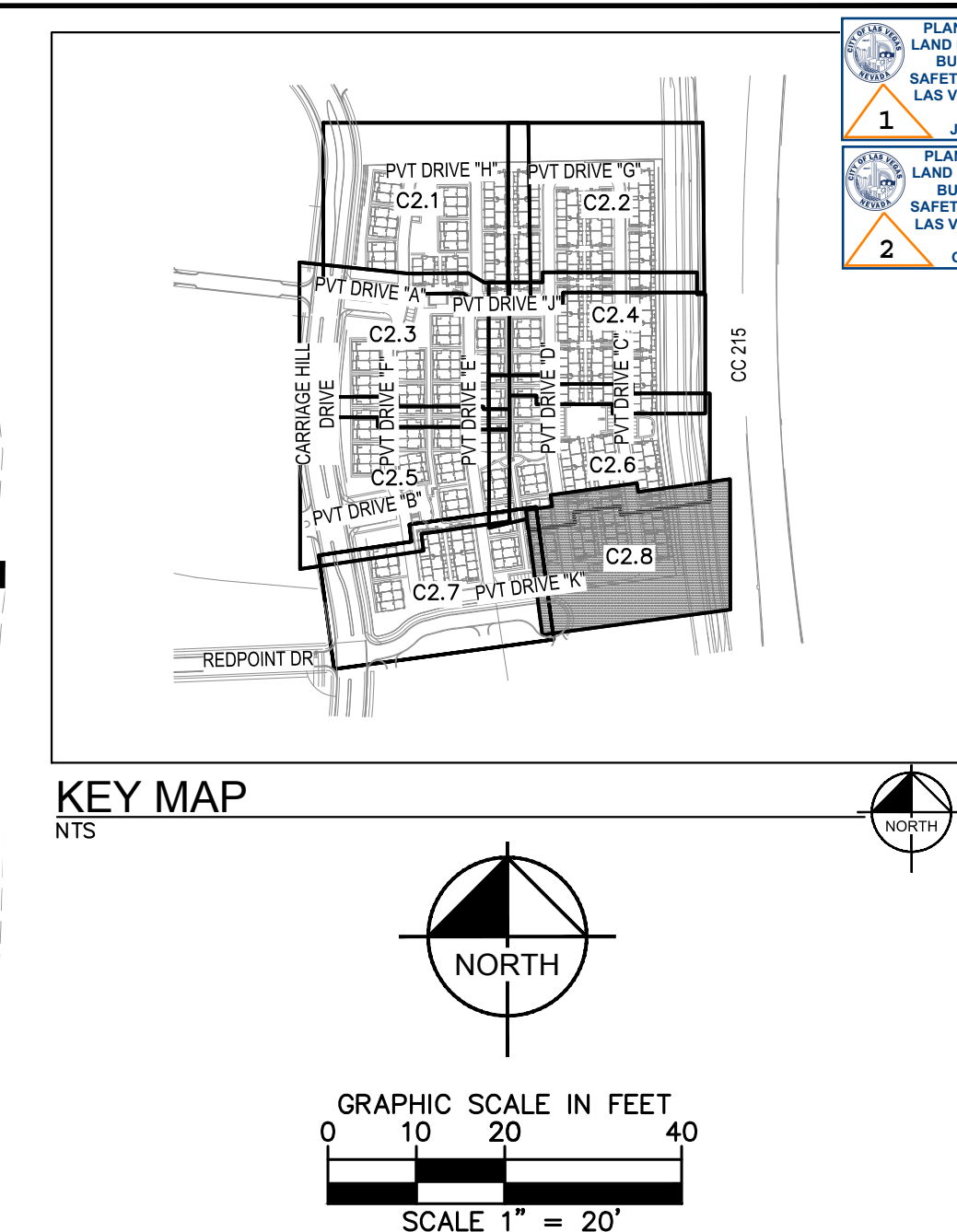




TAMARA CONNOLLY, PE No. 025119

CITY OF LAS VEGAS		NEVADA	DRAWN BY MK DATE 02/25/18	CHECKED BY TC DATE 11/12/2021	No.	REVISIONS	DATE BY	
							✓ MATCH RECORD TO FINAL MAP	07/29/2021 KHR
WWW.KIMLEY-HORN.COM						PROJECT NO. 2018-0003		

KHA PROJECT 092935004	DATE 11/12/2021	SCALE AS SHOWN	DESIGNED BY MKH	DRAWN BY MKH	CHECKED BY TC
--------------------------	--------------------	----------------	-----------------	--------------	---------------



- (1) CONSTRUCT 30" ROLL CURB PER CCAUD NO. 217.1.
- (2) CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUD NO. 216.
- (3) CONSTRUCT 6" CURB PER DETAIL 12 ON SHEET C9.3.
- (5) 10 LF TRANSITION FROM "L" CURB TO ROLL CURB PER DETAIL 6 ON SHEET C9.3.
- (6) CONSTRUCT 2' WIDE CURB CUT PER DETAIL 8 ON SHEET C9.3
- (7) CONSTRUCT 8' WIDE VALLEY GUTTER PER DETAIL 9 ON SHEET C9.3
- (8) CONSTRUCT 3' WIDE VALLEY GUTTER PER DETAIL 5 ON SHEET C9.3
- (9) CONSTRUCT 5" THICK SIDEWALK (WIDTH PER PLAN) PER CCAUD NO. 234.
- (11) CONSTRUCT PCC DRIVEWAY PER DETAIL 3 ON SHEET C9.3.
- (12) CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 1 ON SHEET C9.3.
- (13) CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 2 ON SHEET C9.3.
- (14) INSTALL 8" PVC UNDER SIDEWALK
- (16) CONSTRUCT GUY RETAINING WALL, HEIGHT PER PLAN, WITH DECORATIVE WOOD FENCE. PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
- (17) CONSTRUCT GUY RETAINING WALL, HEIGHT PER PLAN, PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
- (19) INSTALL TWO (2) CMU DRAIN BLOCKS SIDE BY SIDE.
- (20) CONSTRUCT ACCESSIBLE RAMP CASE 1 PER DETAIL 13 ON SHEET C9.3 AND SUMMERLIN DESIGN STANDARDS
- (22) CONSTRUCT ACCESSIBLE RAMP CASE 3 PER CCAUD NO. 235 AND SUMMERLIN DESIGN STANDARDS
- (24) INSTALL ROLL CURB DRAIN OUTLET
- (26) INSTALL 8" PVC DRAIN LINE WITH ROLL CURB DRAIN ADAPTOR
- (28) CONSTRUCT 16"x48" WALL OPENING PER DETAIL 19 ON SHEET C9.3
- (29) INSTALL WHEELS STOPS PER CCAUD NO. 238 AND SUMMERLIN DESIGN STANDARDS
- (DE) PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- (LS) LANDSCAPE AREA -- TO BE MAINTAINED BY OWNER
- (SD) REFER TO STORM DRAIN PLANS, SHEETS C5.1 THROUGH C5.6, FOR STORM DESIGN

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: 7LV0934SW6 (REVISED 2008)
NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)
FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND
VISTA DR. T20S,R59E,S34

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)

