



Technical Drainage Study Addendum #1

Summerlin Village 25 Parcel G

5523-A078

April 26, 2022

Prepared for:
Tri Pointe Homes
7255 S Tenaya Way #200
Las Vegas, NV, 89113
(702) 970-6811

Prepared by GCW, Inc.

1555 South Rainbow Blvd
Las Vegas, NV 89146

P: 702.804.2000
F: 702.804.2298

info@gcwengineering.com
www.gcwengineering.com

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Summerlin Village 25 - Parcel G Date: April 26, 2022

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

East/West: Sky Vista Drive

b) Section: 22 Township: 20S Range: 59E

c) APN : 137-22-813-002

Name of Owner: Owner: Howard Hughes Company, LLC Developer: Tri Pointe Homes

Telephone No.: 702.970.6811 Fax No.: N/A E-Mail Address: N/A

Address: 7255 S Tenaya Way Las Vegas Nevada, 89113

Contact Person-Name: Dr.KEvin Ramage, PE, DBA Telephone No.: 702.804.2000

* E-Mail Address: Kramage@gcwengineering.com Fax No.: 702.804.2299

Firm: G CW

Address: 1555 South Rainbow Boulevard Las Vegas, Nevada 89146

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	☐	Grading Permit

1. Total Owned Land Area: At Site: +/- 11.4 acres Being Developed/Disturbed: +/- 11.4 acres

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

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

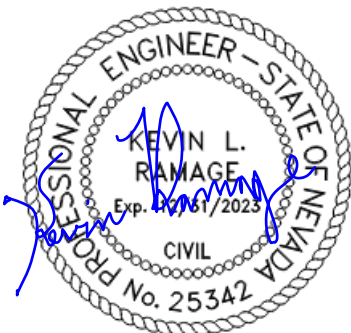
4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: +/- 0.00 acres

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Master Conceptual Drainage Study for Summerlin West Village 25 (Addendum 1).

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Existing 30" RCP stub in Kettle Ridge Drive

8. Briefly describe your proposed schedule for the subject project: The Client intends to start construction as soon as practical. Any expediting of this process is appreciated.



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

	Revision	Date
Local Entity File No. _____		

REFERENCE:

STANDARD FORM 1

5523-A078

April 26, 2022

Albert Y. Sung, P.E.
Flood Control Project Engineer
City of Las Vegas Land Development Services
Flood Control Division
495 S. Main Street
Las Vegas, Nevada 89101

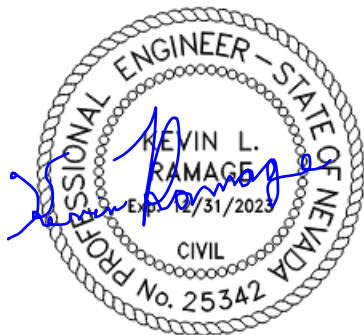
Re: Technical Drainage Study Addendum #1 for Summerlin Village 25 – Parcel G (DS5430C)

Dear Mr. Sung,

This letter is to certify that all documents provided in the Addendum #1 for the Technical Drainage Study for Summerlin Village 25 – Parcel G electronic submittal (CD) matches 100% the hardcopy version of the study.

Respectfully submitted,

Dr. Kevin Ramage, PE, DBA
Flood Control Project Engineer





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APPENDIX A

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 20, 2022
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 West Village 25 – Parcel G	GCW, Inc.
Cross Streets:	SEC of Fox Hill Drive & Sky Vista Drive	Howard Hughes Co. / Tri Pointe
File Number:	F:\Depot\DSMemos\DS5430C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-813-002	CCRFCD
Zoning Action:	21-0174-TMP1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/23/2021	4/6/2021	Not Approved	\$400.00	4212116: \$400
2 nd Submittal	1/25/2022	2/8/2022	Not Approved	\$400.00	4619346: \$400
3 rd Submittal (Paid on 4/15/2022)	3/30/2022 & 4/15/2022	4/20/2022	See Comments Below	\$400.00	4740524: \$400
TOTAL FEES (LDDRS):				\$1,2 00.00	----

REMARKS:

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

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

- The last submittal revised the typical drainage pattern in the backyard area. Previously, the backyard within the 5'-PDE drains through lot lines on surface. The last submittal replaced with a yard drain inlet and a 4"-pipe through the wall, surface flow until it reaches another yard drain inlet and repeat. However, this creates couple problems:
 - There is no indication of any wall openings at lot lines. If the yard drain is totally clogged, there will be no overflow path and the back yard or even the adjacent house will be inundated. Address and resolve in the next submittal.
 - 4"-pipe is small and can be clogged frequently. Pipe also can be broken and will cost the pertinent homeowner time and money down the road. For small area lot to lot drainage, it is recommended to have surface flow as possible because that will require the least maintenance cost and frequency. Review and revise accordingly.
- Cross section details still do not reflect the associated L-curb or valley gutter within the proposed 5'-PDE. For example: **Sheet G1**: At the backyard of Lots 32-35, *Detail K/D2* did not show the L-curb. Same for *Details K/D1, J/D1 and H/D2* etc. Perform an overall check for all pertinent detail sections in the next submittal.

The following conditions are repeated until they are complete:

3. The subject development is under the premise of flood protection by the improved *Sky Vista Drive*, *Fox Hill Drive* and *Kettle Ridge 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.
4. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

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>

5. *All storm drain inlets that are more than 10' deep require a special structure detail and calculations. Submit structural design and calculations to City Building & Safety Department for review and approval prior to the final approval of the drainage study.*

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

END OF REMARKS

ays

T/R/S: T20S/R59E/22

AREA K-22

Subject: Addendum #1 Technical Drainage Study for Summerlin Village 25 Parcel G (DS-5430C)

This report addresses City of Las Vegas (CLV) review comments dated April 20, 2022 included in Appendix A.

1. The last submittal revised the typical drainage pattern in the backyard area. Previously, the backyard within the 5'-PDE drains through lot lines on surface. The last submittal replaced with a yard drain inlet and a 4"-pipe through the wall, surface flow until it reaches another yard drain inlet and repeat. However, this creates couple problems:

- There is no indication of any wall openings at lot lines. If the yard drain is totally clogged, there will be no overflow path and the back yard or even the adjacent house will be inundated. Address and resolve in the next submittal.
- 4"-pipe is small and can be clogged frequently. Pipe also can be broken and will cost the pertinent homeowner time and money down the road. For small area lot to lot drainage, it is recommended to have surface flow as possible because that will require the least maintenance cost and frequency. Review and revise accordingly.

Response:

Pipes increased to 6" as well as sideways block wall opening provided in case pipes become clogged per request. See detail sheets.

2. Cross section details still do not reflect the associated L-curb or valley gutter within the proposed 5'- PDE. For example: Sheet G1: At the backyard of Lots 32-35, Detail K/D2 did not show the L-curb. Same for Details K/D1, J/D1 and H/D2 etc. Perform an overall check for all pertinent detail sections in the next submittal.

Response:

Corrected, see detail sheets.

3. The subject development is under the premise of flood protection by the improved Sky Vista Drive, Fox Hill Drive and Kettle Ridge 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.

Response:

Noted.

4. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study. Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal.

Response:

Noted, concurrence will be sought after once conditional approval letter is received.

5. All storm drain inlets that are more than 10' deep require a special structure detail and calculations. Submit structural design and calculations to City Building & Safety Department for review and approval prior to the final approval of the drainage study.

Response:

The structural design and calculations have been completed. Submission will take place once we are cleared to submit to CCRFCD for concurrence (so the processes run simultaneously). When we spoke with the City Building & Safety Department, this is what they suggested.

If you have any questions or require additional information, please do not hesitate to contact GCW at (702) 804-2000.

Respectfully,

GCW, INC.

A handwritten signature in blue ink that reads "Kevin Ramage". The signature is stylized with a large initial "K" and a long, sweeping underline.

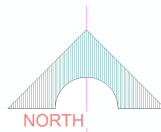
Dr. Kevin Ramage, PE, DBA
Flood Control Division

APPENDIX B



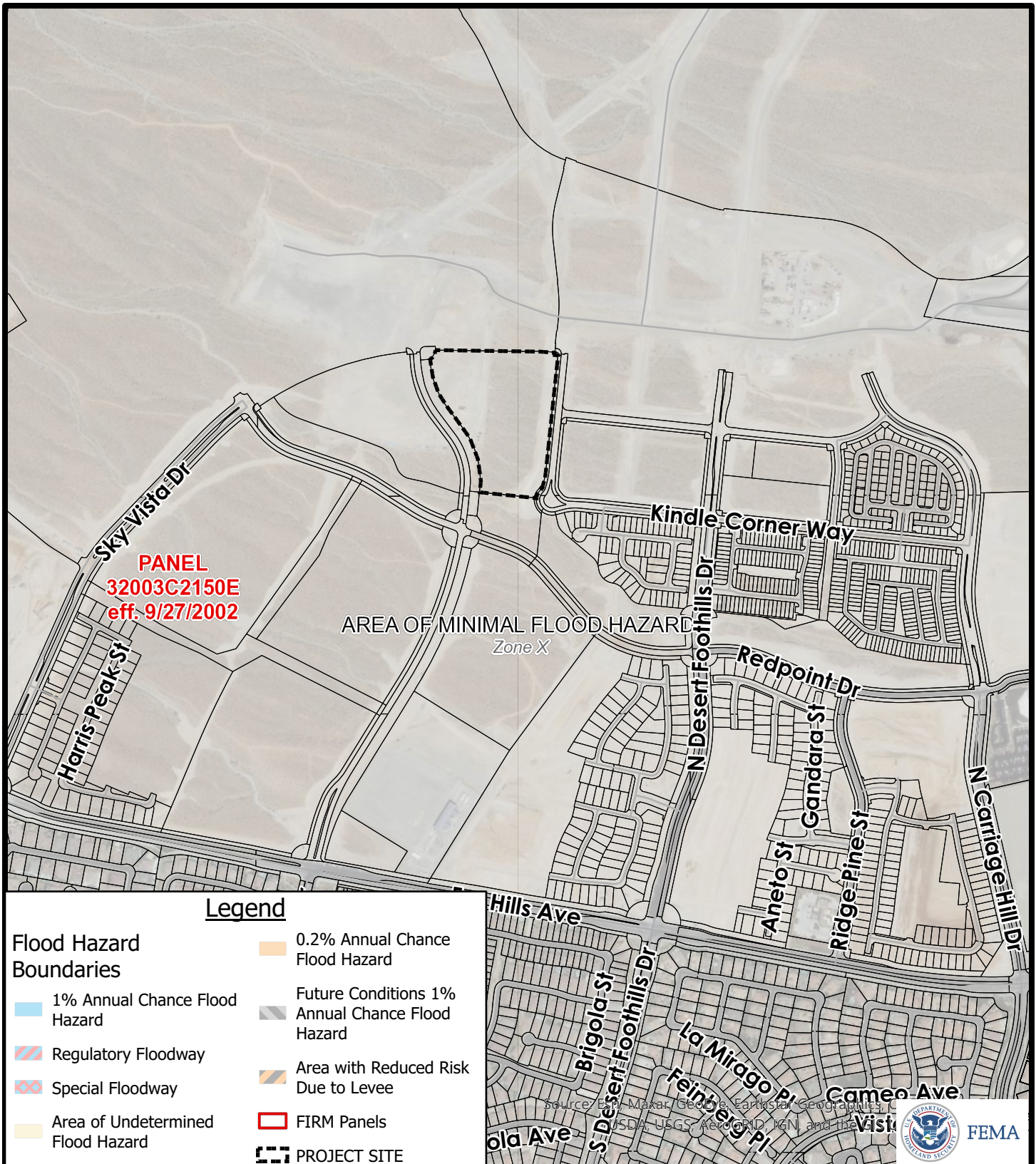
Summerlin Village 25 Parcel G
FIGURE 1
VICINITY MAP