SYSTEM: LAS VEGAS HIGH ELEVATION ZONE

AMANDA HENDERSON	2020NAGH35498	09/15/2020
SOUTHWEST GAS CORPORATION	SWG UID	DATE

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT
DS-05201

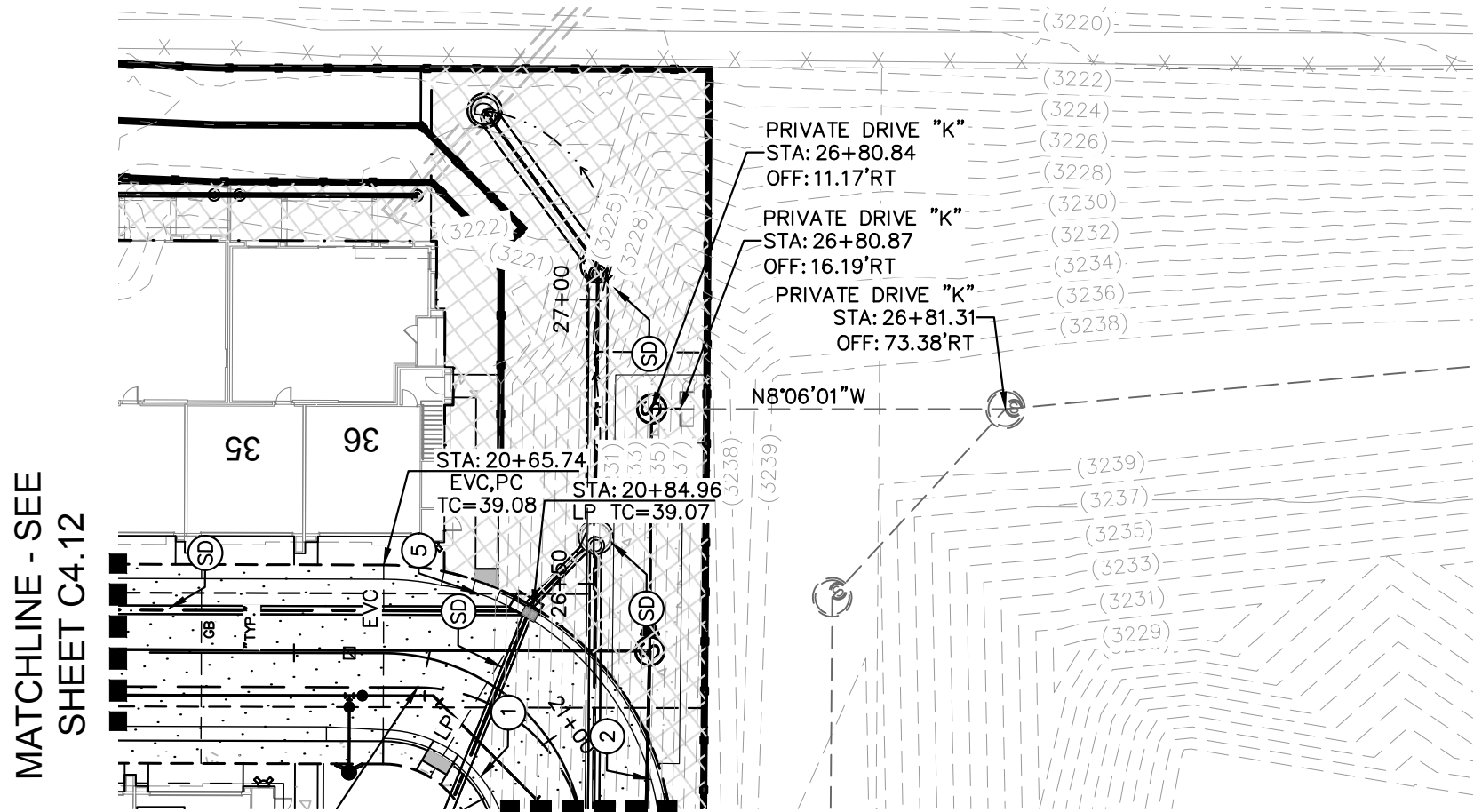
11/12/2021

TAMARA CONNOLLY, PE No. 025119 DATE

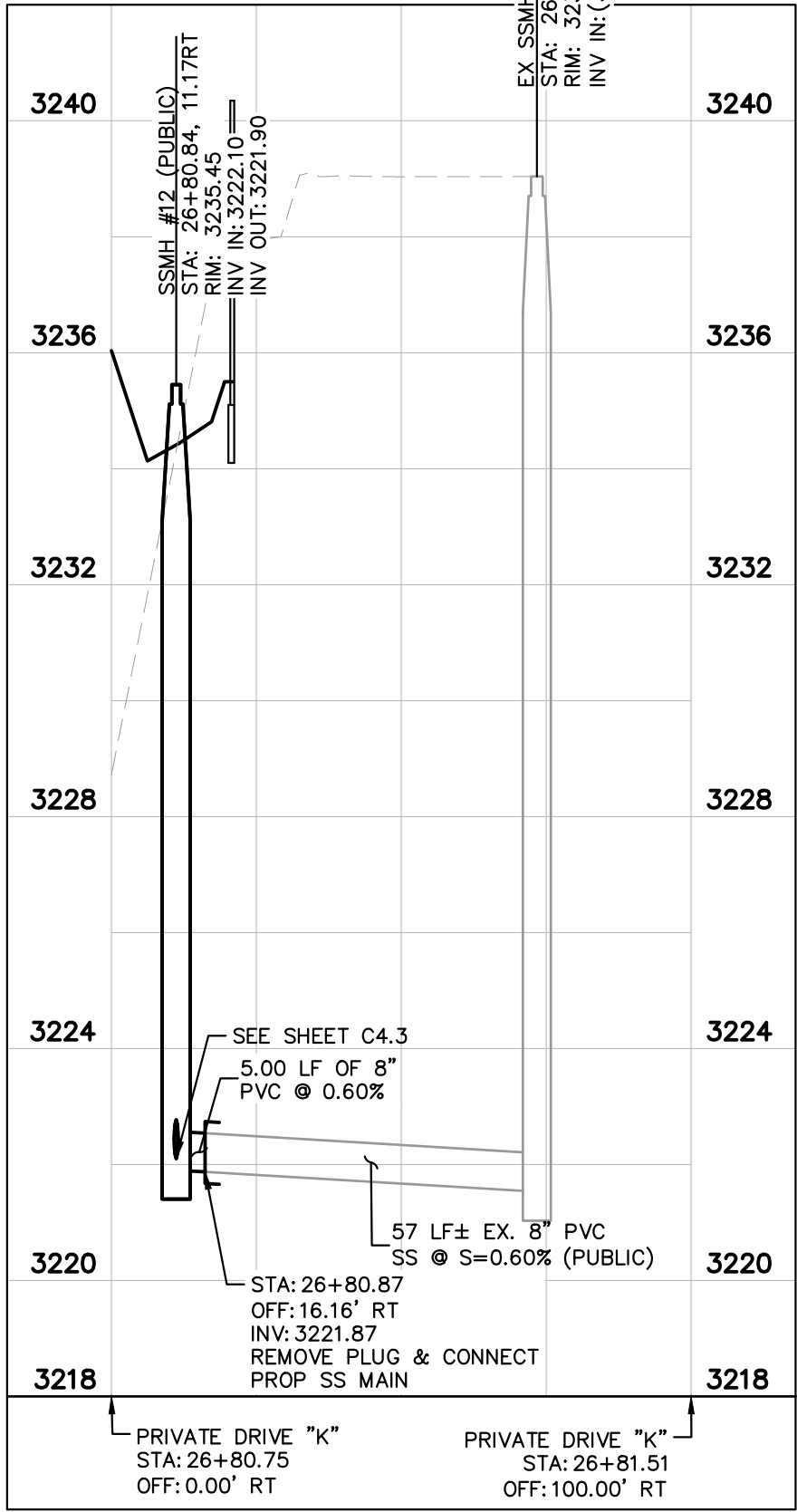
22	OF 66 SHEETS	C2.8	HIGHLIGHT VILLAGE 21 - PARCEL 1 PREPARED FOR LENNAR HOMES CITY OF LAS VEGAS	GRADING PLAN 8 OF 8	KHA PROJECT 092935004 DATE 11/12/2021 SCALE AS SHOWN DESIGNED BY MK DRAWN BY MK CHECKED BY TC			© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119 PHONE: 702-882-3900 WWW.KIMLEY-HORN.COM	REVISIONS No. DATE BY	1. REVISE GARAGE FLOOR ELEVATIONS & 2. UPDATE UNIT & BUILDING NUMBERS TO 3. REVISE CONNECTION TO EX FIELD CONDITION 4. ADJUST D.I. TO GRADES, ADD NODOT D.I. DETAIL	11/12/2021 KHA 07/29/2021 KHA 05/14/2021 KHA



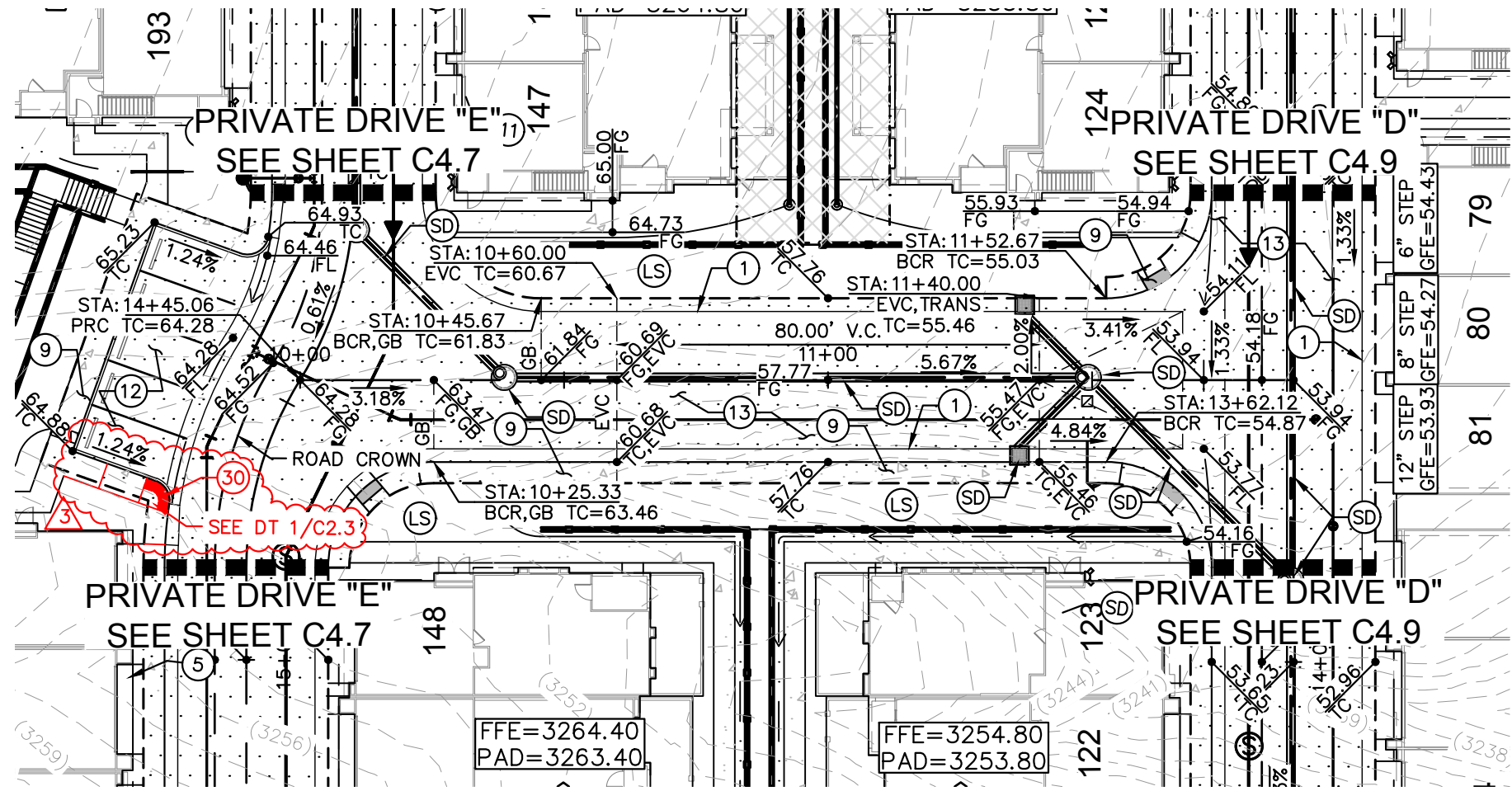
Plotted By: Kinner, Mikal Sheet Set: kha Layout: C4.4 November 12, 2021 09:43:09am K:\AV-Civil\092935004-Lennar Village 21 Parcel 1\CAD\PlanSheets\092935004-PP-EW.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



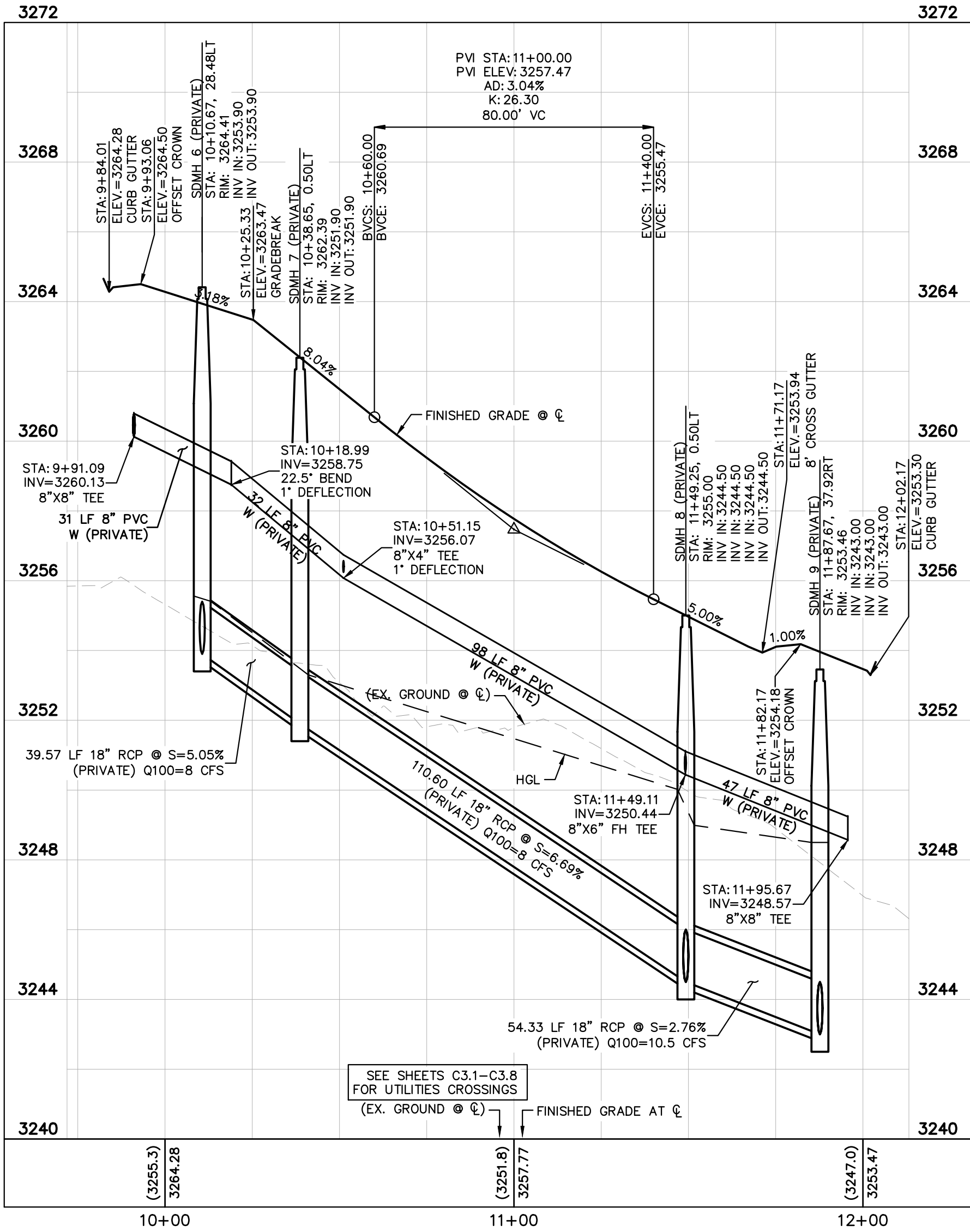
EXIST SS PUBLIC - PLAN VIEW
1" = 30'