0 800 1,600 Feet

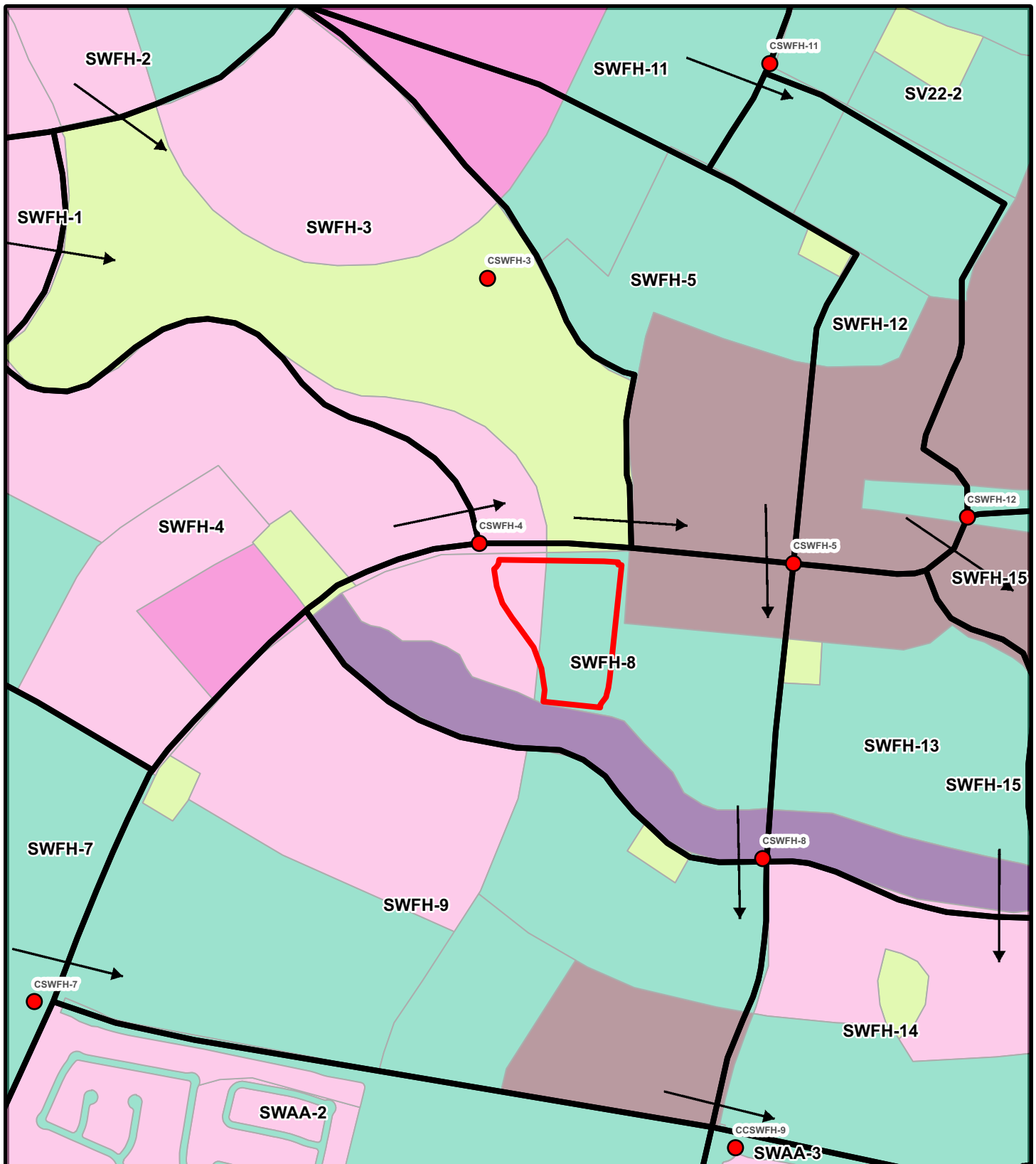


GCV
ENGINEERS \ SURVEYORS

1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com



Summerlin Village 25 Parcel G
FIGURE 2
 FEMA FIRM

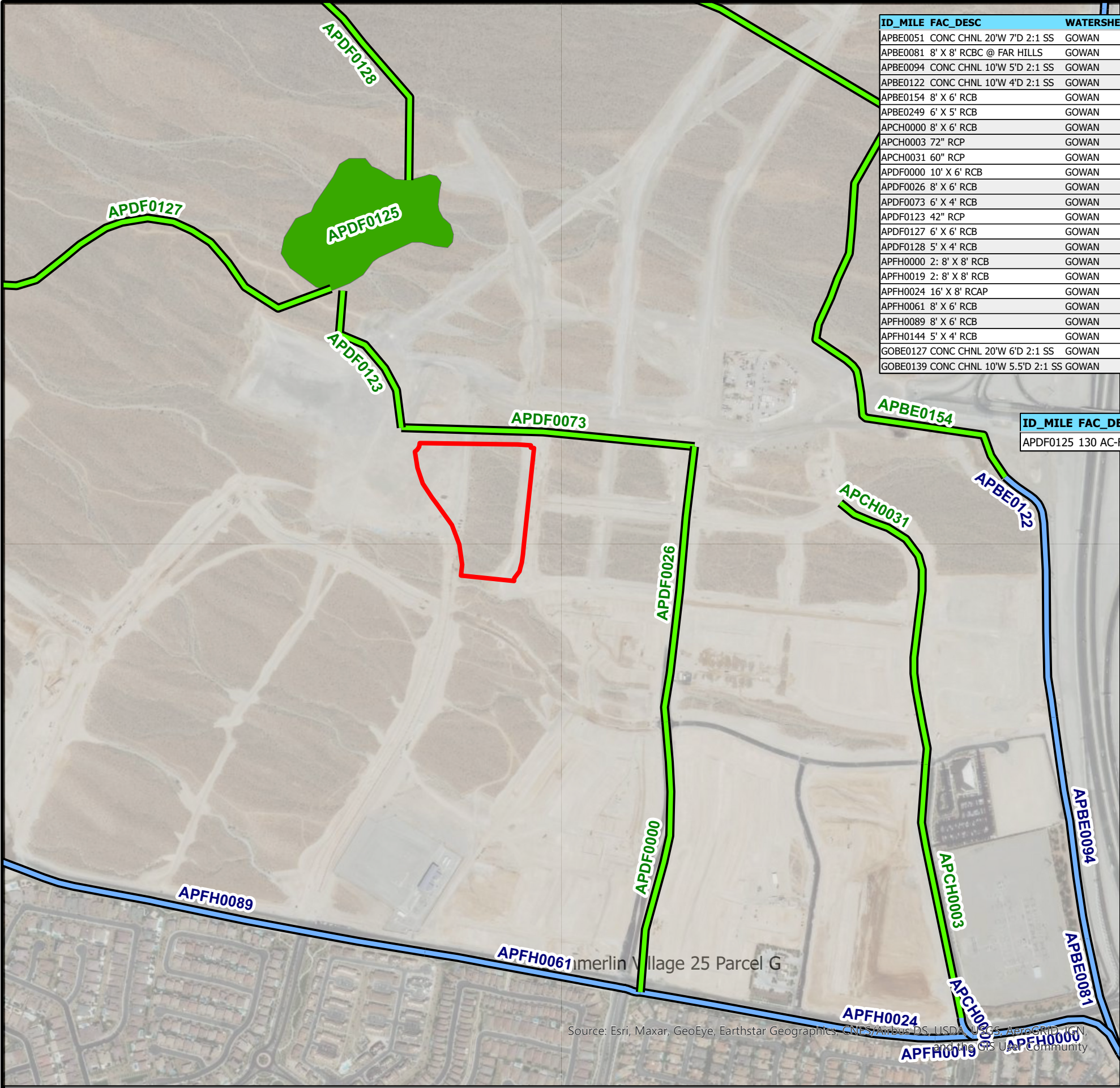


Summerlin Village 25 Parcel G FIGURE 3

2018 MPU SUBBASIN MAP

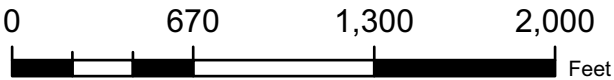
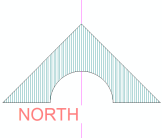
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ID_MILE	FAC_DESC	WATERSHED	LENGTH_FT	W_FT	SLOPE_FTF	HEC1_MODEL	HEC1_NODE	HEC1_FLOW	TRIB_AREA	FACNAME
APBE0051	CONC CHNL 20'W 7'D 2:1 SS	GOWAN	1583	20	0.0277	GOW3A	CCSWFH15	3366	3.39	ANGEL PARK - BELTWAY BRANCH
APBE0081	8' X 8' RCB @ FAR HILLS	GOWAN	777	8	0.0232	GOW3A	CSWFH-15	1048	0.59	ANGEL PARK - BELTWAY BRANCH
APBE0094	CONC CHNL 10'W 5'D 2:1 SS	GOWAN	1465	10	0.0188	GOW3A	CSWFH-15	1048	0.59	ANGEL PARK - BELTWAY BRANCH
APBE0122	CONC CHNL 10'W 4'D 2:1 SS	GOWAN	1685	10	0.008	GOW3A	CSWFH-15	1048	0.59	ANGEL PARK - BELTWAY BRANCH
APBE0154	8' X 6' RCB	GOWAN	5012	8	0.013	GOW3A	CSWFH-12	781	0.41	ANGEL PARK - BELTWAY BRANCH
APBE0249	6' X 5' RCB	GOWAN	2858	6	0.03	GOW3A	CSWFH-11	606	0.31	ANGEL PARK - BELTWAY BRANCH
APCH0000	8' X 6' RCB	GOWAN	152	8	0.0087	GOW3A	CSWFH-14	399	0.21	ANGEL PARK - CARRIAGE HILL BRANCH
APCH0003	72" RCP	GOWAN	1685	0	0.02	GOW3A	CSWFH-14	399	0.21	ANGEL PARK - CARRIAGE HILL BRANCH
APCH0031	60" RCP	GOWAN	2008	0	0.0138	GOW3A	SWFH-13	206	0.1	ANGEL PARK - CARRIAGE HILL BRANCH
APDF0000	10' X 6' RCB	GOWAN	1788	10	0.0355	GOW3B	CSWFH-9	1428	0.8	ANGEL PARK - DESERT FOOTHILLS BRANCH
APDF0026	8' X 6' RCB	GOWAN	1813	8	0.02	GOW3A	CSWFH-8	968	1.8	ANGEL PARK - DESERT FOOTHILLS BRANCH
APDF0073	6' X 4' RCB	GOWAN	1922	6	0.044	GOW3A	CSWFH-4	486	1.52	ANGEL PARK - DESERT FOOTHILLS BRANCH
APDF0123	42" RCP	GOWAN	1076	0	0.06	GOW3A	GPDB	141	1.29	ANGEL PARK - DESERT FOOTHILLS BRANCH
APDF0127	6' X 6' RCB	GOWAN	2977	6	0.038	GOW3A	SWFH-1	853	0.69	ANGEL PARK - DESERT FOOTHILLS BRANCH
APDF0128	5' X 4' RCB	GOWAN	2197	5	0.057	GOW3A	SWFH-2	509	0.37	ANGEL PARK - DESERT FOOTHILLS BRANCH
APFH0000	2: 8' X 8' RCB	GOWAN	1070	8	0.035	GOW3B	CCSWFH14	2494	1.51	ANGEL PARK - FAR HILLS BRANCH
APFH0019	2: 8' X 8' RCB	GOWAN	250	8	0.0419	GOW3B	CCSWFH-9	2149	1.3	ANGEL PARK - FAR HILLS BRANCH
APFH0024	16' X 8' RCAP	GOWAN	1951	16	0.051	GOW3B	CCSWFH-9	2149	1.3	ANGEL PARK - FAR HILLS BRANCH
APFH0061	8' X 6' RCB	GOWAN	1435	8	0.02	GOW3A	CSWFH-7	839	0.5	ANGEL PARK - FAR HILLS BRANCH
APFH0089	8' X 6' RCB	GOWAN	2946	8	0.02	GOW3A	CSWFH-7	839	0.5	ANGEL PARK - FAR HILLS BRANCH
APFH0144	5' X 4' RCB	GOWAN	2497	5	0.055	GOW3A	SWFH-6	456	0.28	ANGEL PARK - FAR HILLS BRANCH
GOBE0127	CONC CHNL 20'W 6'D 2:1 SS	GOWAN	638	20	0.005	GOW3A	SV22-2	782	0.49	GOWAN LONE MOUNTAIN SYST. BELTWAY
GOBE0139	CONC CHNL 10'W 5.5'D 2:1 SS	GOWAN	1500	10	0.0102	GOW3A	SV22-2	782	0.49	GOWAN LONE MOUNTAIN SYST. BELTWAY

ID_MILE	FAC_DESC	WATERSHED	ACRE_FT	HEC1_MODEL	HEC1_NODE	HEC1_FLOW	TRIB_AREA
APDF0125	130 AC-FT GRAND PARK DETENTION BASIN	GOWAN	130	GOW3A	CSWFH-3	1543	1.29

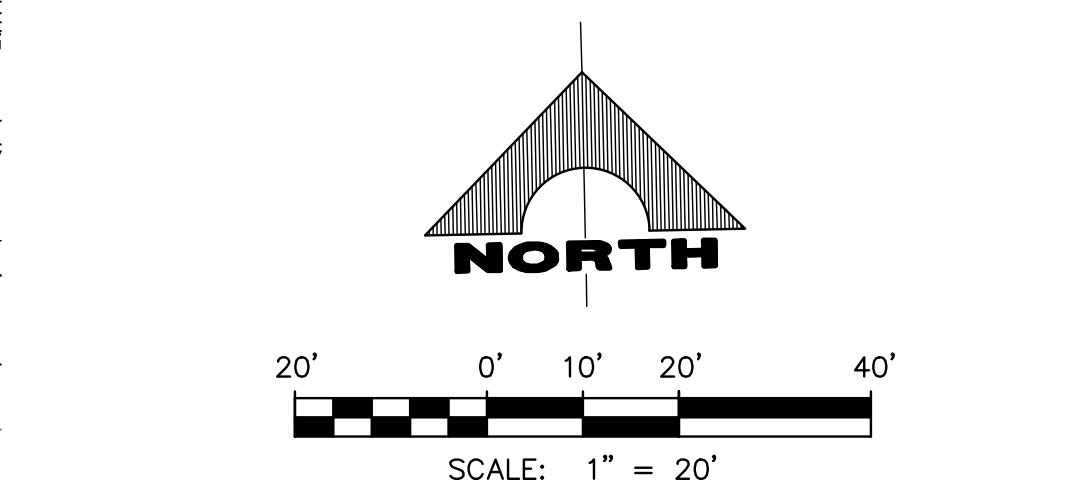
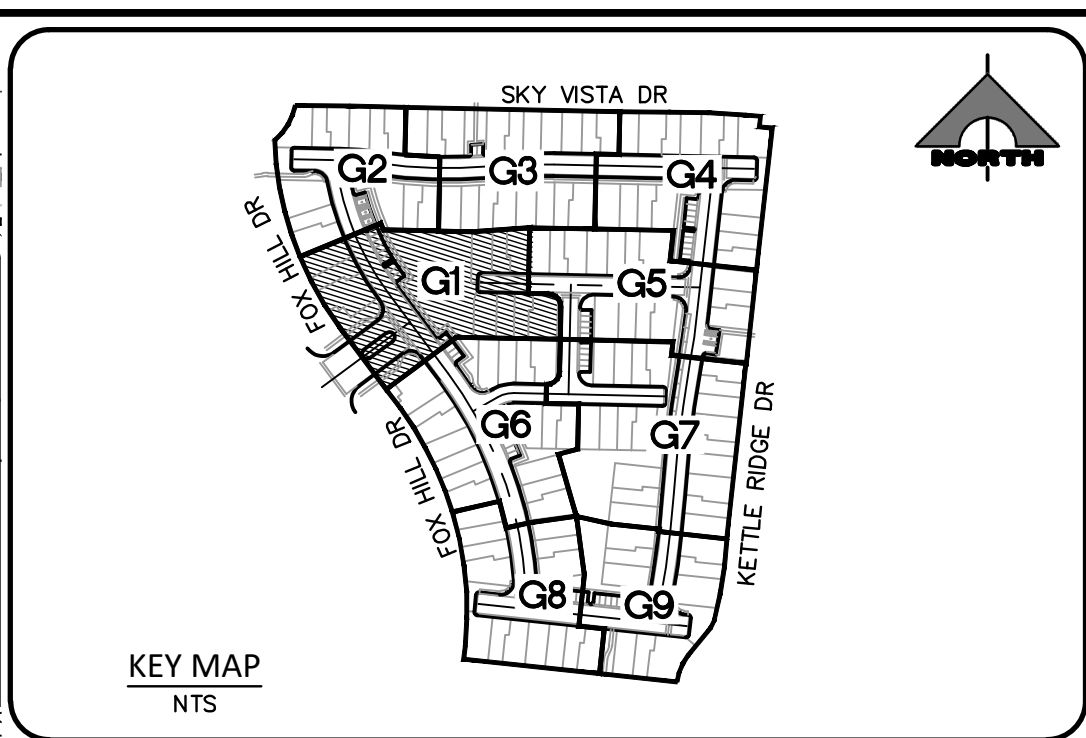
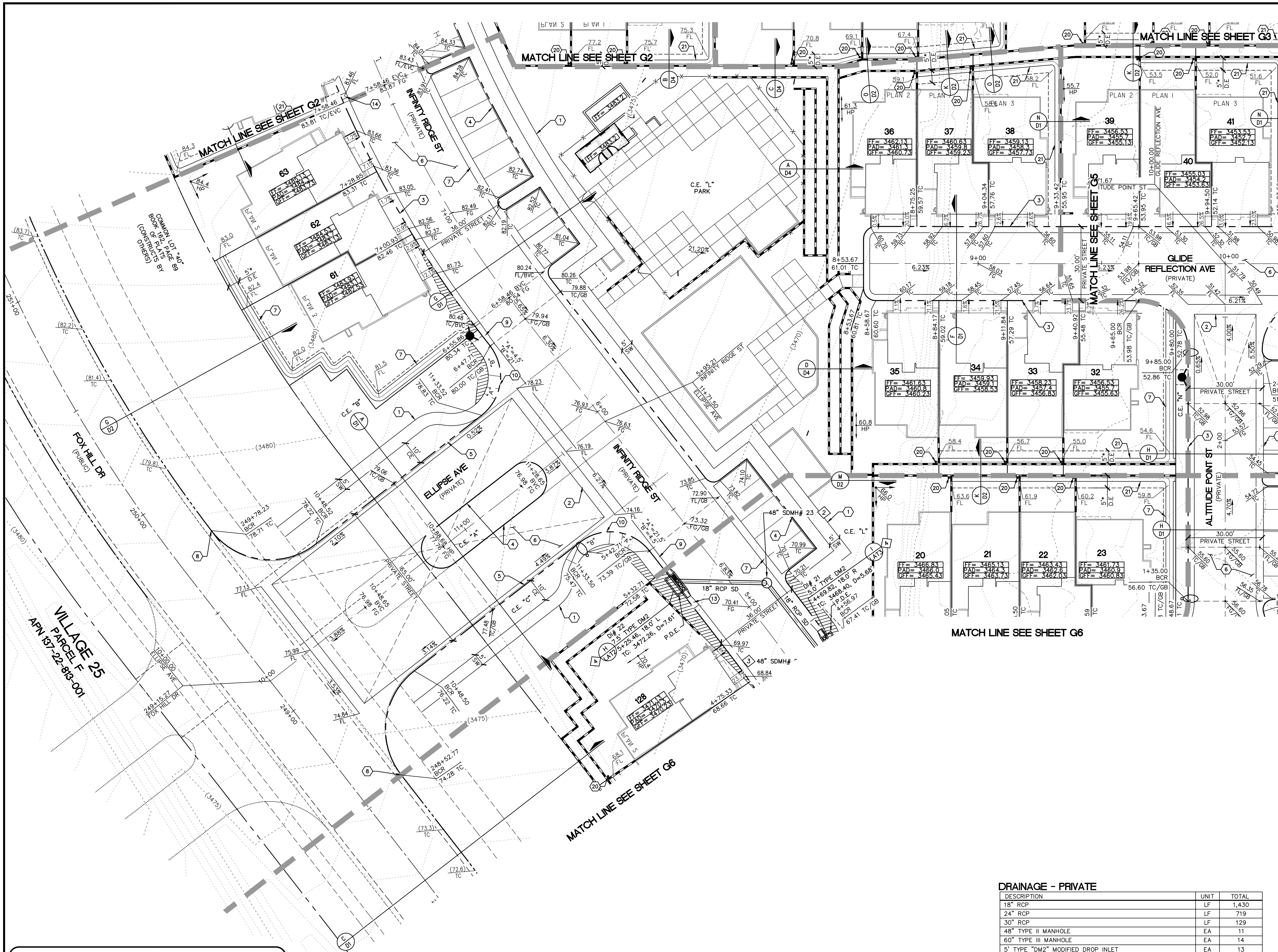


CCRFCF Facilities	CCRFCF Basins
STATUS	STATUS
COM	COM
CON	CON
PRO	PRO
TN1	TN1
TN2	TN2
	PROJECT SITE

Summerlin Village 25 Parcel G
FIGURE 4
2018 MPU FACILITY MAP

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX C



- CONSTRUCTION NOTES**
1. CONSTRUCT CONCRETE SIDEWALK PER SUMMERLIN STD DWG NO. S-72 & S-48.
 2. CONSTRUCT 8" WIDE VALLEY GUTTER PER SUMMERLIN STD DWG NO. S-64.
 3. CONSTRUCT MODIFIED ROLL CURB PER USDOCA NO. 217.1.
 4. CONSTRUCT MEDIAN "A" TYPE PER SUMMERLIN STD DWG NO. S-50.
 5. CONSTRUCT "L" CURB PER SUMMERLIN STD DWG NO. S-47.
 6. CONSTRUCT 2" AC OVER 4" TYPE II BASE. SEE SOIL REPORT PREPARED BY GEOTEK PROJ. #XXXX FOR MORE DETAIL.
 7. CONSTRUCT 3" VALLEY GUTTER PER DETAIL "P" SHEET D1.
 8. SAWCUT & MATCH TO EXISTING CURB & SIDEWALK. CONTRACTOR SHALL VERIFY EX. LOCATION & PAVEMENT PRIOR TO CONSTRUCTION.
 9. CONSTRUCT 10' TRANSITION FROM "L" CURB TO MODIFIED ROLL CURB PER DETAIL "T" SHEET D2.
 10. CONSTRUCT HANDICAP RAMP PER USDOCA NO. 235 CASE 1. SEE PLAN FOR "A" & "B" DIMENSION.
 11. CONSTRUCT 2" SIDEWALK UNDERDRAIN PER USDOCA NO. 236.
 12. INSTALL GATE - SEE LANDSCAPE.
 13. CONSTRUCT 5' TRANSITION FROM "L" CURB TO MODIFIED ROLL CURB PER DETAIL "L" SHEET D3.
 14. CONSTRUCT 2' CURB OPENING PER DETAIL "N" SHEET D3.
 15. CONSTRUCT 2' VALLEY GUTTER PER DETAIL "M" SHEET D3.
 16. CONSTRUCT BLOCK WALL OPENING PER DETAIL "O" SHEET D3.
 17. CONSTRUCT 24" GATE PER USDOCA NO. 425.S1. SEE DETAIL "K" SHEET D3.
 18. CONSTRUCT FENCE PER USDOCA NO. 425.S1. SEE DETAIL "P" SHEET D3.
 19. CONSTRUCT FENCE PER USDOCA NO. 425.S1. SEE DETAIL "A" SHEET D3.
 20. INSTALL YARD DRAIN INLET PER DETAIL "E" WITH 8" CMU BLOCK PLACED ON SIDE PER DETAIL "G", SEE SHEET D4.
 21. INSTALL "L" TYPE CURB AND GUTTER PER USDOCA NO. 216, SEE DETAIL "T" ON SHEET D4.
- NO DEEP ROOTED TREES SHALL BE PLACED WITHIN 10 FEET OF THE OUTSIDE EDGE OF THE STORM DRAIN PIPE.

- STORM DRAIN CONSTRUCTION NOTES**
1. CONNECT TO EXISTING 30" RCP STORM DRAIN.
 2. CONSTRUCT 48" TYPE I STORM DRAIN MANHOLE PER STD. DWG 403.
 3. CONSTRUCT 48" TYPE II STORM DRAIN MANHOLE PER STD. DWG 405.2.
 4. CONSTRUCT MODIFIED TYPE "DM2" PER STD DWG 412.1 & 421. SEE PLAN PER SIZE.
 5. EXISTING STORM DRAIN PIPE TO BE REMOVED.

EARTHWORK		
ADJUSTED CUT	ADJUSTED FILL	
24,742 CY	30,048 CY	

DRAINAGE - PRIVATE		
DESCRIPTION	UNIT	TOTAL
18" RCP	LF	1,430
24" RCP	LF	719
30" RCP	LF	129
48" TYPE II MANHOLE	EA	11
60" TYPE III MANHOLE	EA	14
5" TYPE "DM2" MODIFIED DROP INLET	EA	13
7.5" TYPE "DM2" MODIFIED DROP INLET	EA	4
10" TYPE "DM2" MODIFIED DROP INLET	EA	6

BASIS OF BEARING

SOUTH 89°51'25" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AS SHOWN IN BOOK 160, PAGE 86 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 7LV0934SW6. FIND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. TR 20S, R59E, S34

ELEVATION: 3318.31 (FEET)
1011.422 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

EXISTING UTILITY NOTE

EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE ONLY AND MAY NOT SHOW ALL EXISTING FACILITIES WITHIN THE PROJECT AREA. CONTRACTOR MUST FIELD VERIFY AND POTHOLE EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE PROTECTED IN PLACE DURING CONSTRUCTION UNLESS OTHERWISE NOTED ON DRAWINGS. CONTACT UTILITY COMPANIES AT LEAST 24 HOURS PRIOR TO INTERRUPTION OF SERVICE.

FLOOD HAZARD ZONE

THIS PROJECT IS LOCATED WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE X PER FIRM PANEL 32003C2150E, DATED SEPTEMBER 27, 2002. A ZONE X IS DEFINED AS BEING OUTSIDE THE 100-YEAR FLOODPLAIN AND NOT LOCATED WITHIN A FEMA-DESIGNATED SPECIAL FLOOD HAZARD AREA.

NOTES

*PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE H.O.A.

ALL DRAINAGE EASEMENTS ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE H.O.A.

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

SVZ NOTE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES, OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREETLIGHT 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 TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

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

Call 811

1-800-642-2444

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

CALL BEFORE YOU DIG
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

1-702-227-2929

STEVEN FORD, P.E. 12175
ACTING CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

DATE

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

SOUTHWEST GAS APPROVAL

SOUTHWEST GAS CORPORATION SWG UID DATE

DRAINAGE CERTIFICATION

I CERTIFY THAT THE GRADING PLANS ARE IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