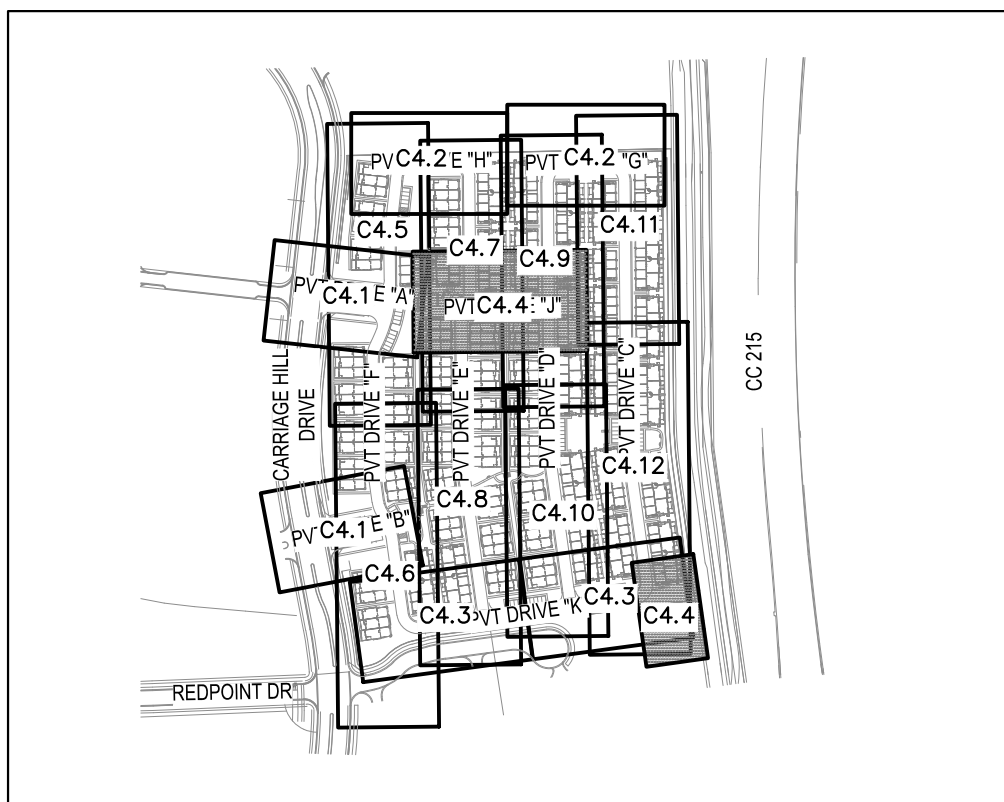
EXIST SS PUBLIC - PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'



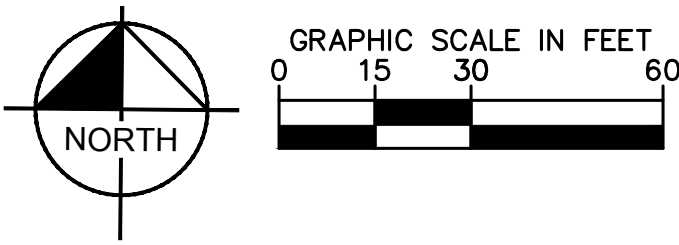
PRIVATE DRIVE "J" - PLAN VIEW
1" = 30'



PRIVATE DRIVE "J" - PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'



KEYMAP
NTS



CONSTRUCTION NOTES

1. CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
2. 10 LF TRANSITION FROM "L" CURB TO ROLL CURB PER DETAIL 6 ON SHEET C9.3.
3. CONSTRUCT 3' WIDE VALLEY GUTTER PER DETAIL 5 ON SHEET C9.3.
4. CONSTRUCT 5" THICK SIDEWALK (WIDTH PER PLAN) PER CCAUSD NO. 234.
5. CONSTRUCT PCC DRIVEWAY PER DETAIL 3 ON SHEET C9.3.
6. CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 1 ON SHEET C9.3.
7. CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 2 ON SHEET C9.3.
8. CONSTRUCT ACCESSIBLE RAMP CASE 4 PER DETAIL 20 ON SHEET C9.3 AND SUMMERLIN DESIGN STANDARDS.
9. LANDSCAPE AREA - TO BE MAINTAINED BY OWNER.
10. REFER TO STORM DRAIN PLANS, SHEETS C5.1 THROUGH C5.6, FOR STORM DESIGN.

NOTE

ALL PIPES CLASS III UNLESS NOTED ON THE PLANS (TYP)

STORMWATER MANAGEMENT NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

ENGINEER'S NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

GEOTECHNICAL NOTE

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: AMERICAN SOILS ENGINEERING, LLC
REPORT DATED: JULY 1, 2019
PROJECT NO.: 1993-GEO

NOTE (ALL BUILDINGS): PER GEOTECHNICAL RECOMMENDATIONS, POSITIVE DRAINAGE OF 5% MINIMUM SHALL BE MAINTAINED FOR AREAS ADJACENT TO STRUCTURES THAT ARE NOT COVERED IN ASPHALT OR CONCRETE. THE 5% MINIMUM SLOPE SHALL BE MAINTAINED FOR A MINIMUM OF 10'.

LEGAL DESCRIPTION

SEE COVER SHEET FOR LEGAL DESCRIPTION

BENCHMARK

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

CITY OF LAS VEGAS BENCHMARK: 7LV0934SW6 (REVISED 2008)
NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)

FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T205,R59E,S34

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

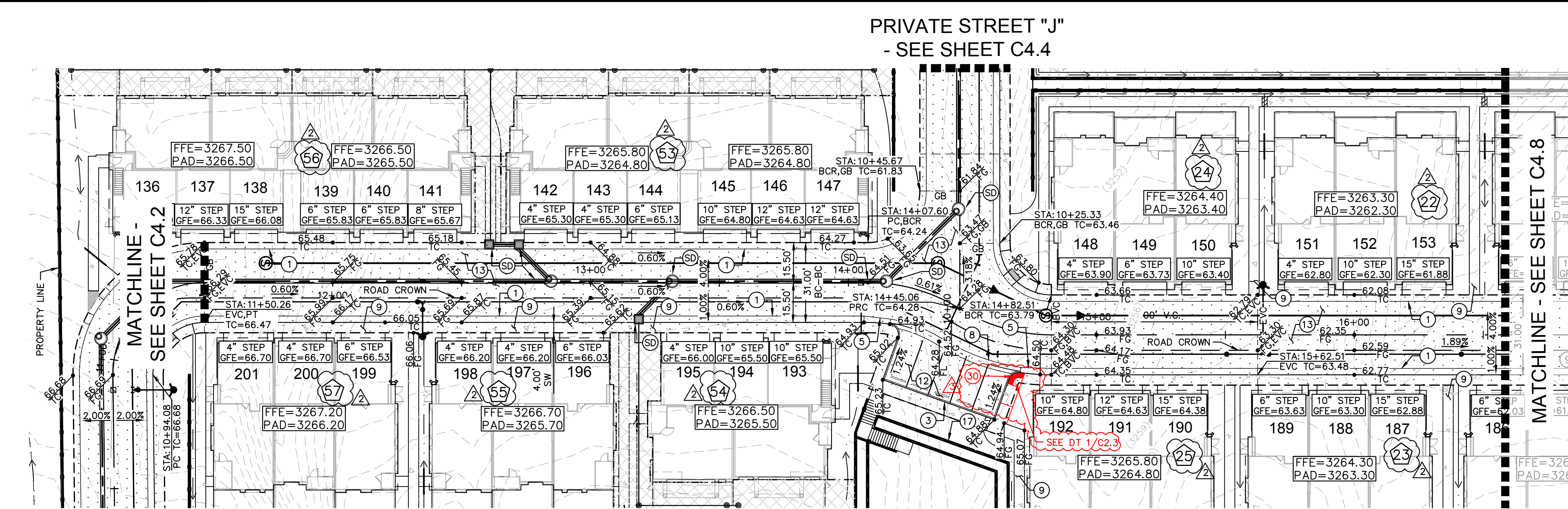
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

SYSTEM: LAS VEGAS HIGH ELEVATION ZONE

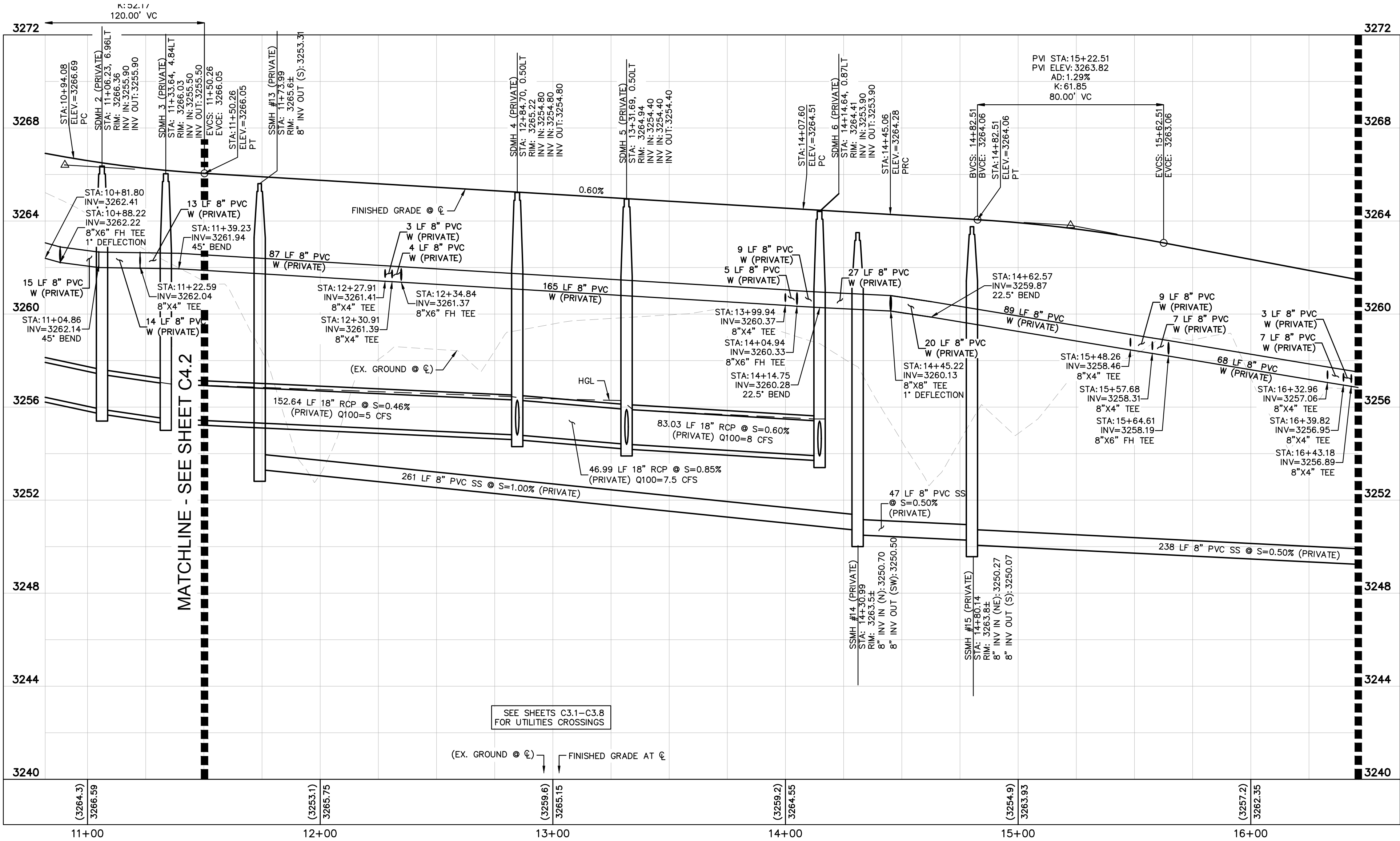
CLV#: L20-00433 107Y5137

KHA PROJECT 092935004		DATE 11/12/2021		SCALE AS SHOWN		DESIGNED BY MK		DRAWN BY MK		CHECKED BY TC	
KHA		11/12/2021		REVERSE GARAGE FLOOR ELEVATIONS & ADD RAMP FOR ACCESSIBLE UNITS		NO.		REVISIONS		DATE BY	
Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 6871 LAS VEGAS BLVD. S., SUITE 320, LAS VEGAS, NV 89119 PHONE: 702-862-3600 WWW.KIMLEY-HORN.COM											
PRIVATE DRIVE J & EXIST SS PLAN & PROFILE											
HIGHLINE VILLAGE 21 - PARCEL 1 PREPARED FOR LENNAR HOMES											
CITY OF LAS VEGAS NEVADA											
35 OF 66 SHEETS											
C4.4											

Plotted By: Kinner, Mikal Sheet Set: KHA Layout: C4.7 November 12, 2021 09:46:38am K:\AV-Civil\092935004-Lennar Village 21 Parcel 1\CAD\PlanSheets\092935004-PP-NS.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRIVATE DRIVE "E" - PLAN VIEW - STA: 10+81 - 16+50

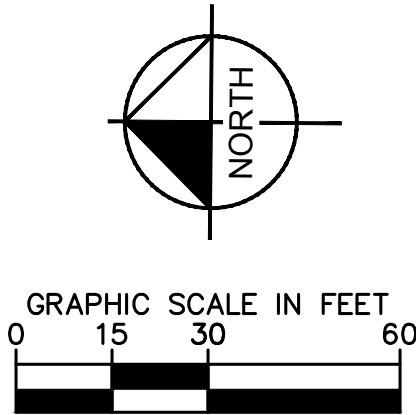


PRIVATE DRIVE "E" - PROFILE VIEW - STA: 10+81 - 16+50

HORIZ: 1" = 30'
VERT: 1" = 3'



KEYMAP



CONSTRUCTION NOTES

- CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
- CONSTRUCT 6" CURB PER DETAIL
- 10 LF TRANSITION FROM "L" CURB TO ROLL CURB PER DETAIL 6 ON SHEET C9.3.
- CONSTRUCT 3' WIDE VALLEY GUTTER PER DETAIL 5 ON SHEET C9.3
- CONSTRUCT 5" THICK SIDEWALK (WIDTH PER PLAN) PER CCAUSD NO. 234.
- CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 1 ON SHEET C9.3.
- CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 2 ON SHEET C9.3.
- CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT)
- CONSTRUCT ACCESSIBLE RAMP CASE 4 PER DETAIL 20 ON SHEET C9.3 AND SUMMERLIN DESIGN STANDARDS
- LANDSCAPE AREA - TO BE MAINTAINED BY OWNER
- REFER TO STORM DRAIN PLANS, SHEETS C5.1 THROUGH C5.6, FOR STORM DESIGN

NOTE

ALL PIPES CLASS III UNLESS NOTED ON THE PLANS (TYP)

STORMWATER MANAGEMENT NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

ENGINEER'S NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

GEOTECHNICAL NOTE

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: AMERICAN SOILS ENGINEERING, LLC
REPORT DATED: JULY 1, 2019
PROJECT No.: 1993-GE0

NOTE (ALL BUILDINGS): PER GEOTECHNICAL RECOMMENDATIONS, POSITIVE DRAINAGE OF 5% MINIMUM SHALL BE MAINTAINED FOR AREAS ADJACENT TO STRUCTURES THAT ARE NOT COVERED IN ASPHALT OR CONCRETE. THE 5% MINIMUM SLOPE SHALL BE MAINTAINED FOR A MINIMUM OF 10'.