ROBERT A. MURNANE, P.E. #9680 04/25/2022 DATE

PROFESSIONAL ENGINEER - STATE OF NEVADA
ROBERT A. MURNANE
No. 1271/2023
CIVIL
No. 9680
4/25/2022

PROJECT NO. 5523-A078

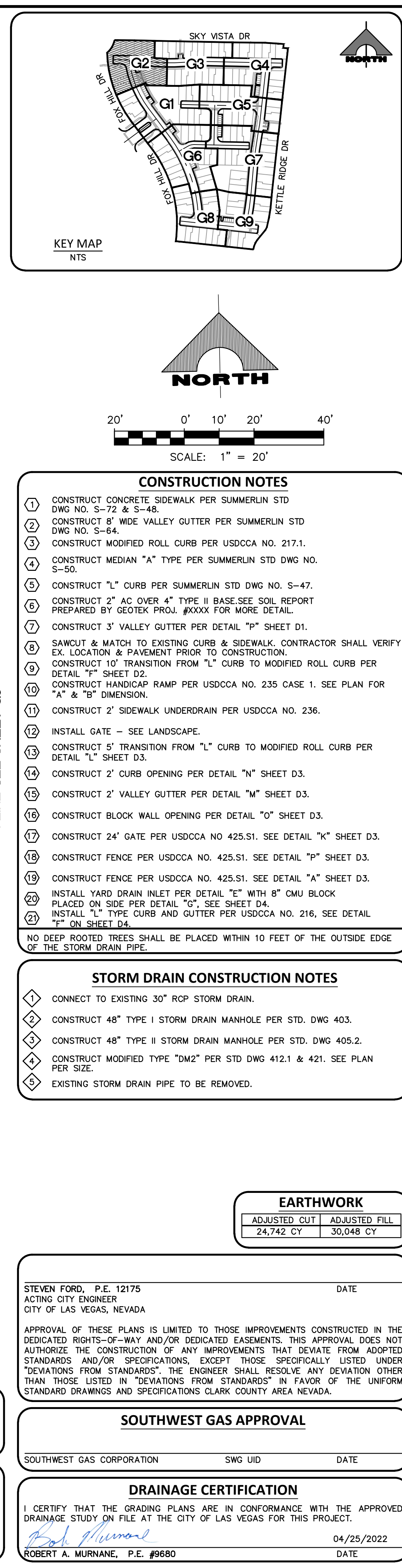
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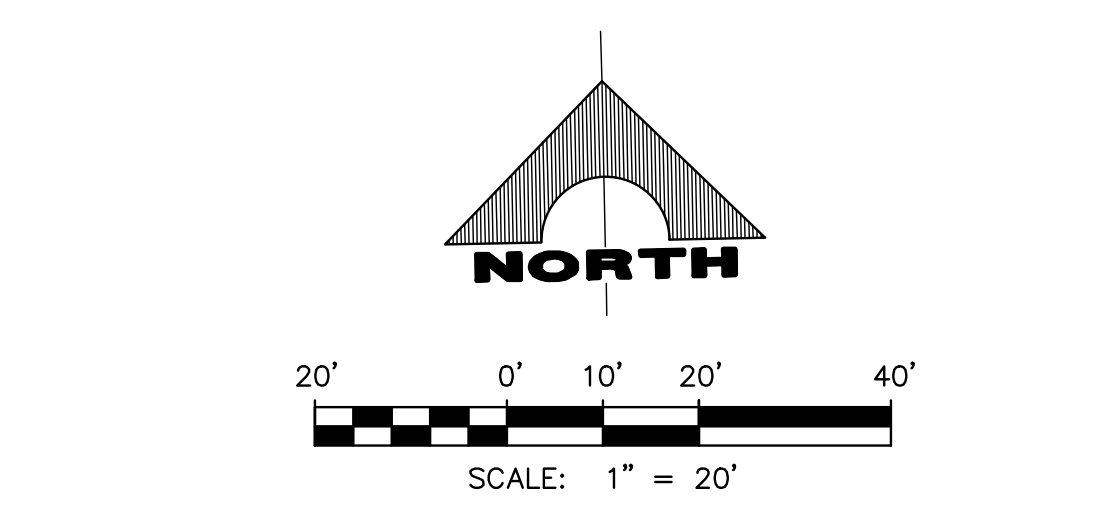
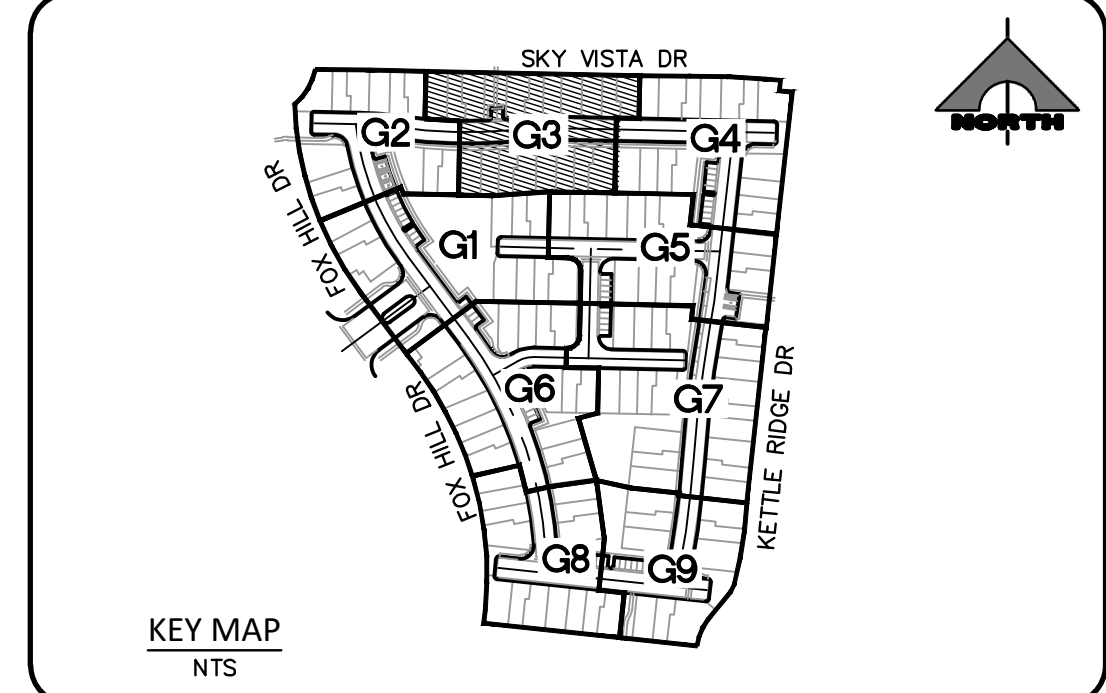
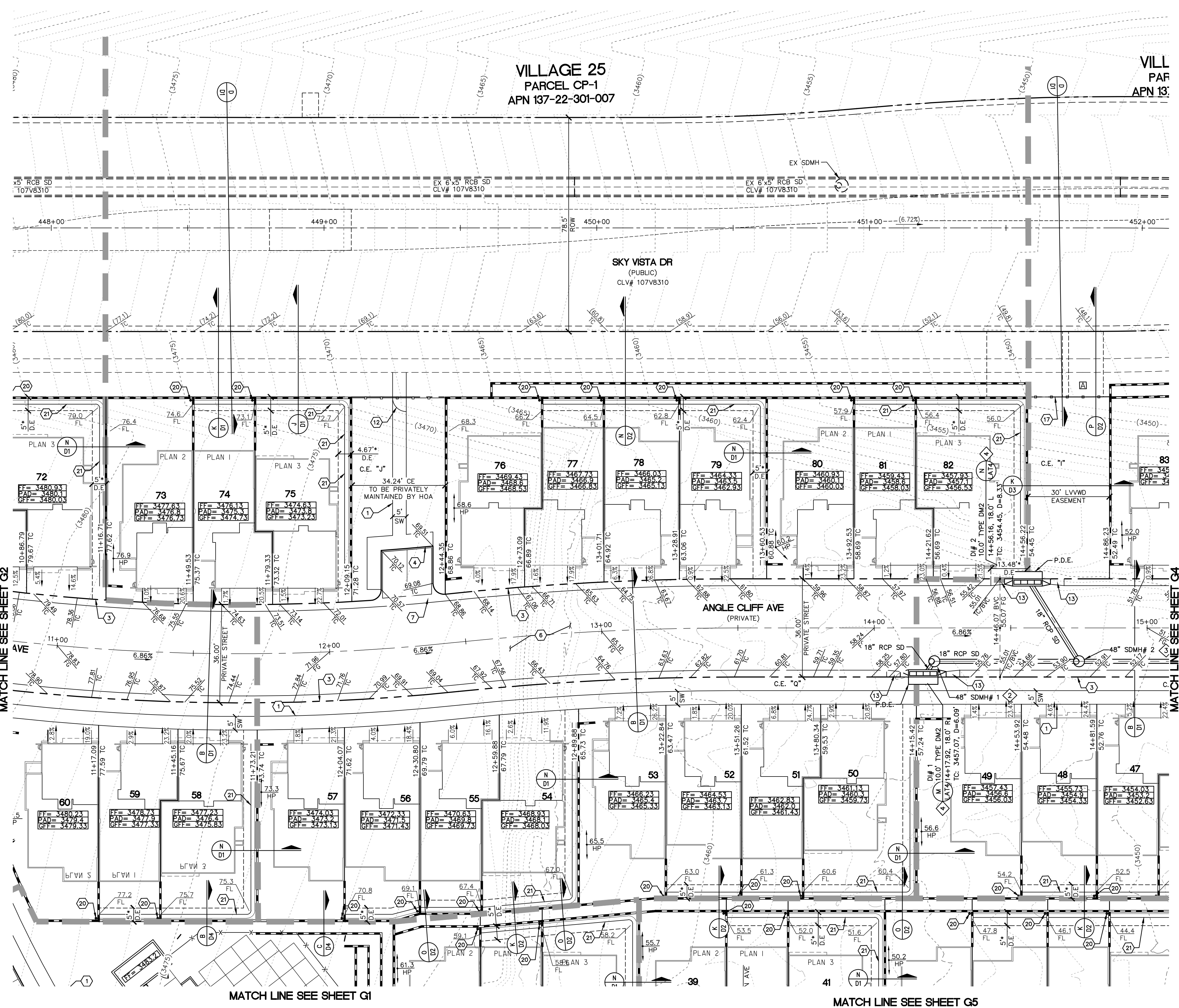
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

GCV
ENGINEERS / SURVEYORS

TRI POINTE HOMES
VILLAGE 25 PARCEL G
GRADING PLAN 1

DRAWING
G1
4 OF 53 SHTS

[illegible]



- ### CONSTRUCTION NOTES
- CONSTRUCT CONCRETE SIDEWALK PER SUMMERLIN STD DWG NO. S-72 & S-48.
 - CONSTRUCT 8" WIDE VALLEY GUTTER PER SUMMERLIN STD DWG NO. S-84.
 - CONSTRUCT MODIFIED ROLL CURB PER USDOCA NO. 217.1.
 - CONSTRUCT MEDIAN "A" TYPE PER SUMMERLIN STD DWG NO. S-50.
 - CONSTRUCT "L" CURB PER SUMMERLIN STD DWG NO. S-47.
 - CONSTRUCT 2" AC OVER 4" TYPE II BASE. SEE SOIL REPORT PREPARED BY GEOTEK PROJ. #XXXX FOR MORE DETAIL.
 - CONSTRUCT 3" VALLEY GUTTER PER DETAIL "P" SHEET D1.
 - SAWCUT & MATCH TO EXISTING CURB & SIDEWALK. CONTRACTOR SHALL VERIFY EX. LOCATION & PAVEMENT PRIOR TO CONSTRUCTION.
 - CONSTRUCT 10' TRANSITION FROM "L" CURB TO MODIFIED ROLL CURB PER DETAIL "T" SHEET D2.
 - CONSTRUCT HANDICAP RAMP PER USDOCA NO. 235 CASE 1. SEE PLAN FOR "A" & "B" DIMENSION.
 - CONSTRUCT 2" SIDEWALK UNDERDRAIN PER USDOCA NO. 236.
 - INSTALL GATE - SEE LANDSCAPE.
 - CONSTRUCT 5" TRANSITION FROM "L" CURB TO MODIFIED ROLL CURB PER DETAIL "L" SHEET D3.
 - CONSTRUCT 2" CURB OPENING PER DETAIL "N" SHEET D3.
 - CONSTRUCT 2" VALLEY GUTTER PER DETAIL "M" SHEET D3.
 - CONSTRUCT BLOCK WALL OPENING PER DETAIL "O" SHEET D3.
 - CONSTRUCT 24" GATE PER USDOCA NO. 425.S1. SEE DETAIL "K" SHEET D3.
 - CONSTRUCT FENCE PER USDOCA NO. 425.S1. SEE DETAIL "A" SHEET D3.
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 - INSTALL YARD DRAIN INLET PER DETAIL "E" WITH 8" CMU BLOCK PLACED ON SIDE PER DETAIL "G", SEE SHEET D4.
 - INSTALL "L" TYPE CURB AND GUTTER PER USDOCA NO. 216, SEE DETAIL "F" ON SHEET D4.
- NO DEEP ROOTED TREES SHALL BE PLACED WITHIN 10 FEET OF THE OUTSIDE EDGE OF THE STORM DRAIN PIPE.
- ### STORM DRAIN CONSTRUCTION NOTES
- CONNECT TO EXISTING 30" RCP STORM DRAIN.
 - CONSTRUCT 48" TYPE I STORM DRAIN MANHOLE PER STD. DWG 403.
 - CONSTRUCT 48" TYPE II STORM DRAIN MANHOLE PER STD. DWG 405.2.
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EARTHWORK		
ADJUSTED CUT	ADJUSTED FILL	
24,742 CY	30,048 CY	

STEVEN FORD, P.E. 12175
ACTING CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

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SOUTHWEST GAS APPROVAL

SOUTHWEST GAS CORPORATION SWG UID DATE

DRAINAGE CERTIFICATION

I CERTIFY THAT THE GRADING PLANS ARE IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

ROBERT A. MURNANE, P.E. #9680 04/25/2022 DATE

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FAST

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SOUTH 89°51'25" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AS SHOWN IN BOOK 160, PAGE 86 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 7LV0934SW6. FIND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. TR 20S, R59E, S34

ELEVATION: 3318.31 (FEET)
1011.422 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

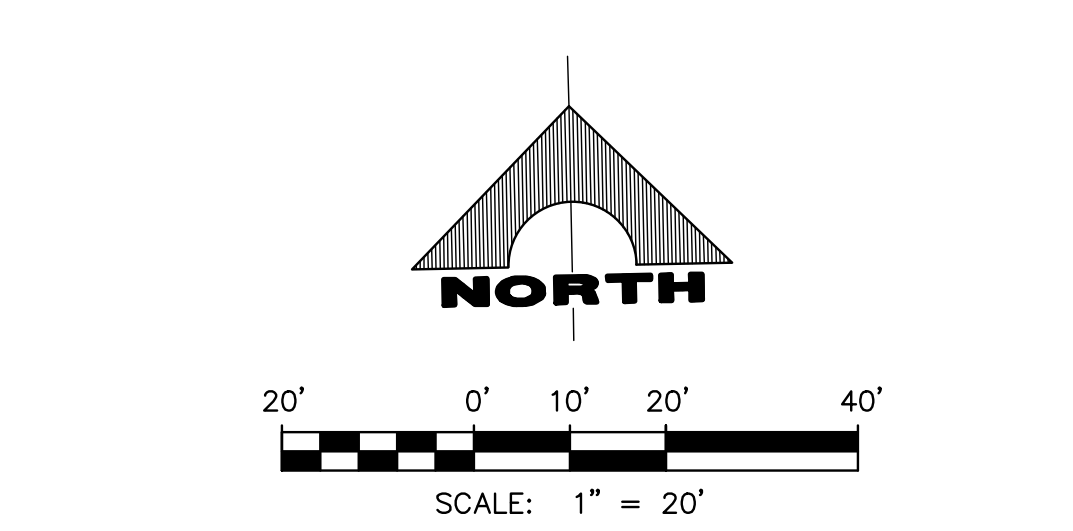
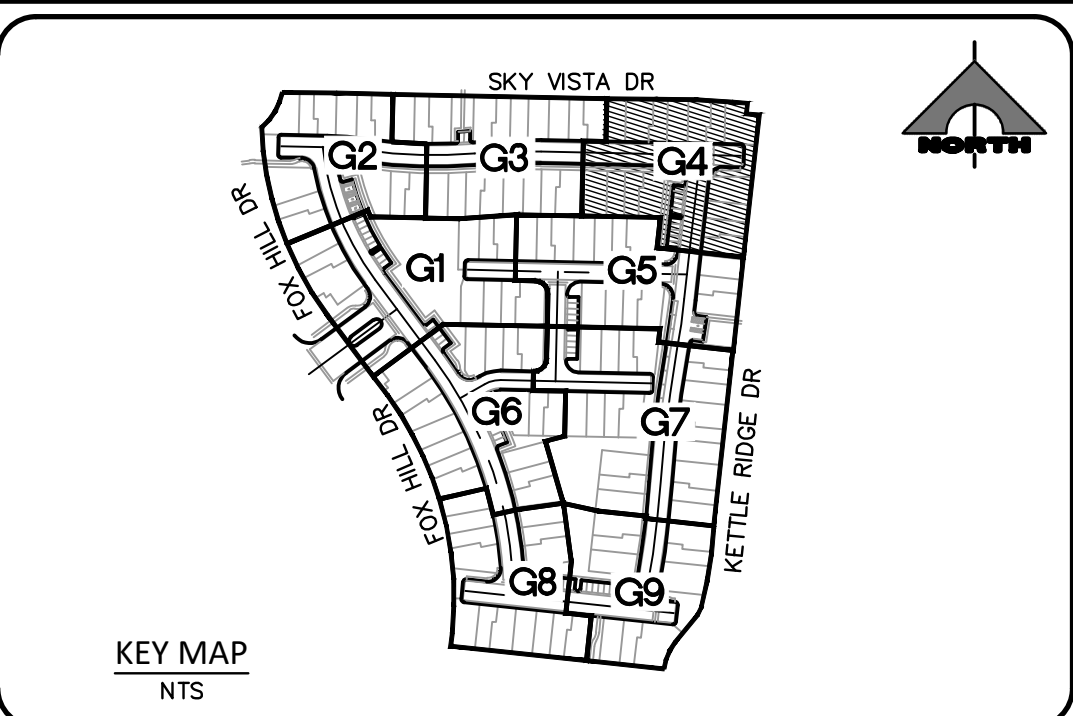
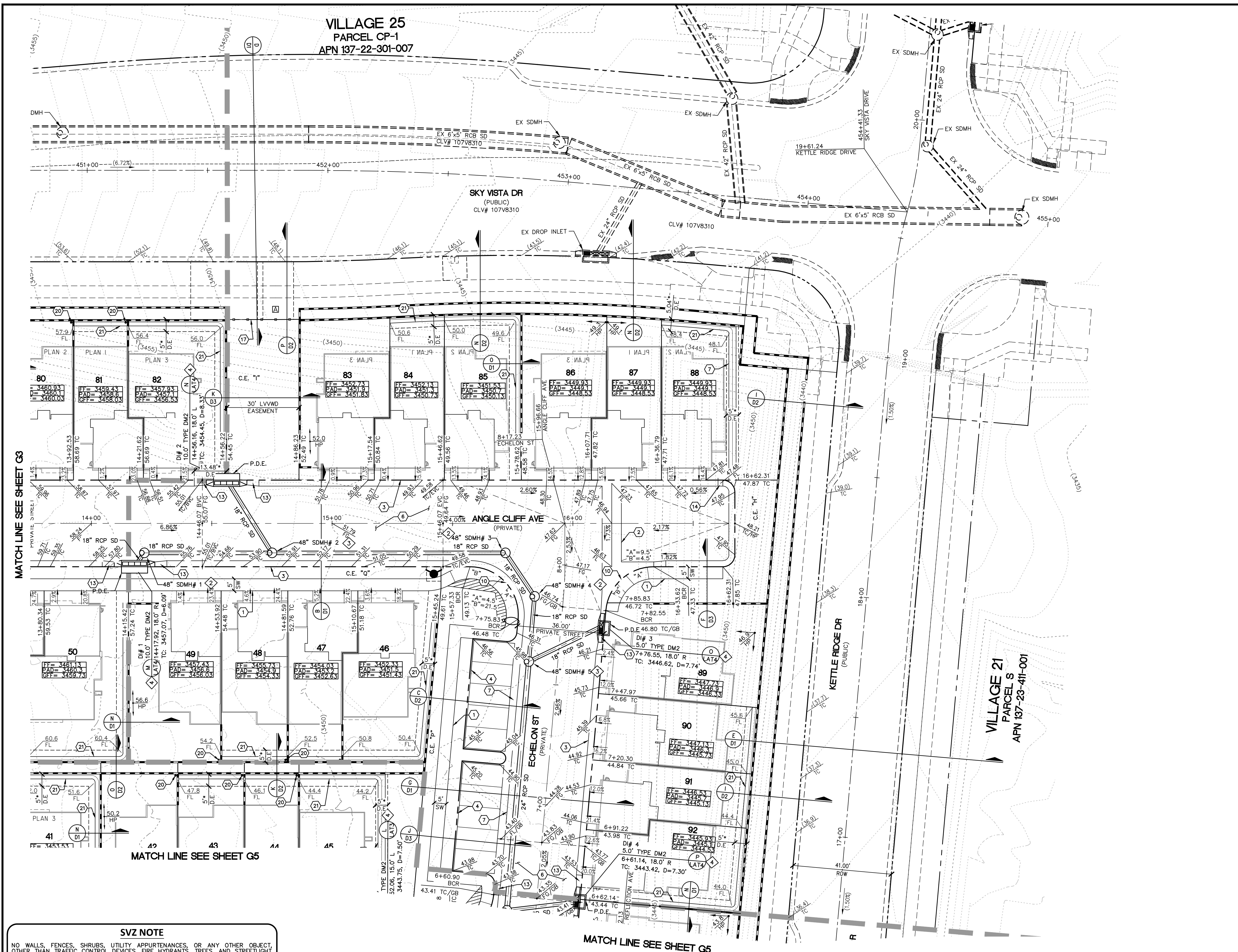
PROFESSIONAL ENGINEER - STATE OF NEVADA
ROBERT A. MURNANE
Exp. 12/31/2023
No. 9680

PROJECT NO.	5523-A078
DESIGN	GCW
DRAWN	GCW
CHECK	GCW
PLOT DATE	04-25-22
PLOT TIME	11:19:06
SCOTT MARSHALL	

1565 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

TRI POINTE HOMES
VILLAGE 25 PARCEL G
GRADING PLAN 3

DRAWING
G3
6 OF 53 SHTS



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STEVEN FORD, P.E. 12175
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CITY OF LAS VEGAS, NEVADA

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PROJECT NO. 5523-A078

DESIGN: GCW
DRAWN: GCW
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PLOT DATE: 04-25-22
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PROJECT NO. 5523-A078
1565 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
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TRI POINTE HOMES

VILLAGE 25 PARCEL G

GRADING PLAN 4

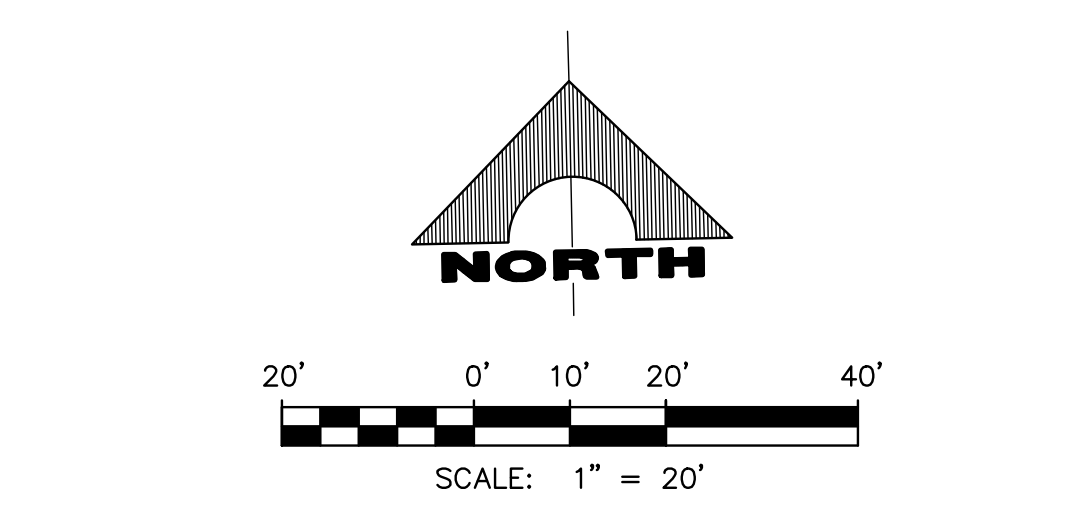
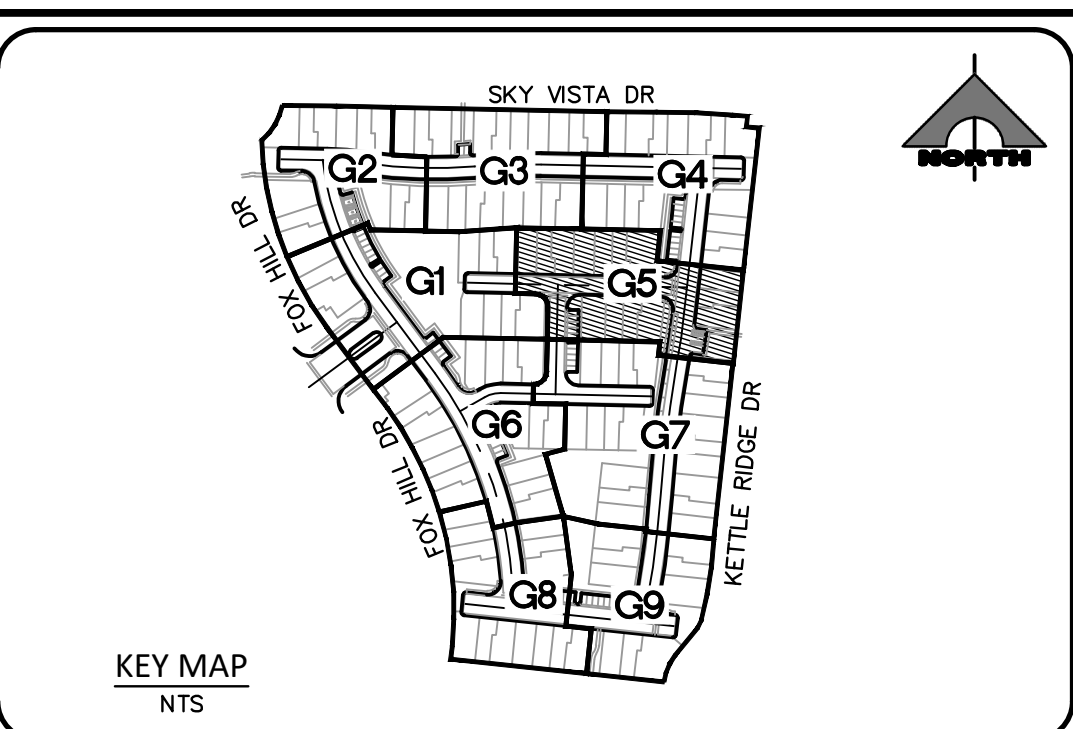
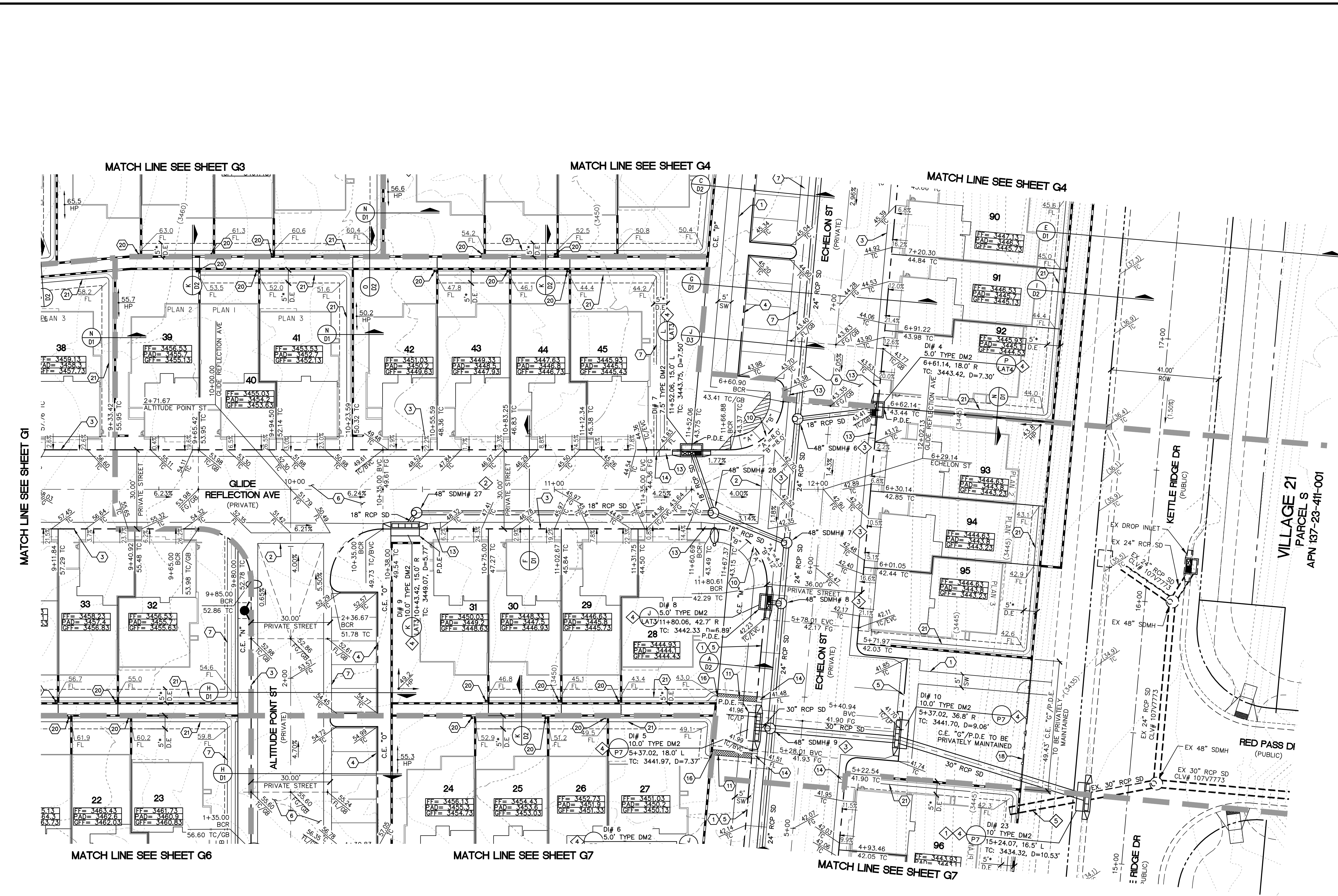
DRAWING

G4

7 OF 53 SHTS

PROFESSIONAL ENGINEER - STATE OF NEVADA
ROBERT A. MURNANE
Exp. 12/31/2023
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Robert A. Murnane 04/25/2022
ROBERT A. MURNANE, P.E. #9680 DATE

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ROBERT A. MURNANE
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REV	11-19-17
DESCRIPTION	

TRI POINTE HOMES

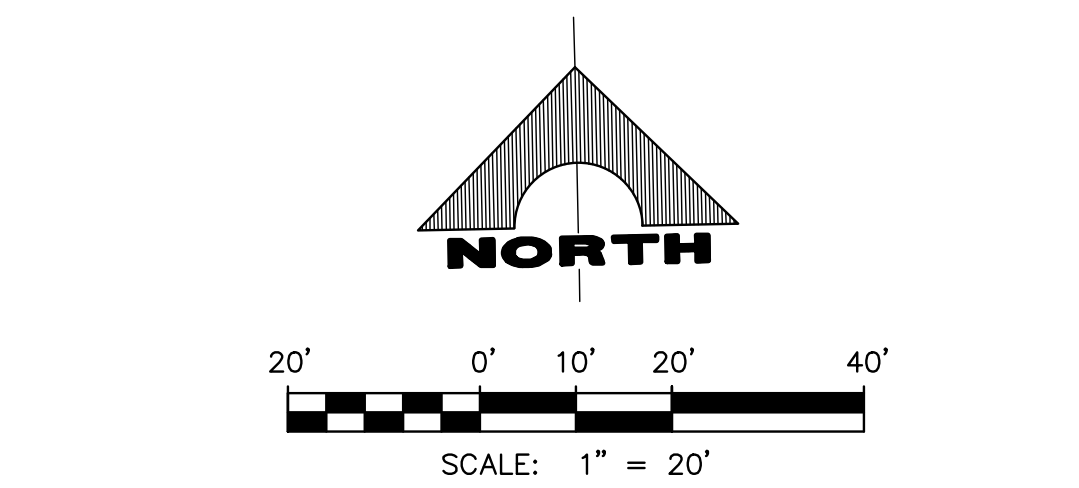
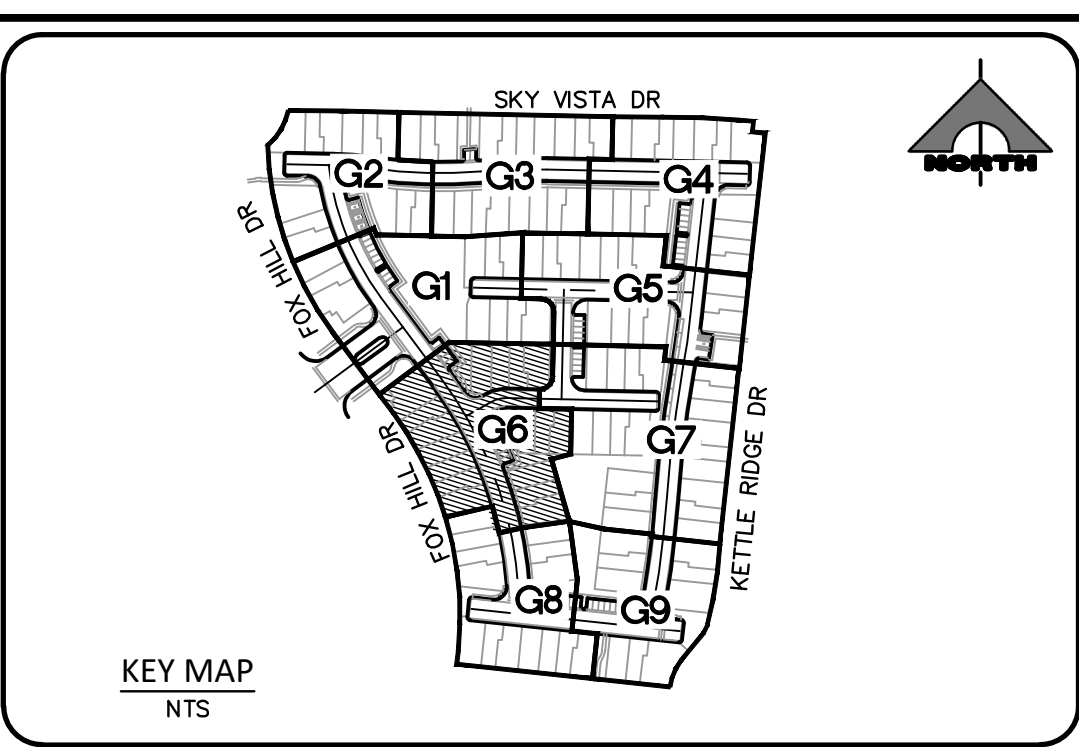
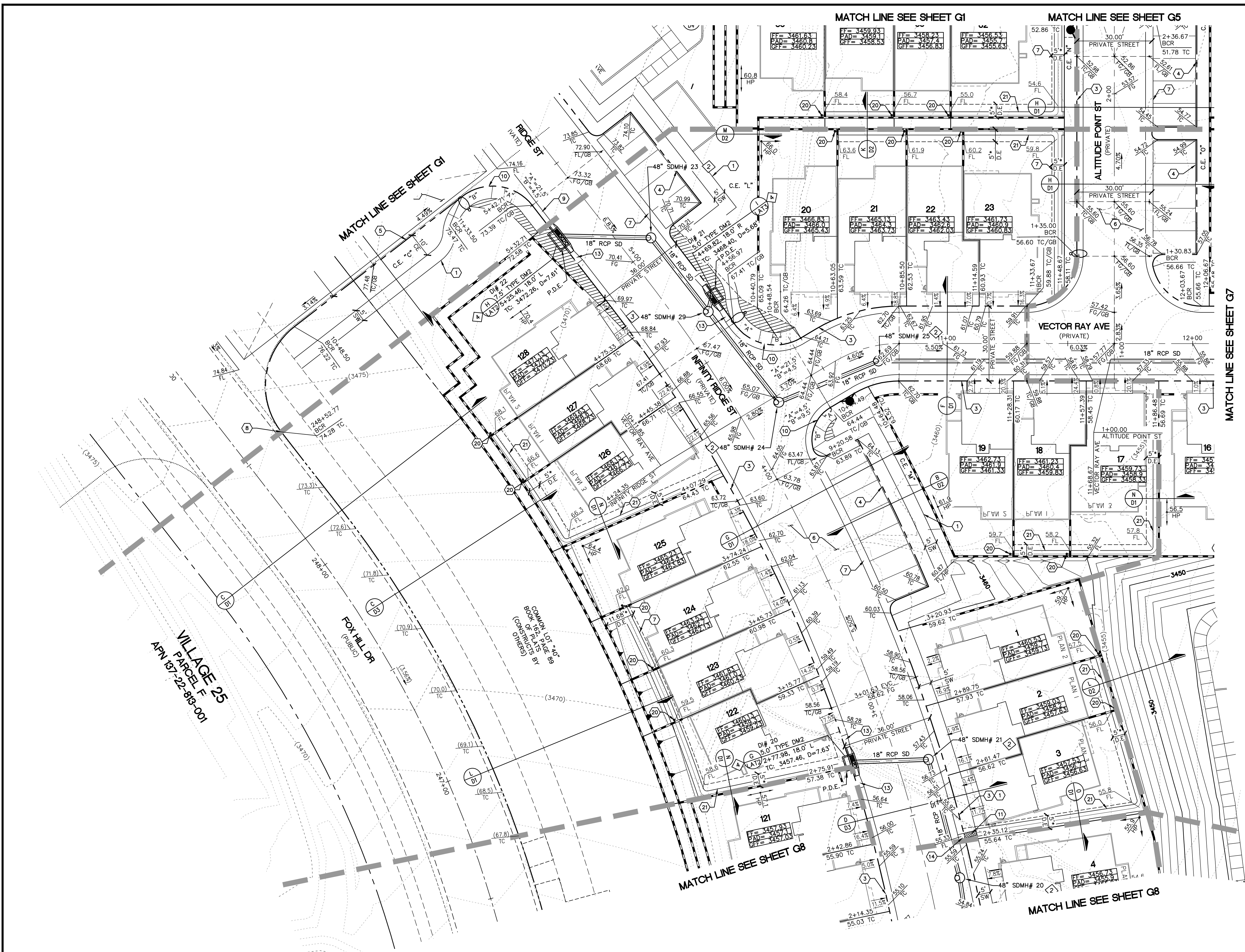
VILLAGE 25 PARCEL G

GRADING PLAN 5

DRAWING

G5

8 OF 53 SHTS



- ### CONSTRUCTION NOTES
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 - CONSTRUCT 8" WIDE VALLEY GUTTER PER SUMMERLIN STD DWG NO. S-64.
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 - CONSTRUCT MEDIAN "A" TYPE PER SUMMERLIN STD DWG NO. S-50.
 - CONSTRUCT "L" CURB PER SUMMERLIN STD DWG NO. S-47.
 - CONSTRUCT 2" AC OVER 4" TYPE II BASE. SEE SOIL REPORT PREPARED BY GEOTEK PROJ. #XXXX FOR MORE DETAIL.
 - CONSTRUCT 3" VALLEY GUTTER PER DETAIL "P" SHEET D1.
 - SAWOUT & MATCH TO EXISTING CURB & SIDEWALK. CONTRACTOR SHALL VERIFY EX. LOCATION & PAVEMENT PRIOR TO CONSTRUCTION.
 - CONSTRUCT 10' TRANSITION FROM "L" CURB TO MODIFIED ROLL CURB PER DETAIL "T" SHEET D2.
 - CONSTRUCT HANDICAP RAMP PER USDOCA NO. 235 CASE 1. SEE PLAN FOR "A" & "B" DIMENSION.
 - CONSTRUCT 2" SIDEWALK UNDERDRAIN PER USDOCA NO. 236.
 - INSTALL GATE - SEE LANDSCAPE.
 - CONSTRUCT 5' TRANSITION FROM "L" CURB TO MODIFIED ROLL CURB PER DETAIL "L" SHEET D3.
 - CONSTRUCT 2' CURB OPENING PER DETAIL "N" SHEET D3.
 - CONSTRUCT 2' VALLEY GUTTER PER DETAIL "M" SHEET D3.
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 - CONSTRUCT 24' GATE PER USDOCA NO. 425.S1. SEE DETAIL "K" SHEET D3.
 - CONSTRUCT FENCE PER USDOCA NO. 425.S1. SEE DETAIL "P" SHEET D3.
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 - INSTALL YARD DRAIN INLET PER DETAIL "E" WITH 8" CMU BLOCK PLACED ON SIDE PER DETAIL "G", SEE SHEET D4.
 - INSTALL "L" TYPE CURB AND GUTTER PER USDOCA NO. 216, SEE DETAIL "F" ON SHEET D4.
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EARTHWORK		
ADJUSTED CUT	ADJUSTED FILL	
24,742 CY	30,048 CY	

STEVEN FORD, P.E. 12175
ACTING CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

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SOUTHWEST GAS APPROVAL

SOUTHWEST GAS CORPORATION SWG UID DATE

DRAINAGE CERTIFICATION

I CERTIFY THAT THE GRADING PLANS ARE IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

ROBERT A. MURNANE, P.E. #9800 04/25/2022

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SOUTH 89°51'25" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AS SHOWN IN BOOK 160, PAGE 86 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 7LV0934SW6. FIND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. TR 20S, R59E, S34

ELEVATION: 3318.31 (FEET)
1011.422 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

NOTES

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Avoid cutting underground utility lines. It's costly.