LEGAL DESCRIPTION

SEE COVER SHEET FOR LEGAL DESCRIPTION

BENCHMARK

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

CITY OF LAS VEGAS BENCHMARK: 7LV0934SW6 (REVISED 2008)
NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)

FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T205,R59E,S34

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)

SYSTEM: LAS VEGAS HIGH ELEVATION ZONE

CLV#: L20-00433 107Y5137

HIGHLINE
VILLAGE 21 - PARCEL 1
PREPARED FOR
LENNAR HOMES

PRIVATE DRIVE E PLAN &
PROFILE STA 10+81 -
16+50



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CHK	DRAWN BY	CHK	CHECKED BY	TC
092935004	11/12/2021			MK		MK			

NEVADA
CITY OF LAS VEGAS

38 OF 66 SHEETS

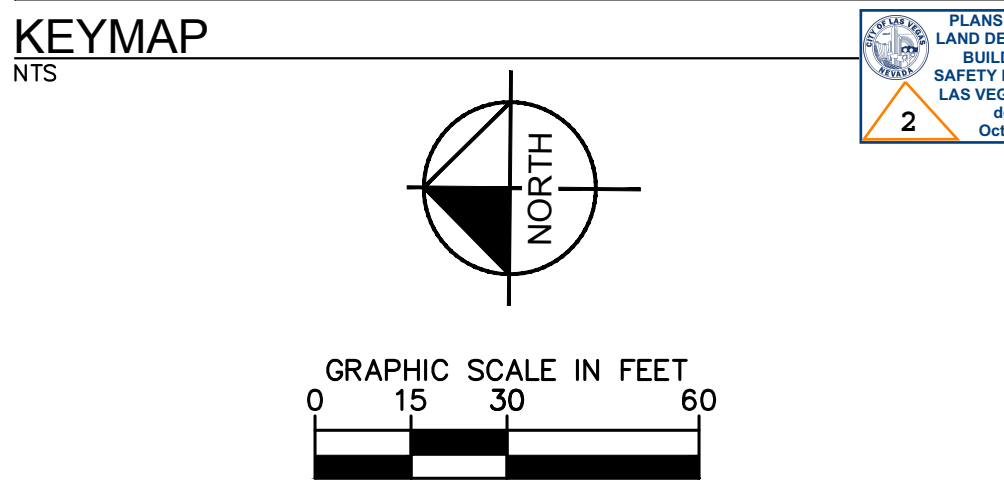
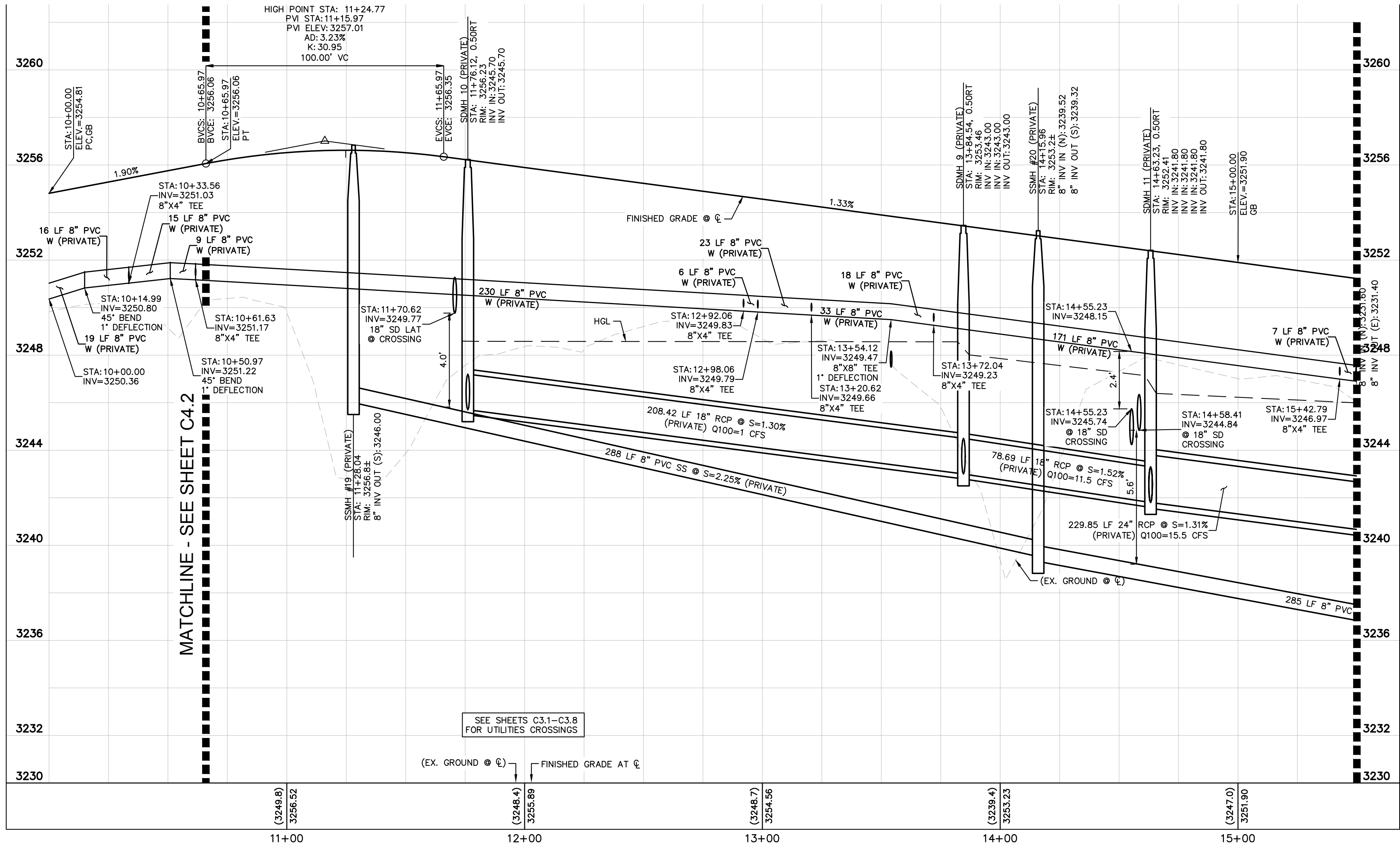
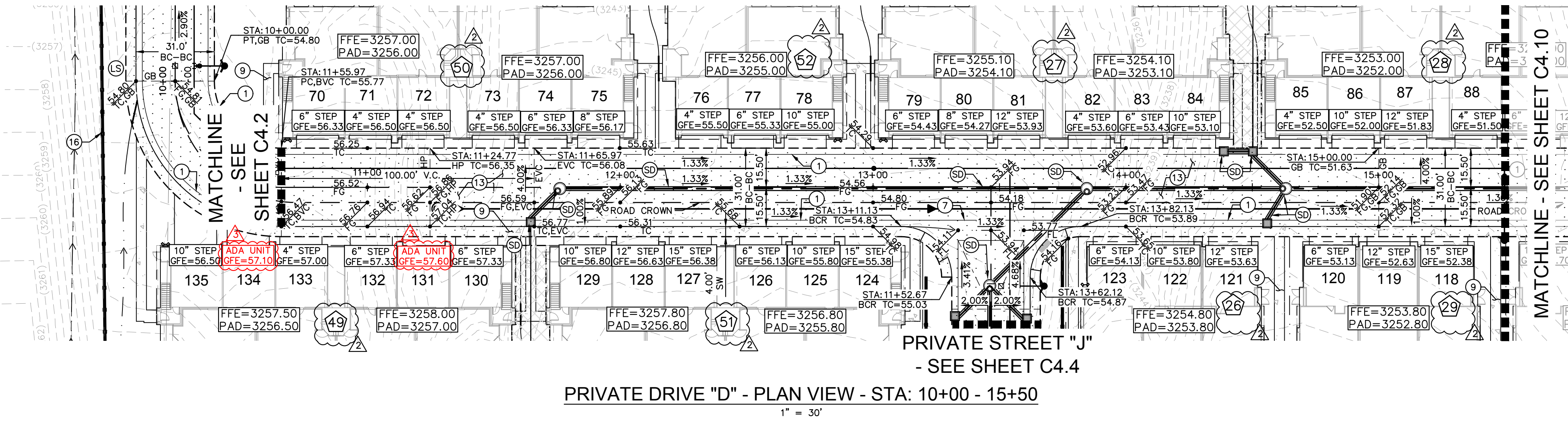
C4.7

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BLVD. S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

REVISIONS	DATE	BY
1. REVISE GARAGE FLOOR ELEVATIONS & UPDATE UNIT BUILDING NUMBERS TO MATCH RECORDED FINAL MAP	11/12/2021	KHA
2. MATCH RECORDED FINAL MAP	07/29/2021	KHA