Call 811

1-800-642-2444

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

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

PROJECT NO. 5523-A078

DESIGN: GCW

DRAWN: GCW

CHECK: GCW

PLOT DATE: 04-25-22

PLOT TIME: 11:19:24

SCOTT MARSHALL

1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

GCV
ENGINEERS | SURVEYORS

TRI POINTE HOMES

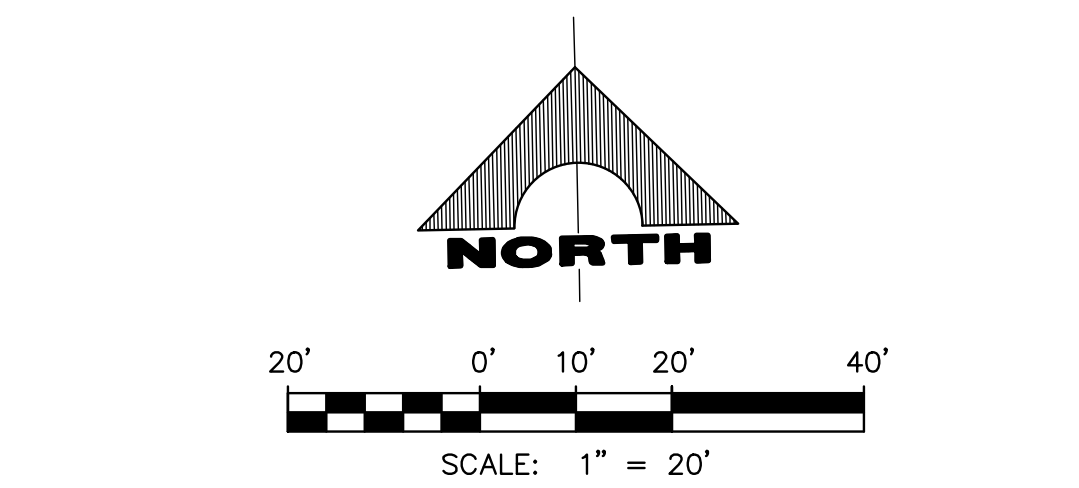
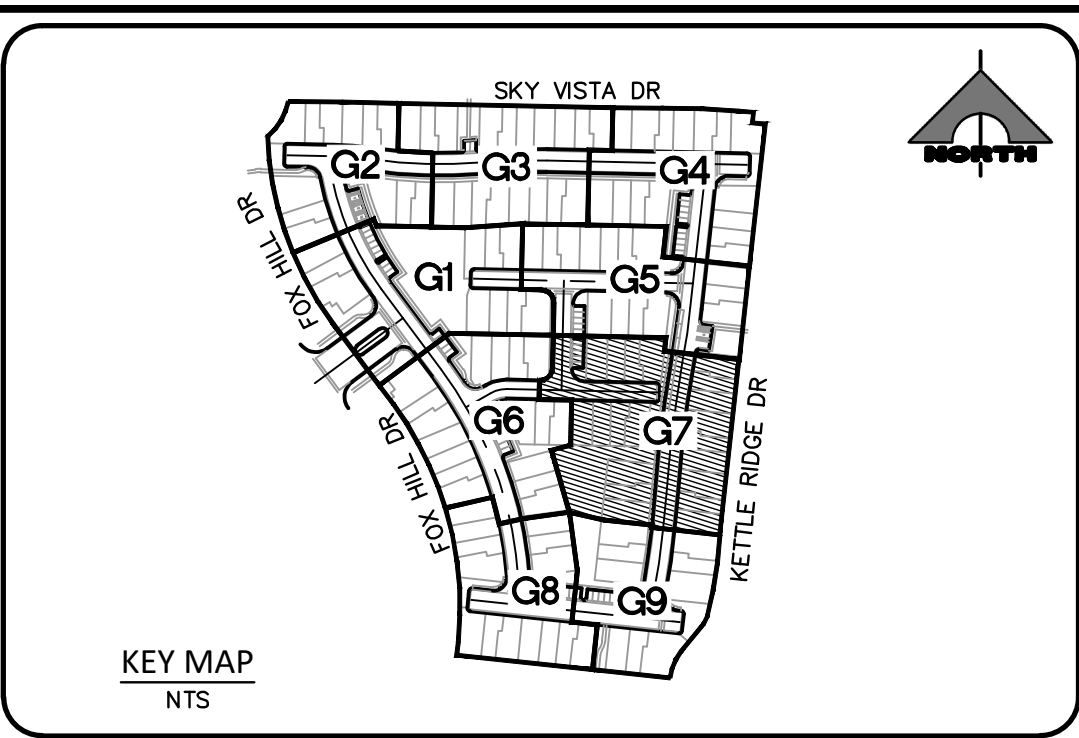
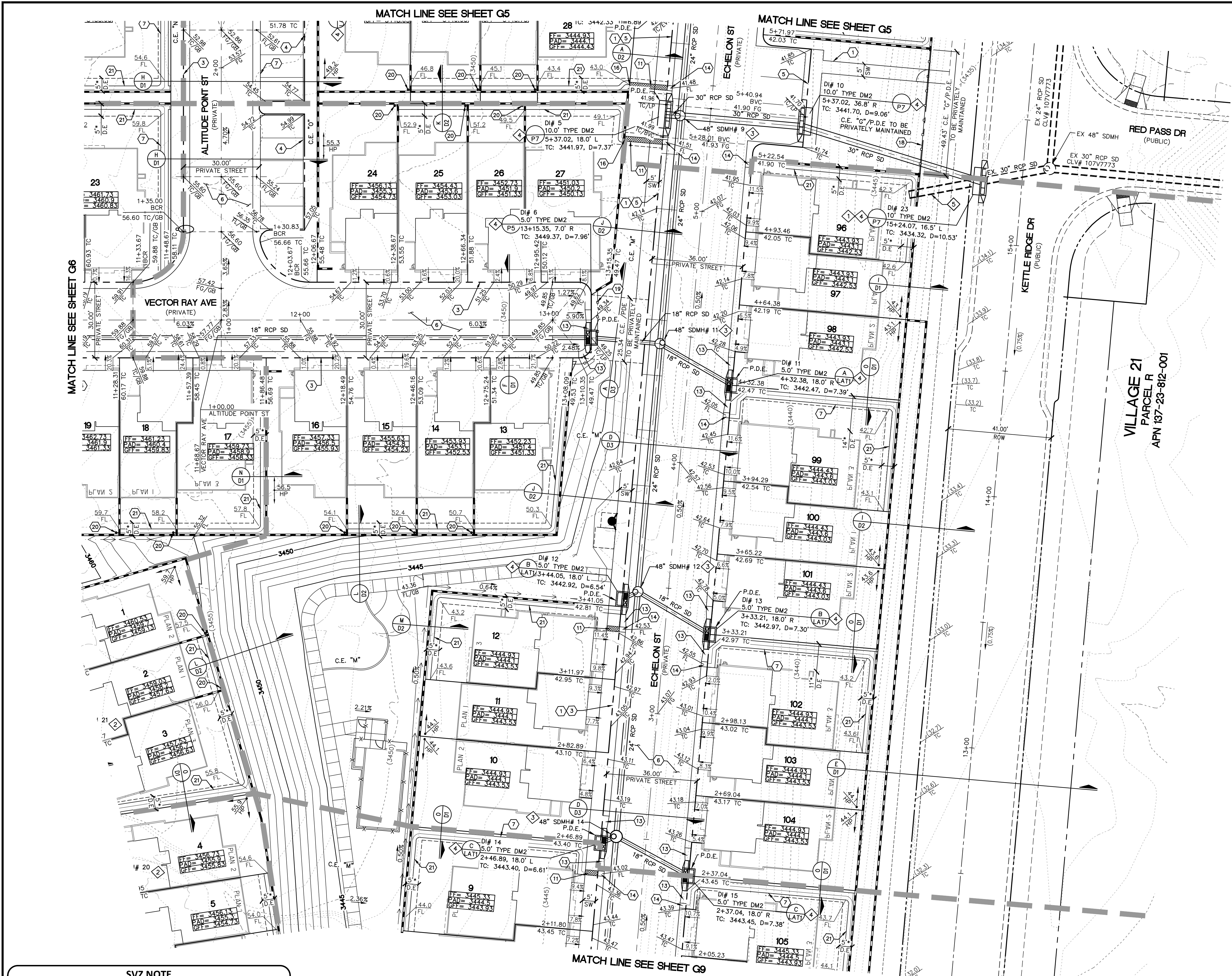
VILLAGE 25 PARCEL G

GRADING PLAN 6

DRAWING

G6

9 OF 53 SHTS



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STEVEN FORD, P.E. 12175
ACTING CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

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DATE

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1-702-227-2929

PROJECT NO. 5523-A078

DESIGN: GCW

DRAWN: GCW

CHECK: GCW

PLOT DATE: 04-25-22

PLOT TIME: 11:19:30

SCOTT MARSHALL

1565 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

TRI POINTE HOMES

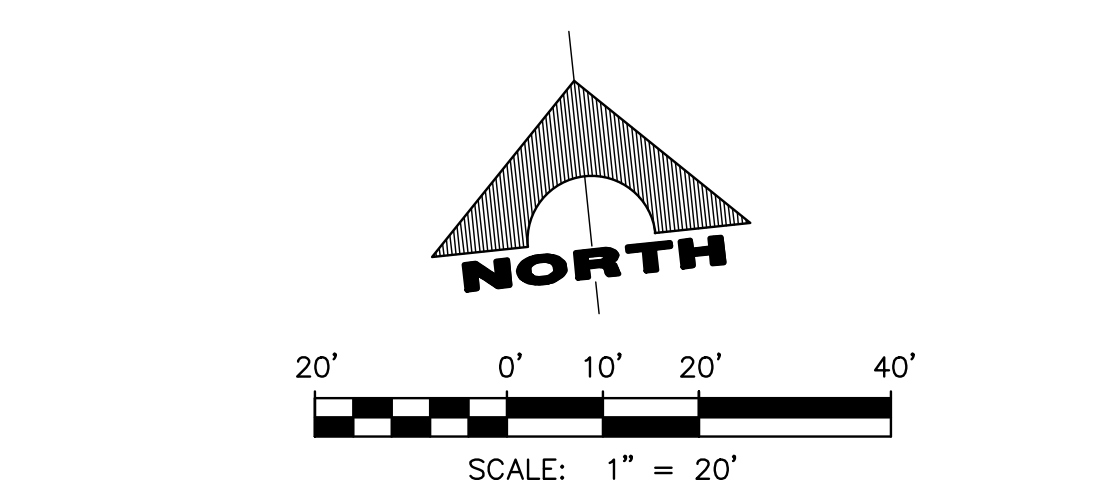
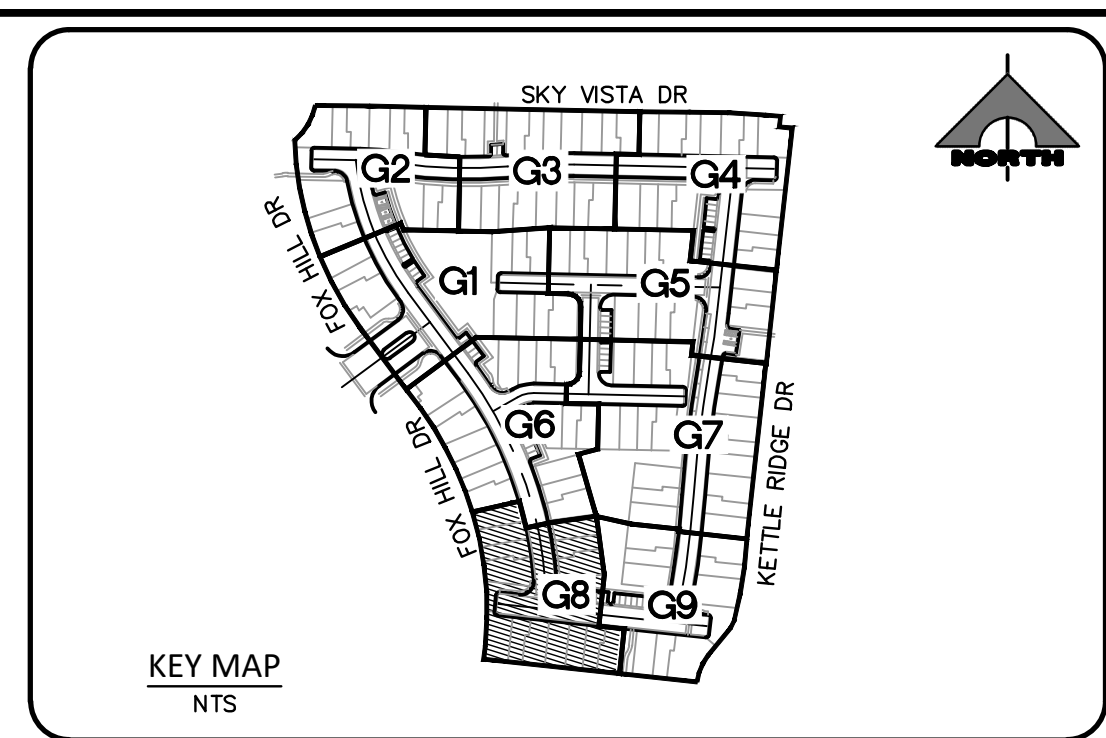
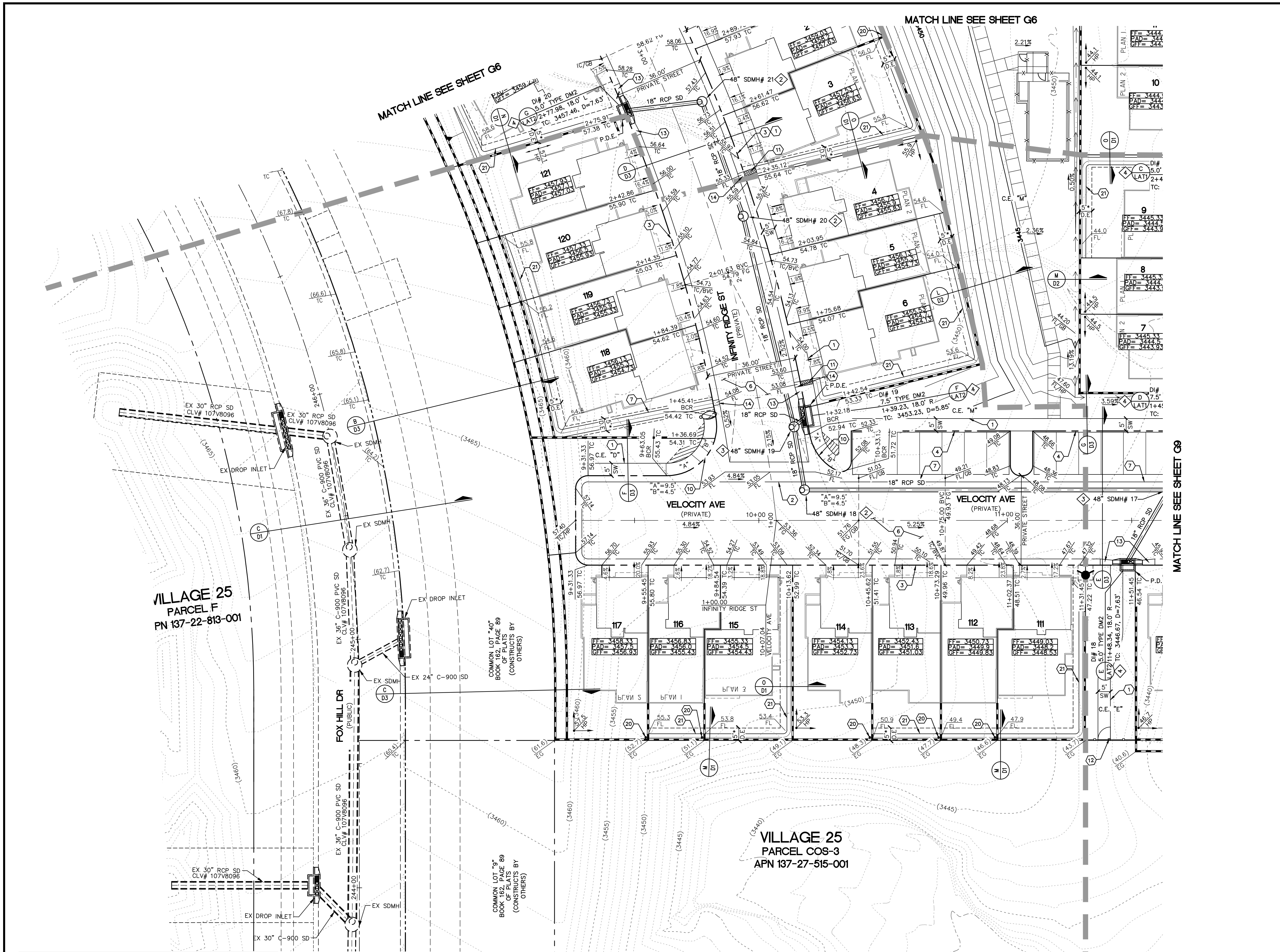
VILLAGE 25 PARCEL G

GRADING PLAN 7

DRAWING

G7

10 OF 53 SHTS



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STEVEN FORD, P.E. 12175
ACTING CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

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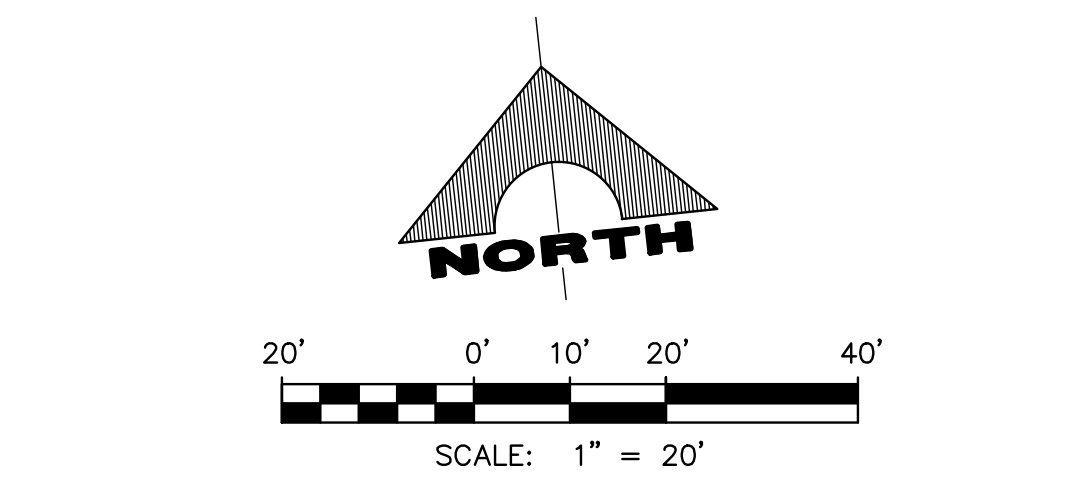
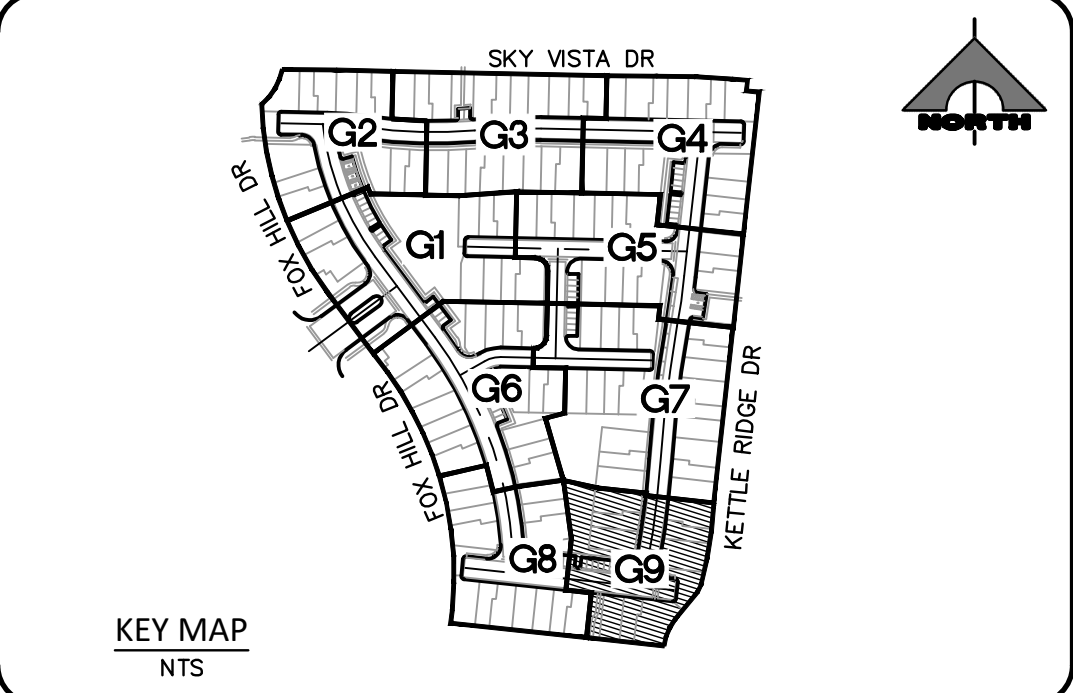
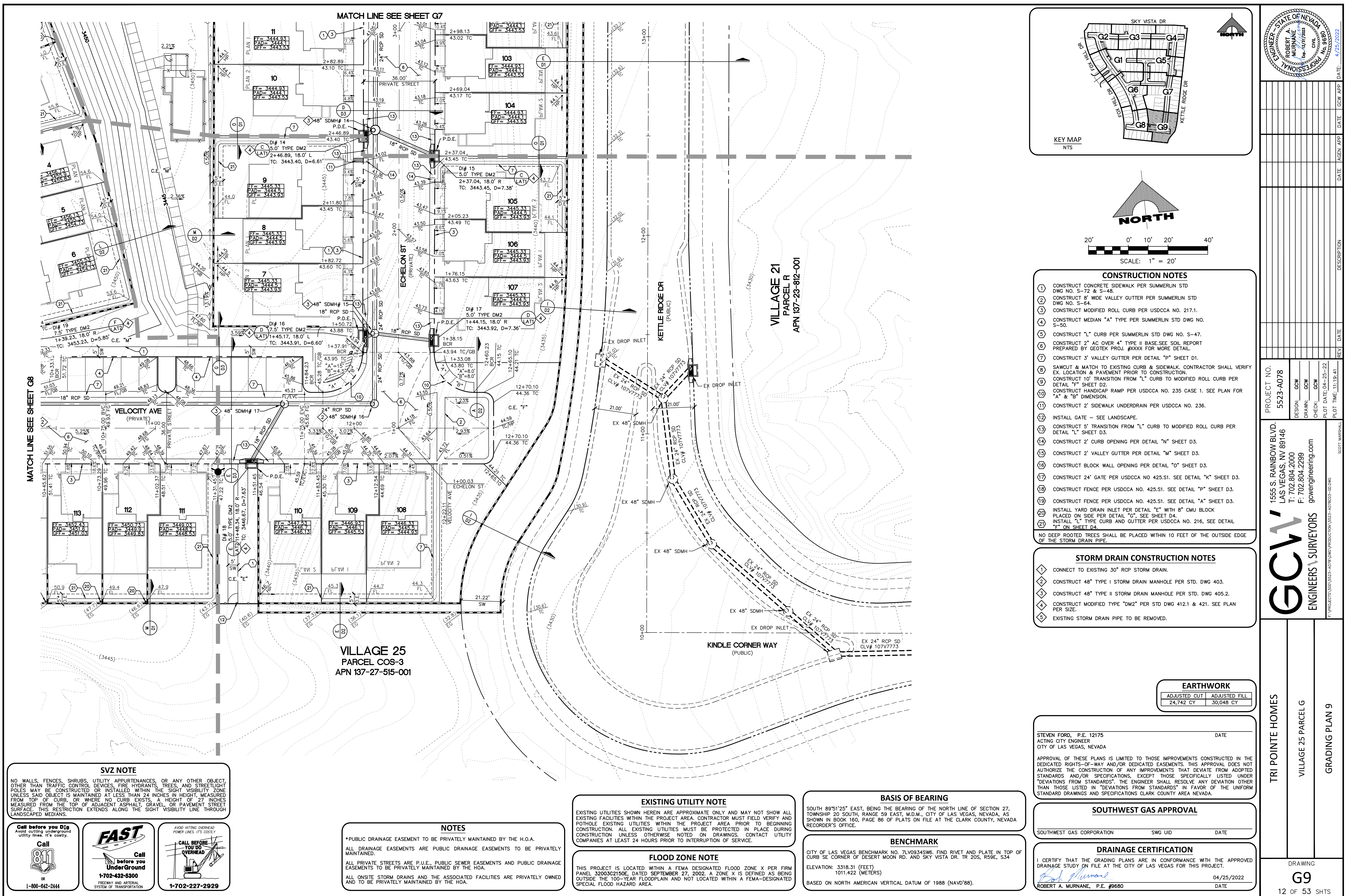
ROBERT A. MURNANE, P.E. #9680 04/25/2022

PROJECT NO. 5523-A078
DESIGN: GCW
DRAWN: GCW
CHECK: GCW
PLOT DATE: 04-25-22
PLOT TIME: 11:19:36
SCOTT MARSHALL

1565 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

TRI POINTE HOMES
VILLAGE 25 PARCEL G
GRADING PLAN 8

DRAWING G8
11 OF 53 SHTS



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SOUTHWEST GAS APPROVAL

SOUTHWEST GAS CORPORATION	SWG UID	DATE
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ELEVATION: 3318.31 (FEET)
1011.422 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

NOTES

*PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE H.O.A.