Plotted By: Kinner, Mikal Sheet Set: kha Layout: C4.9 November 12, 2021 09:47:31am K:\AV-Civil\092935004-Lennar Village 21 Parcel NAD\PlanSheets\092935004-PP-NS.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- CONSTRUCTION NOTES**
- CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
 - CONSTRUCT 8" WIDE VALLEY GUTTER PER DETAIL 9 ON SHEET C9.3
 - CONSTRUCT 5" THICK SIDEWALK (WIDTH PER PLAN) PER CCAUSD NO. 234.
 - CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 2 ON SHEET C9.3.
 - CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, WITH DECORATIVE VIEW FENCE, PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT).
 - LANDSCAPE AREA - TO BE MAINTAINED BY OWNER
 - REFER TO STORM DRAIN PLANS, SHEETS C5.1 THROUGH C5.6, FOR STORM DESIGN

NOTE
ALL PIPES CLASS III UNLESS NOTED ON THE PLANS (TYP)

STORMWATER MANAGEMENT NOTES
REFER TO OVERALL GRADING PLAN, SHEET C2.0
ENGINEER'S NOTES
REFER TO OVERALL GRADING PLAN, SHEET C2.0

GEOTECHNICAL NOTE
ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:
ENGINEER: AMERICAN SOILS ENGINEERING, LLC
REPORT DATED: JULY 1, 2019
PROJECT No.: 1993-GE0

LEGAL DESCRIPTION
NOTE (ALL BUILDINGS): PER GEOTECHNICAL RECOMMENDATIONS, POSITIVE DRAINAGE OF 5% MINIMUM SHALL BE MAINTAINED FOR AREAS ADJACENT TO STRUCTURES THAT ARE NOT COVERED IN ASPHALT OR CONCRETE. THE 5% MINIMUM SLOPE SHALL BE MAINTAINED FOR A MINIMUM OF 10'.

BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF LAS VEGAS BENCHMARK: 7LV09345W6 (REVISED 2008)
NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)
FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T205,R59E,S34

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)
SYSTEM: LAS VEGAS HIGH ELEVATION ZONE

KHA PROJECT 092935004		DATE 11/12/2021		SCALE AS SHOWN		DESIGNED BY MK		DRAWN BY MK		CHECKED BY TC		KHA 11/12/2021		KHA 07/29/2021		REVISIONS		DATE		BY	
PRIVATE DRIVE D PLAN & PROFILE STA 10+00 - 15+50												C4.9									
HIGHLINE VILLAGE 21 - PARCEL I PREPARED FOR LENNAR HOMES												CITY OF LAS VEGAS									

KHA PROJECT 092935004		DATE 11/12/2021		SCALE AS SHOWN		DESIGNED BY MK		DRAWN BY MK		CHECKED BY TC		KHA 11/12/2021		KHA 07/29/2021		REVISIONS		DATE		BY	
PRIVATE DRIVE D PLAN & PROFILE STA 10+00 - 15+50												C4.9									
HIGHLINE VILLAGE 21 - PARCEL I PREPARED FOR LENNAR HOMES												CITY OF LAS VEGAS									

Kimley-Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BLVD. S. SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-9600
WWW.KIMLEY-HORN.COM

Professional Engineer
State of Nevada
No. 025112
11/12/2021

PROJECT 092935004
DATE 11/12/2021
SCALE AS SHOWN
DESIGNED BY MK
DRAWN BY MK
CHECKED BY TC

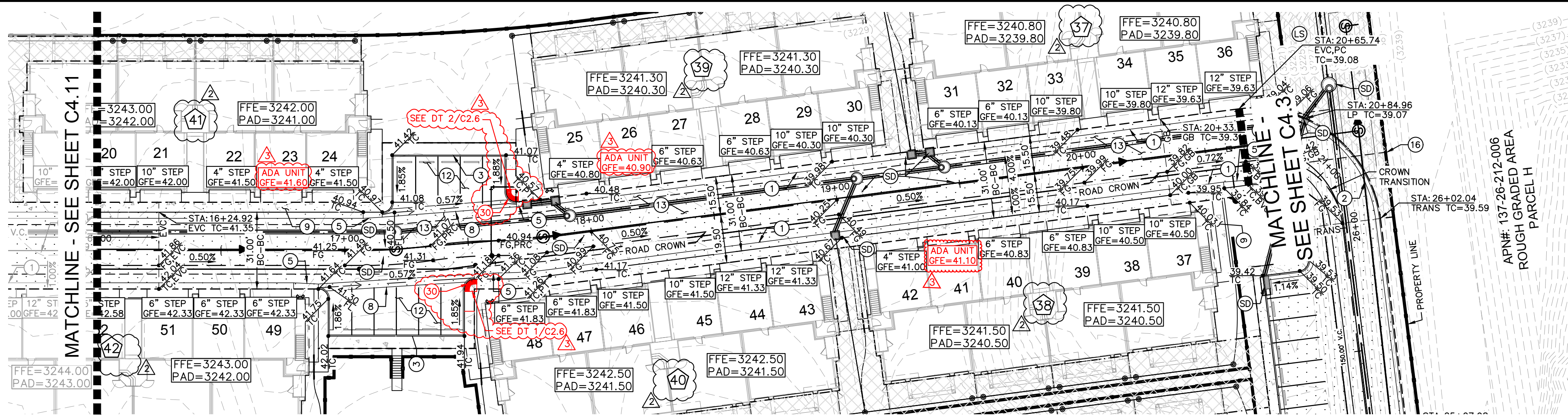
PRIVATE DRIVE D PLAN & PROFILE STA 10+00 - 15+50