ALL DRAINAGE EASEMENTS ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE H.O.A.

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

SVZ NOTE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES, OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREETLIGHT 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 TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.

Call before you Dig

Avoid cutting underground utility lines. It's costly.

Call 811

1-800-642-2444

FAST

Call before you UnderGround

1-702-432-5300

1-702-227-2929

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY

CALL BEFORE YOU DO OVERHEAD

1-702-227-2929

PROJECT NO. 5523-A078

DESIGN: GCW

DRAWN: GCW

CHECK: GCW

PLOT DATE: 04-25-22

PLOT TIME: 11:19:41

SCOTT MARSHALL

1565 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

TRI POINTE HOMES

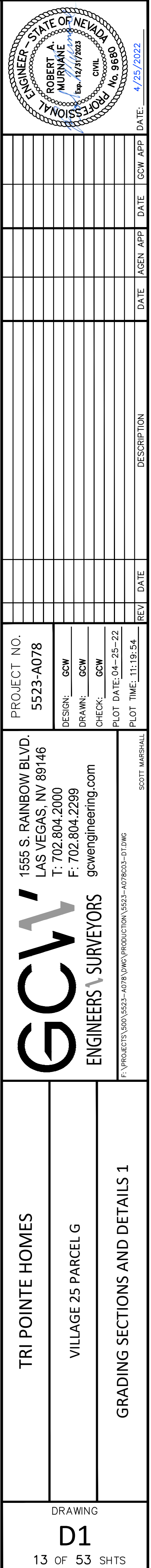
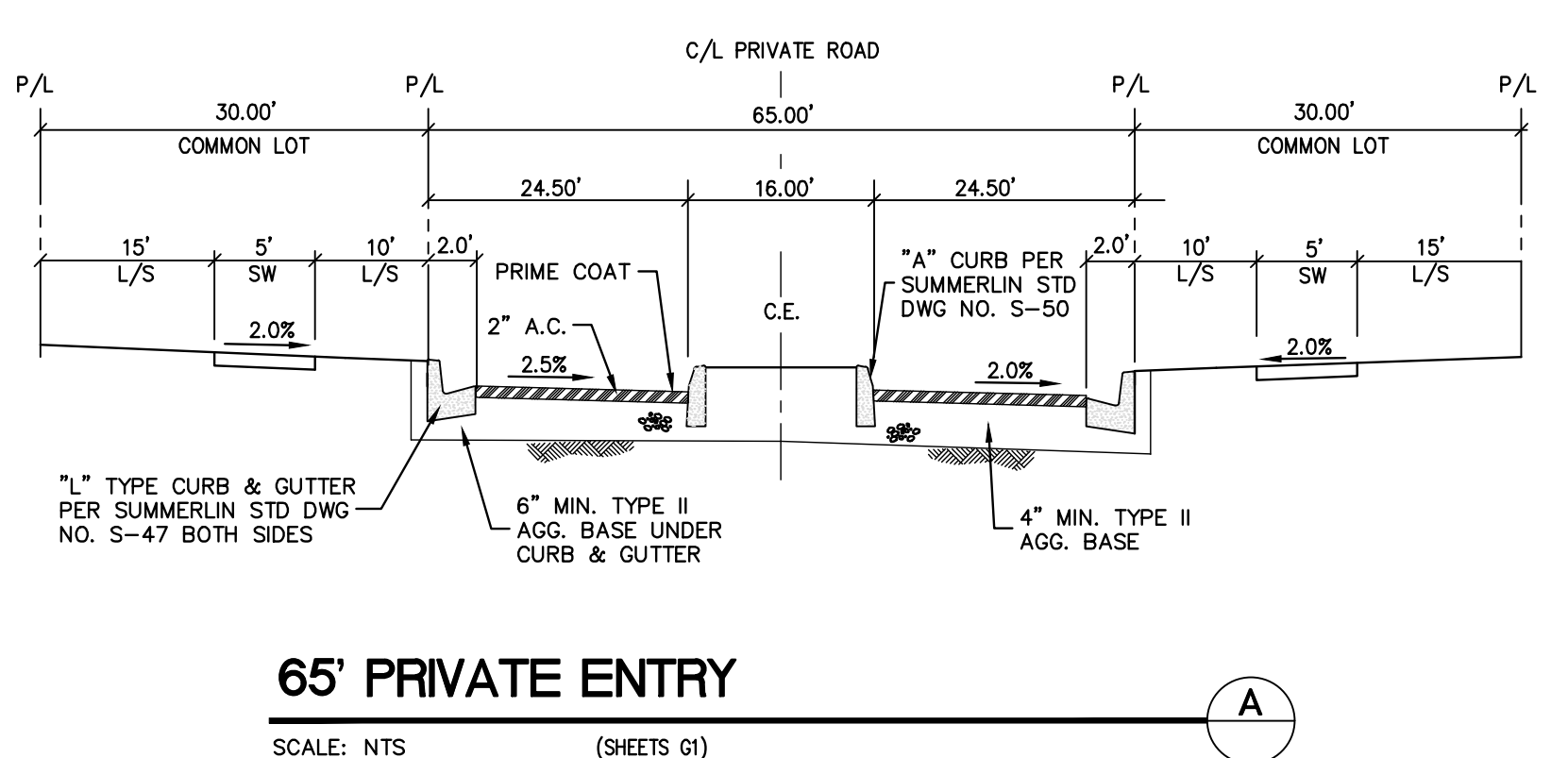
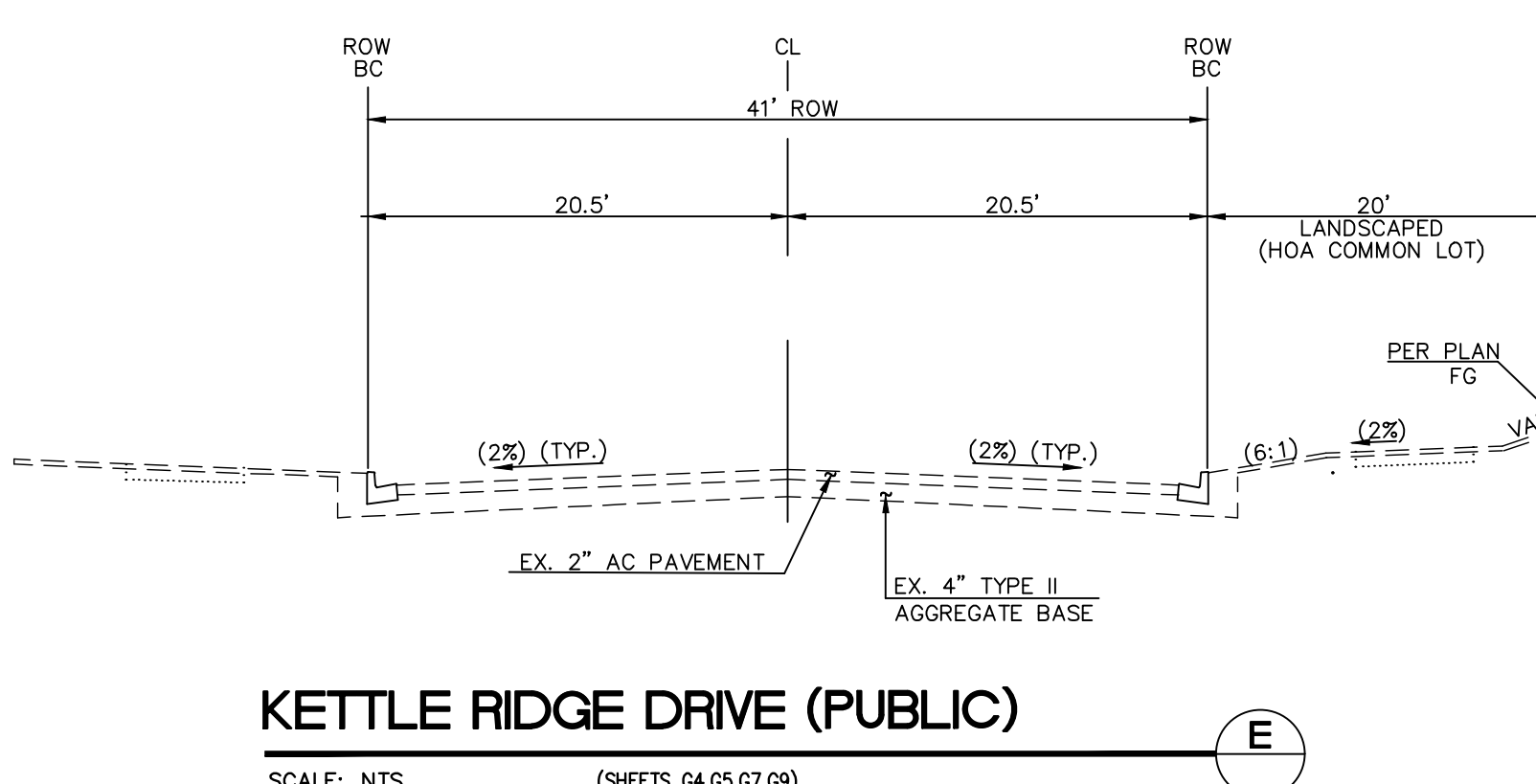
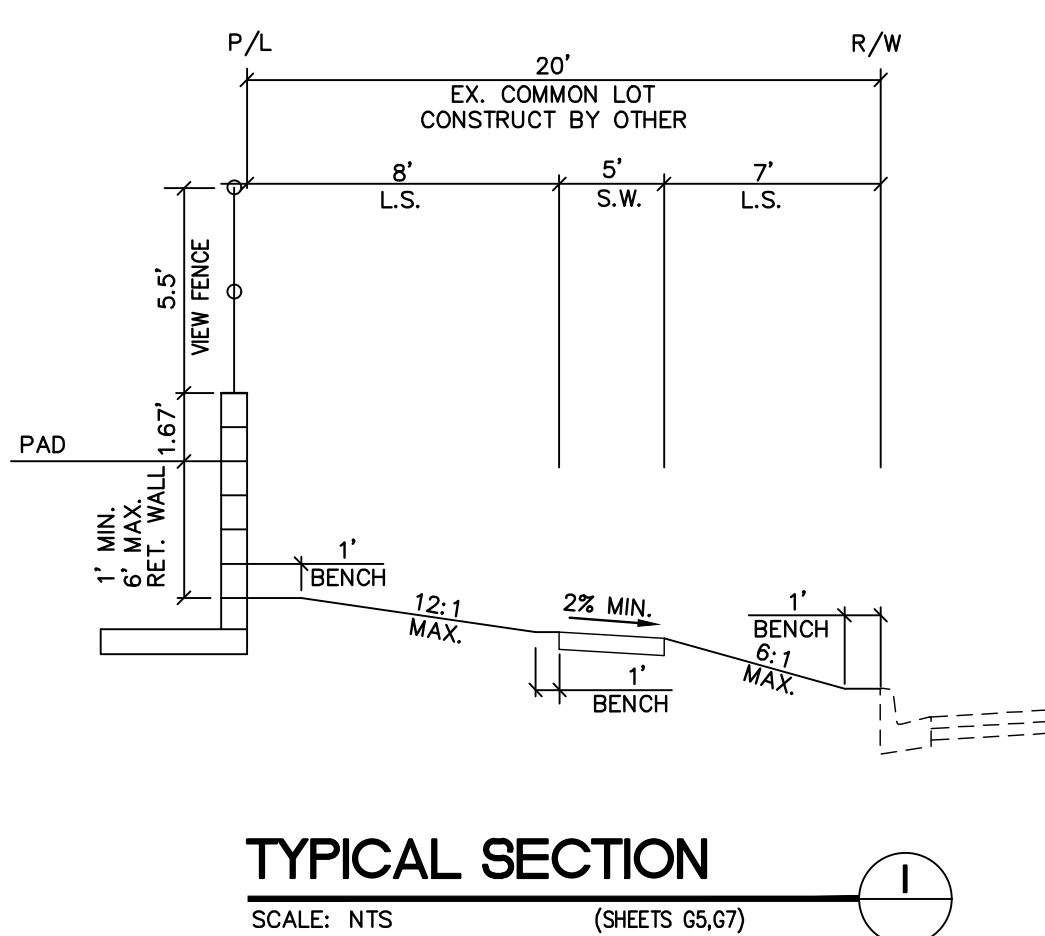
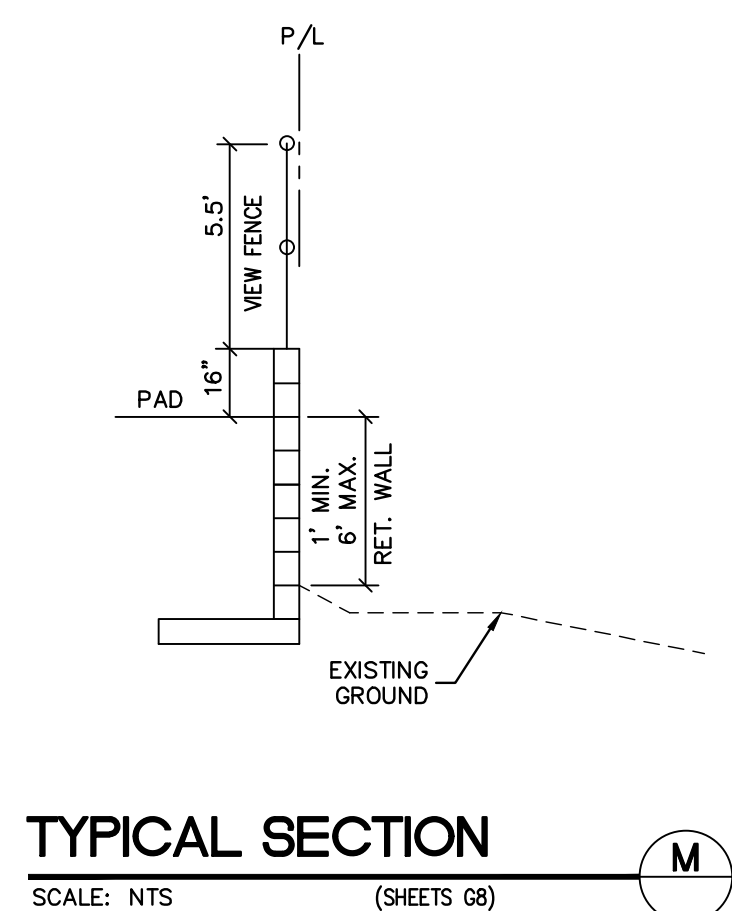
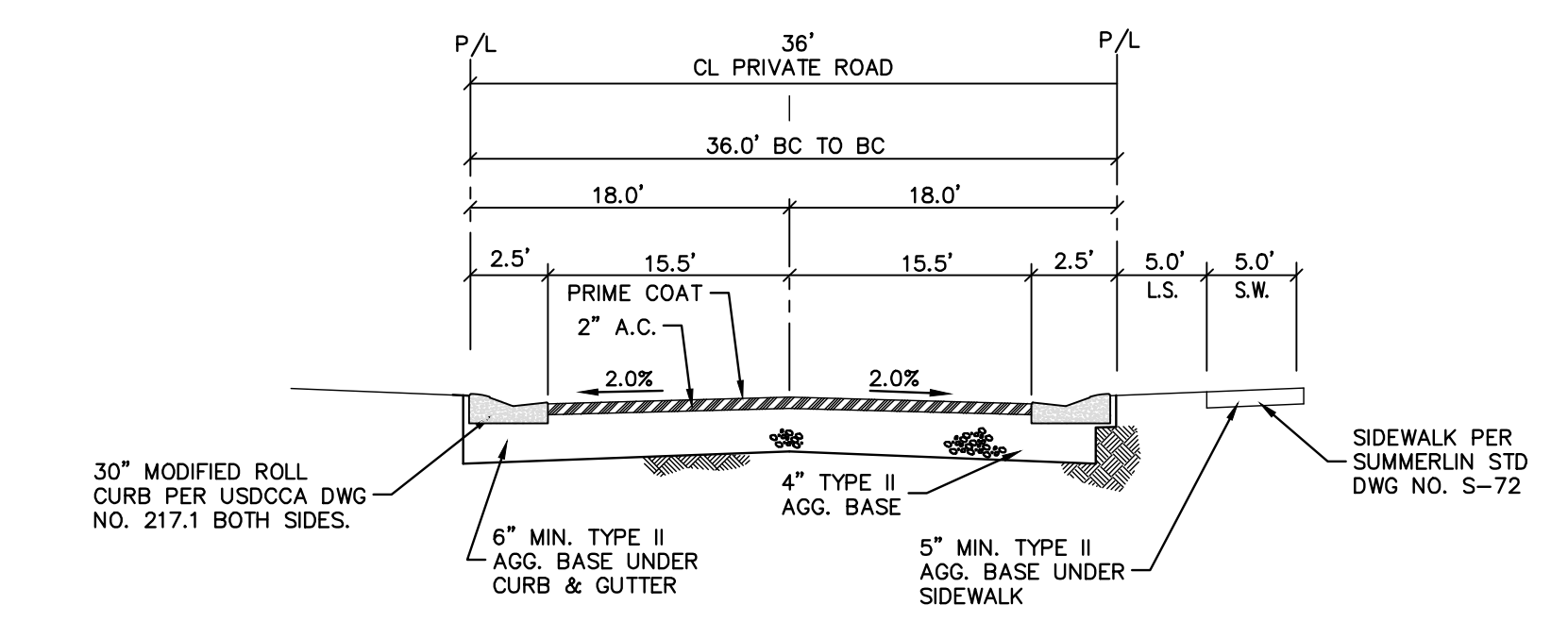
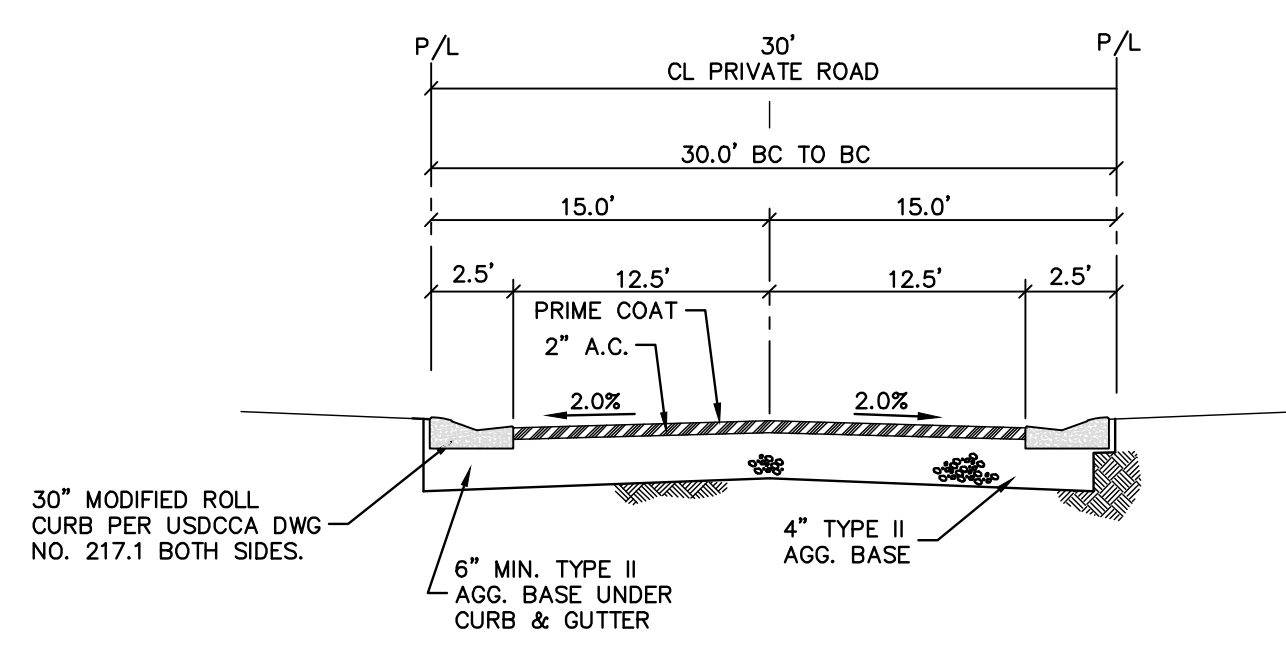
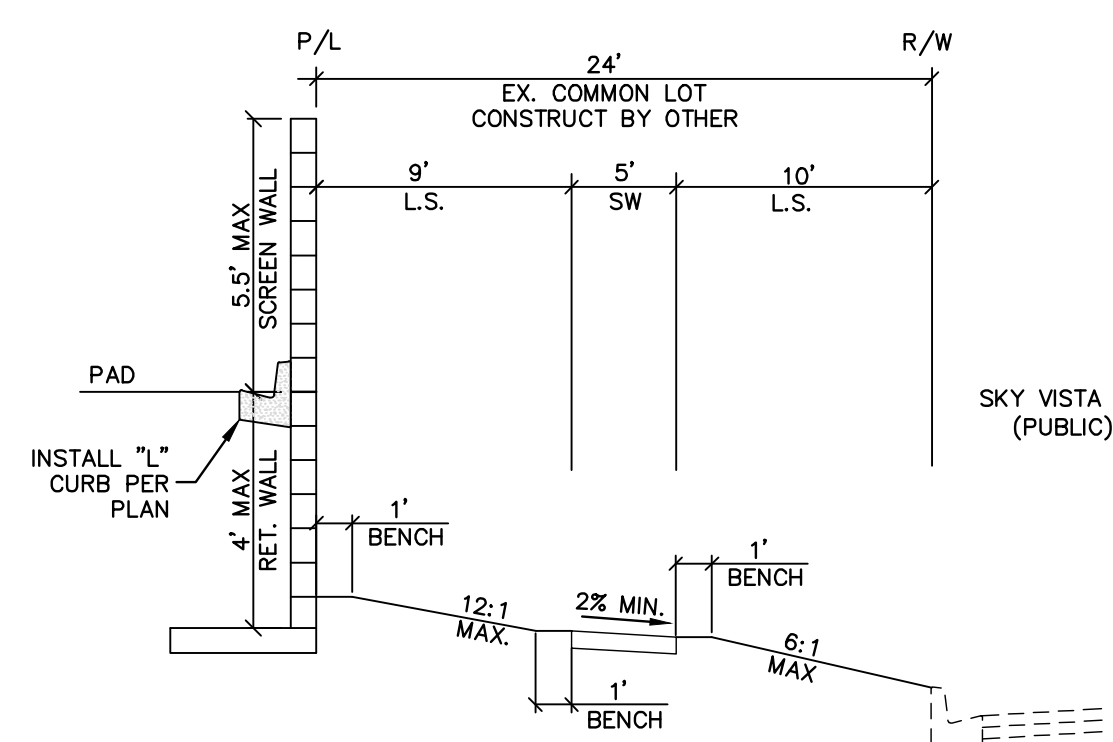
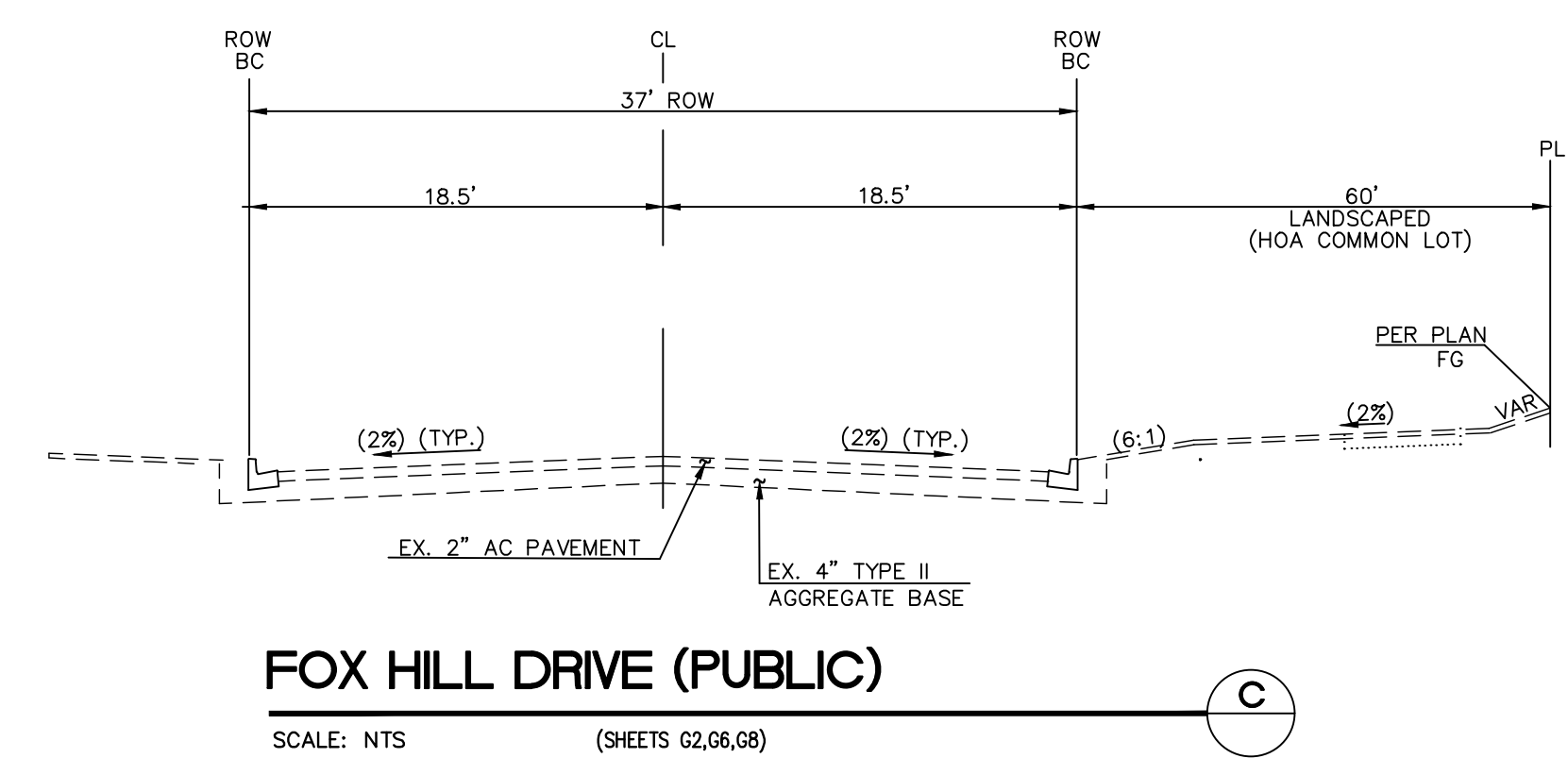
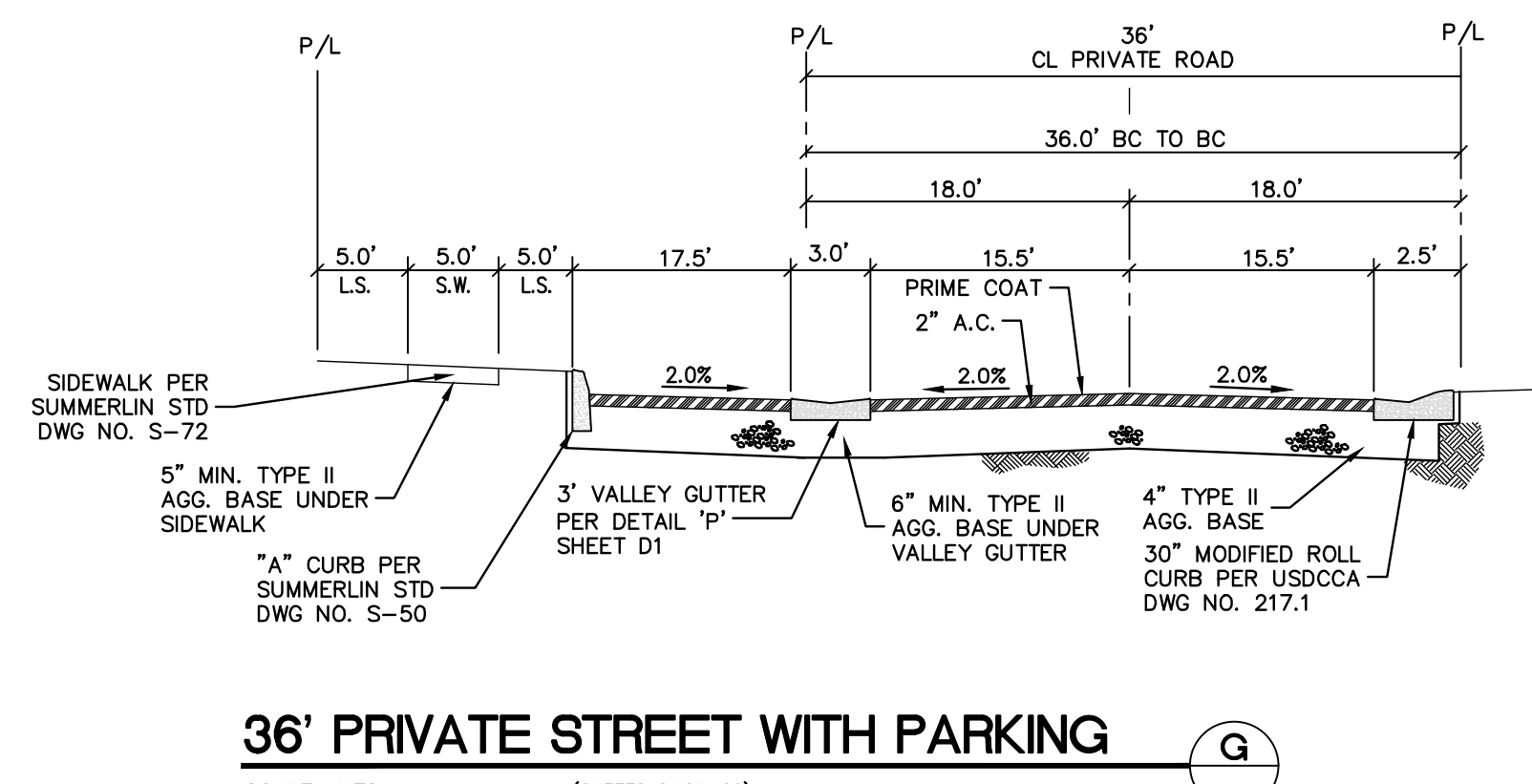
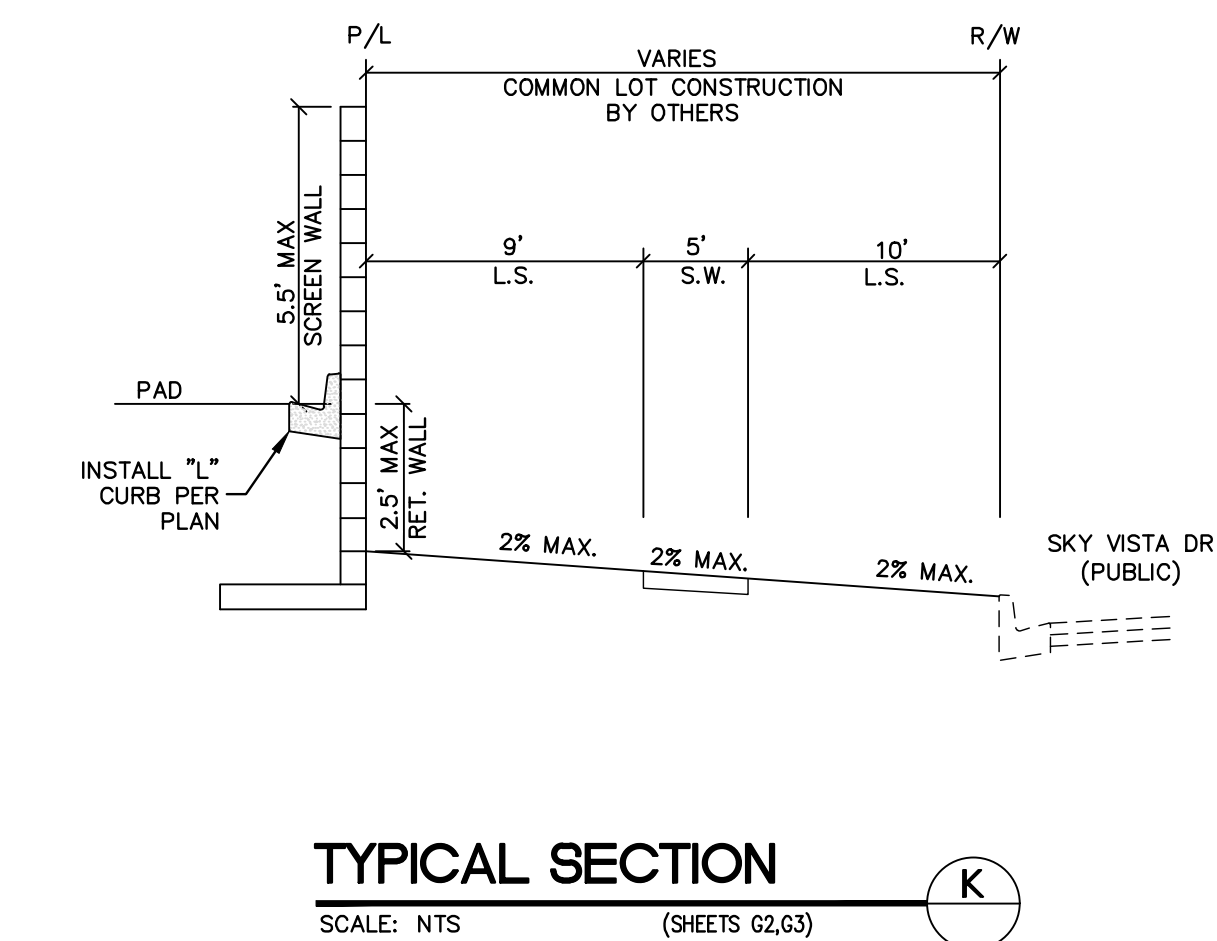
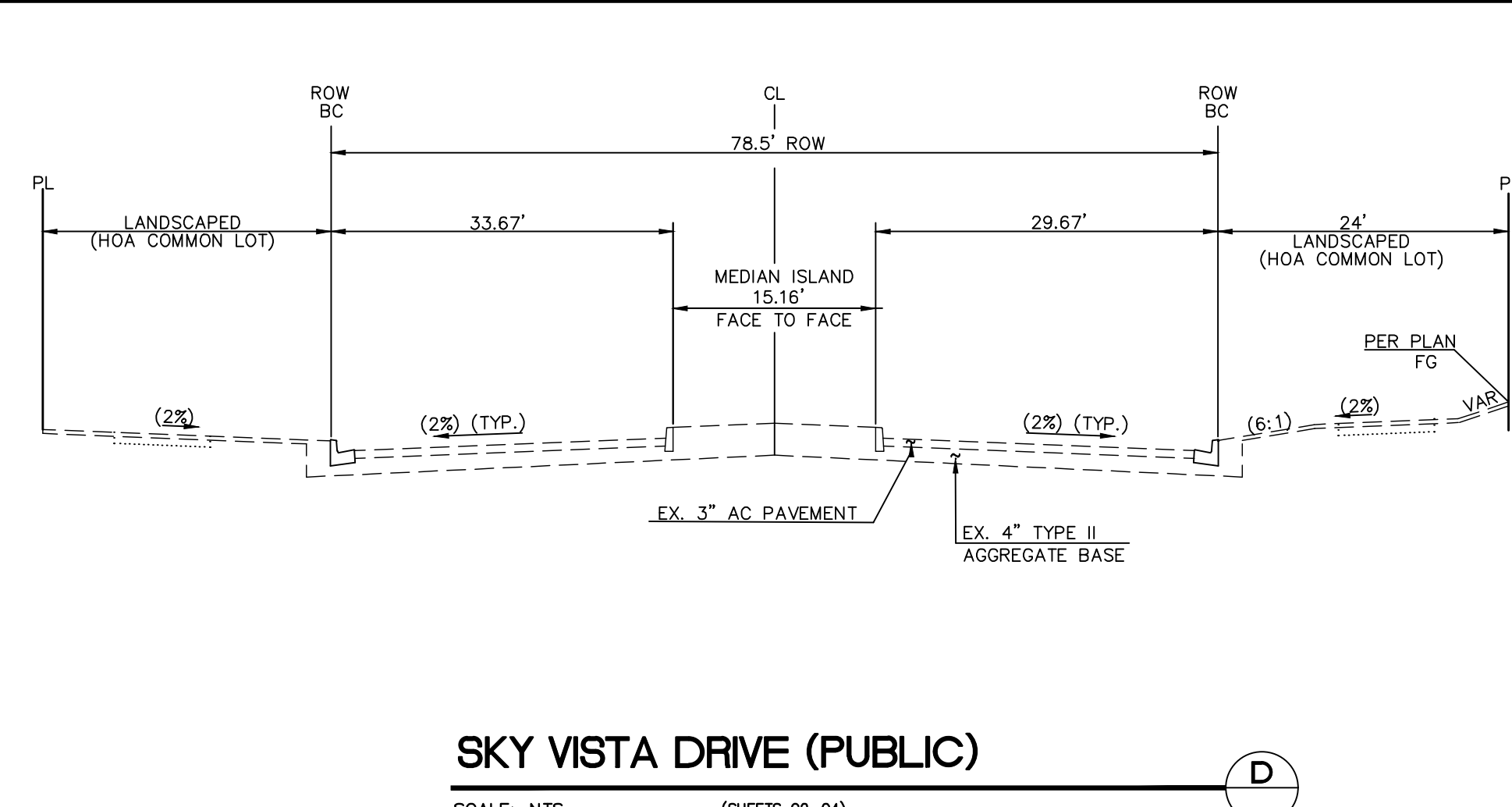
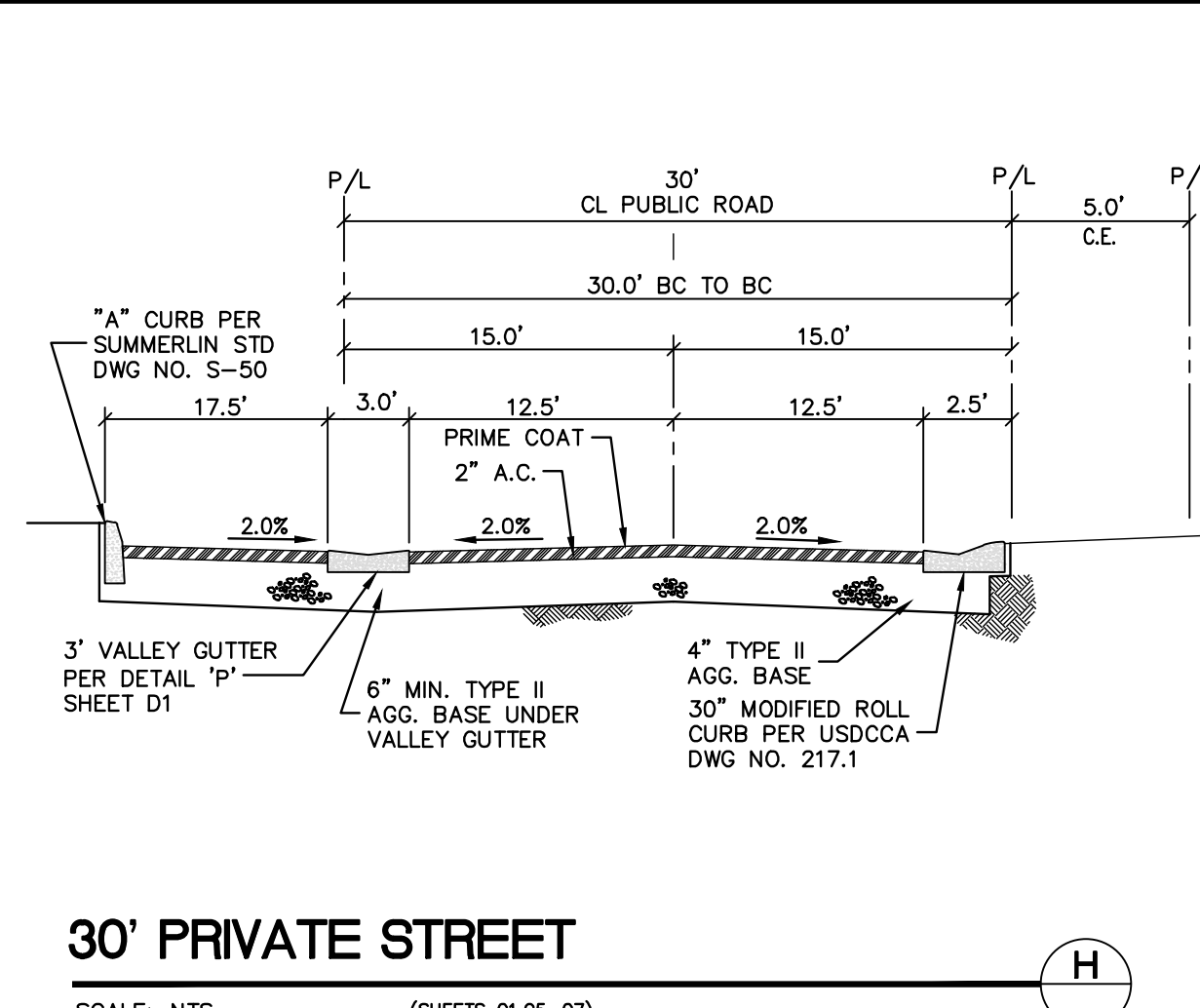
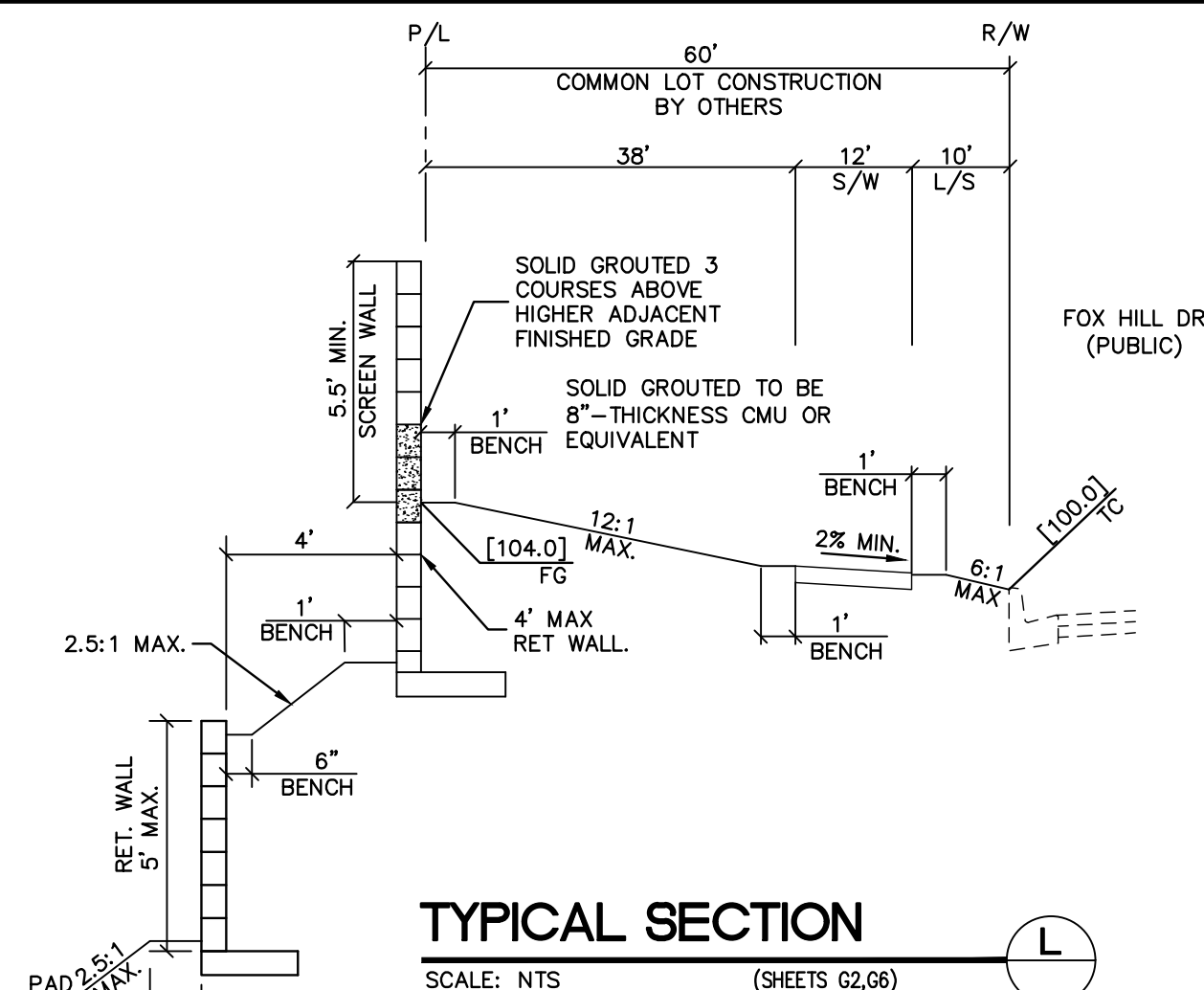
VILLAGE 25 PARCEL G