HIGHLINE VILLAGE 21 - PARCEL I PREPARED FOR LENNAR HOMES
CITY OF LAS VEGAS

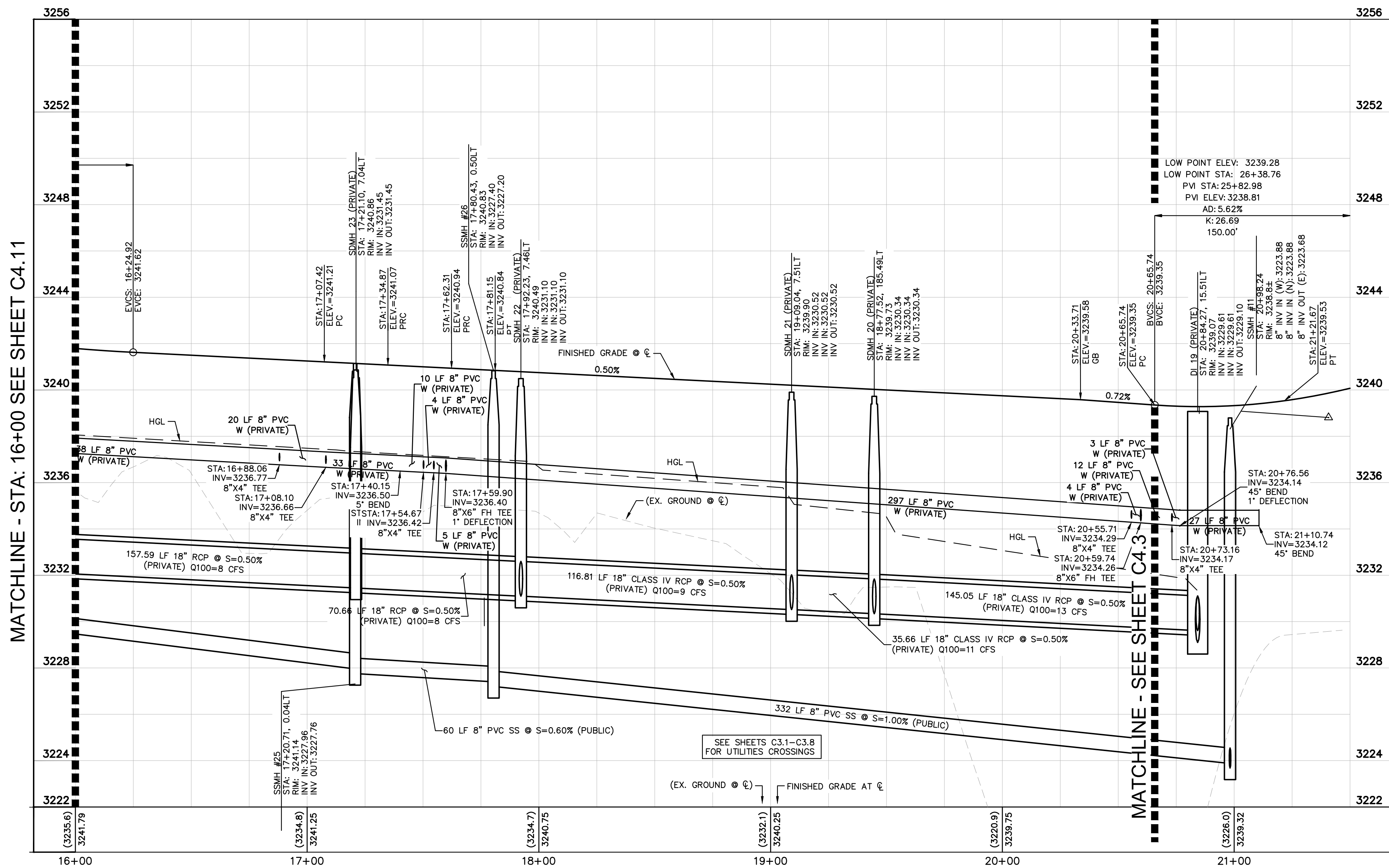
CLV#: L20-00433 107Y5137

40 OF 66 SHEETS
C4.9

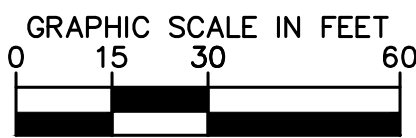
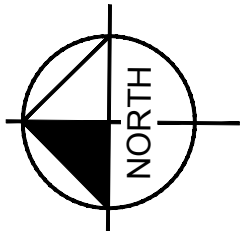
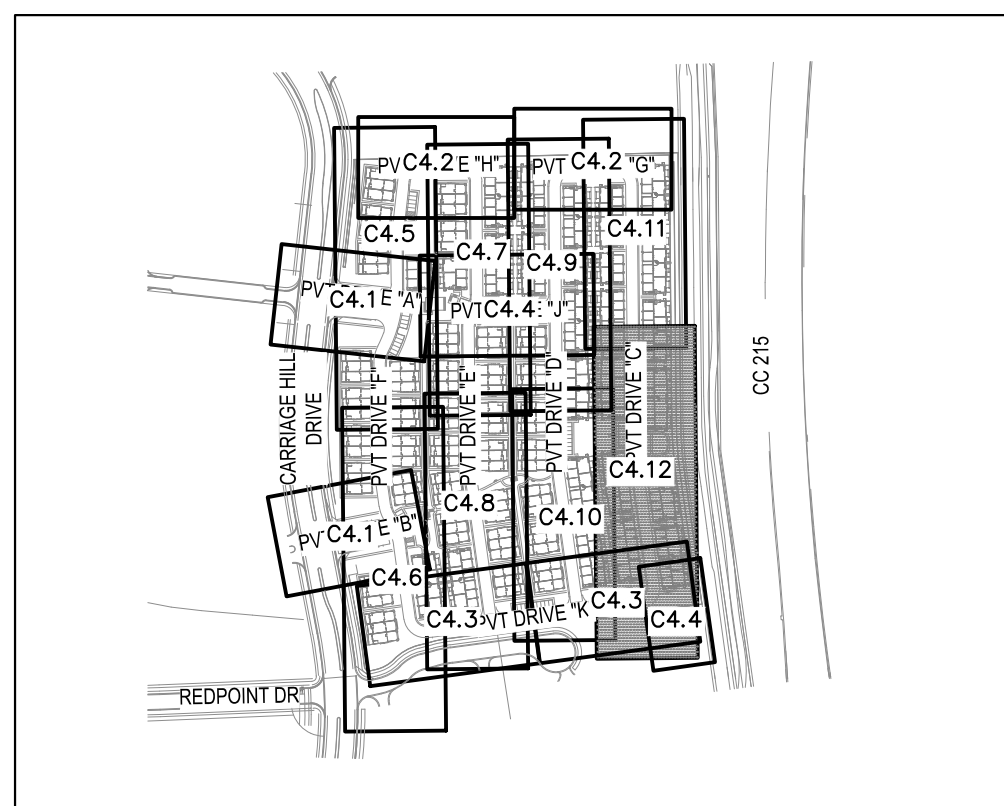
Plotted By: Kinner, Mikal Sheet Set: KHA Layout: C4.12 November 12, 2021 09:48:23am K:\LAV-Civil\092935004-Lennar Village 21 Parcel\CA04-PlanSheets\092935004-PP-NS.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRIVATE DRIVE "C" - PLAN VIEW
1" = 30'



PRIVATE DRIVE "C" - PROFILE VIEW - STA: 15+00 - 21+22
HORIZ: 1" = 30'
VERT: 1" = 3'



CONSTRUCTION NOTES

1. CONSTRUCT 30" ROLL CURB PER CCAUSD NO. 217.1.
2. CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD NO. 216.
3. CONSTRUCT 6" CURB PER DETAIL
5. 10 LF TRANSITION FROM "L" CURB TO ROLL CURB PER DETAIL 6 ON SHEET C9.3.
8. CONSTRUCT 3" WIDE VALLEY GUTTER PER DETAIL 5 ON SHEET C9.3.
9. CONSTRUCT 5" THICK SIDEWALK (WIDTH PER PLAN) PER CCAUSD NO. 234.
12. CONSTRUCT LIGHT AC PAVEMENT PER DETAIL 1 ON SHEET C9.3.
13. CONSTRUCT HEAVY AC PAVEMENT PER DETAIL 2 ON SHEET C9.3.
16. CONSTRUCT CMU RETAINING WALL, HEIGHT PER PLAN, WITH DECORATIVE VIEW FENCE. PLANS & DETAILS BY OTHERS (PER SEPARATE PERMIT)
30. CONSTRUCT ACCESSIBLE RAMP CASE 4 PER DETAIL 20 ON SHEET C9.3 AND SUMMER DESIGN STANDARDS
- LANDSCAPE AREA - TO BE MAINTAINED BY OWNER
- REFER TO STORM DRAIN PLANS, SHEETS C5.1 THROUGH C5.6, FOR STORM DESIGN

NOTE

ALL PIPES CLASS III UNLESS NOTED ON THE PLANS (TYP)

STORMWATER MANAGEMENT NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

ENGINEER'S NOTES

REFER TO OVERALL GRADING PLAN, SHEET C2.0

GEOTECHNICAL NOTE

ALL GRADING AND PAVEMENT SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: AMERICAN SOILS ENGINEERING, LLC
REPORT DATED: JULY 1, 2019
PROJECT No.: 1993-GE0

NOTE (ALL BUILDINGS): PER GEOTECHNICAL RECOMMENDATIONS, POSITIVE DRAINAGE OF 5% MINIMUM SHALL BE MAINTAINED FOR AREAS ADJACENT TO STRUCTURES THAT ARE NOT COVERED IN ASPHALT OR CONCRETE. THE 5% MINIMUM SLOPE SHALL BE MAINTAINED FOR A MINIMUM OF 10'.

LEGAL DESCRIPTION

SEE COVER SHEET FOR LEGAL DESCRIPTION

BENCHMARK

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

CITY OF LAS VEGAS BENCHMARK: 7LV0934S66 (REVISED 2008)

NAVD88 ELEVATION: 1,011.422 METERS (3,318.31 FEET)

FND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T205,R59E,S34

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)

SYSTEM: LAS VEGAS HIGH ELEVATION ZONE

CLV#: L20-00433 107Y5137

KHA PROJECT 092935004		DATE 11/12/2021	SCALE AS SHOWN	DESIGNED BY MK	DRAWN BY MK	CHECKED BY TC	KHA 11/12/2021		REVISIONS		DATE	BY	
PRIVATE DRIVE C PLAN & PROFILE STA 15+00 - 21+22		HIGHLIGHT		VILLAGE 21 - PARCEL I		PREPARED FOR LENNAR HOMES		CITY OF LAS VEGAS		NEVADA		43 OF 66 SHEETS	C4.12

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BLVD. S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PLANS APPROVED
LAND DEVELOPMENT
BUILDING AND
SAFETY DEPARTMENT
LAS VEGAS, NEVADA
01/25/2021

Kimley-Horn