GRADING PLAN 9

DRAWING

G9

12 OF 53 SHTS



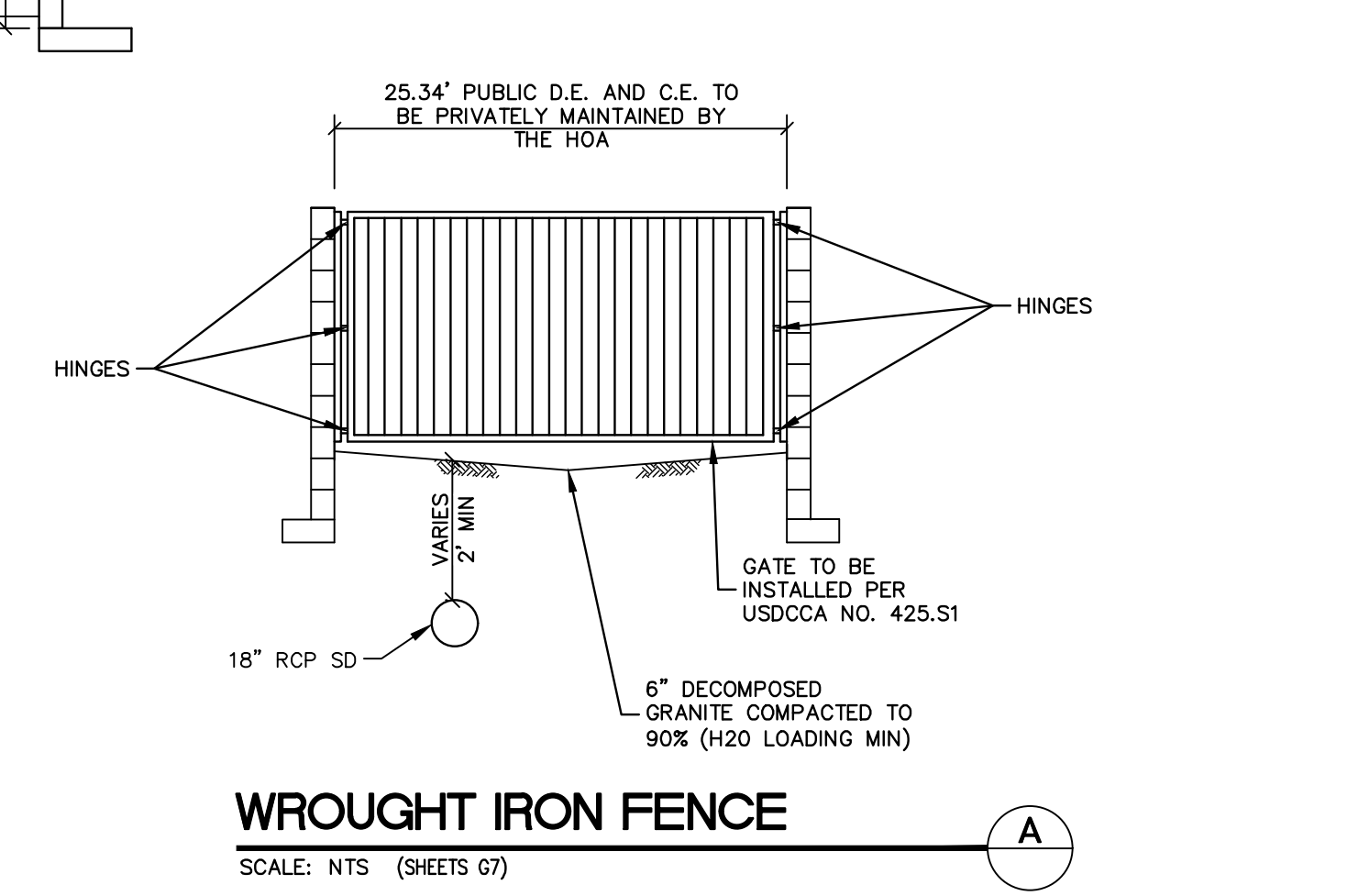
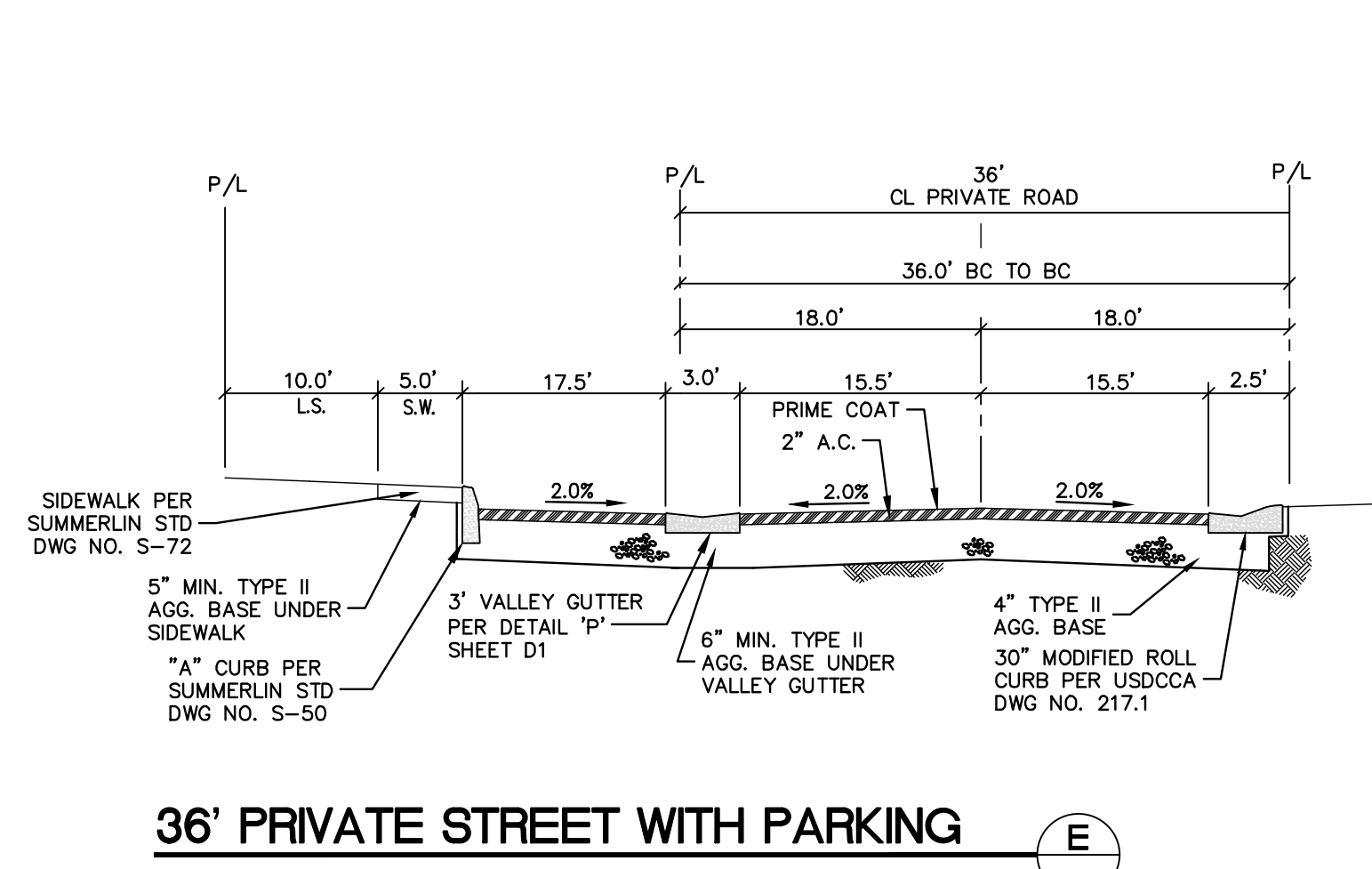
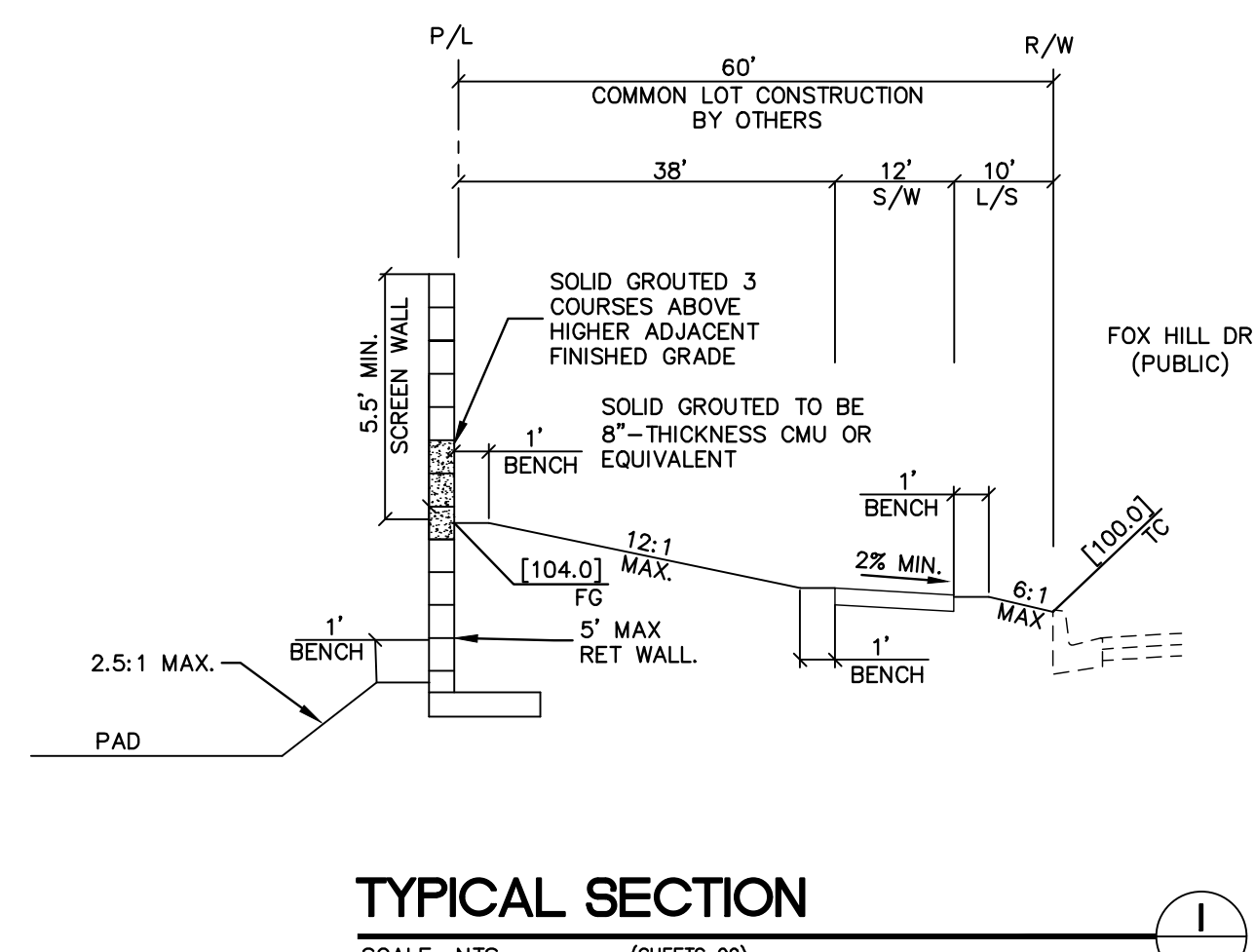
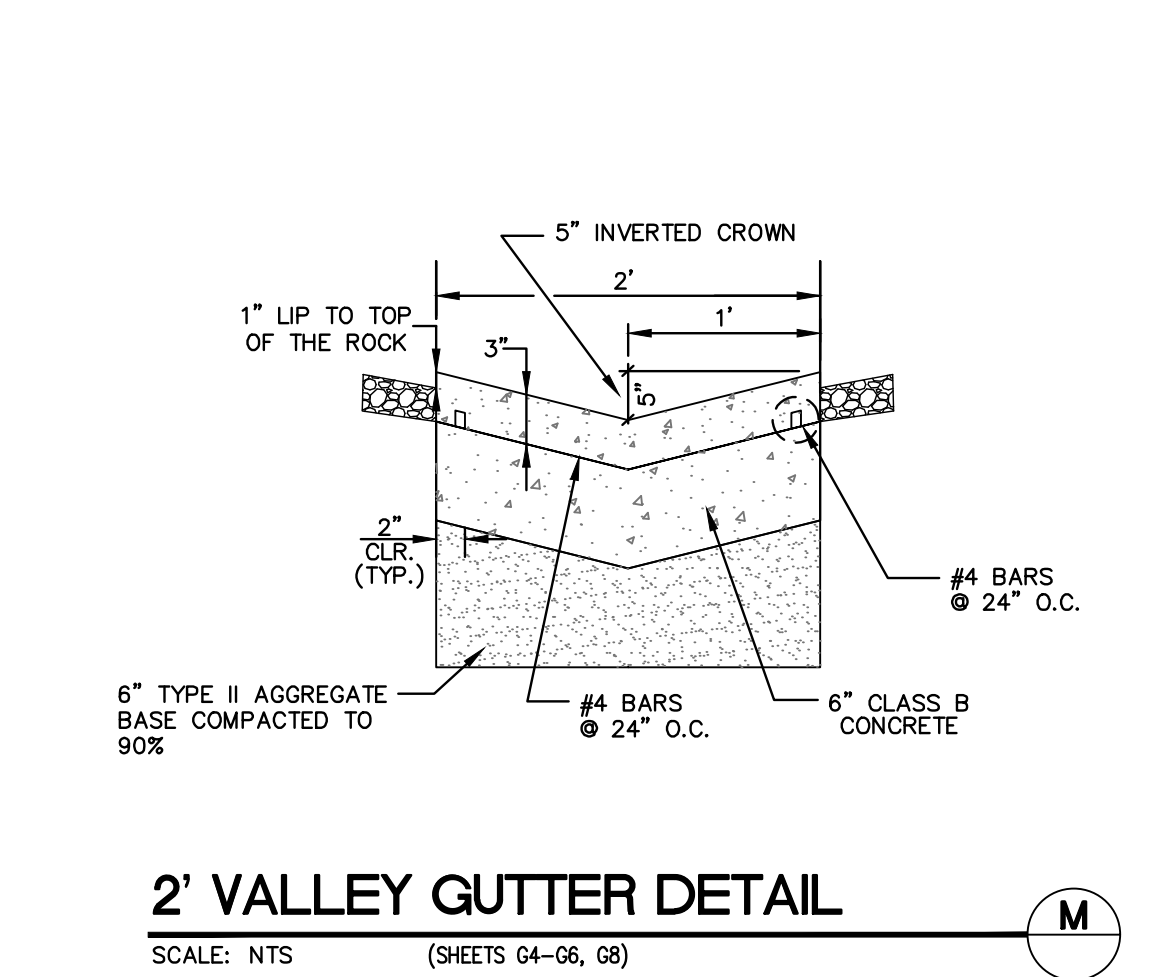
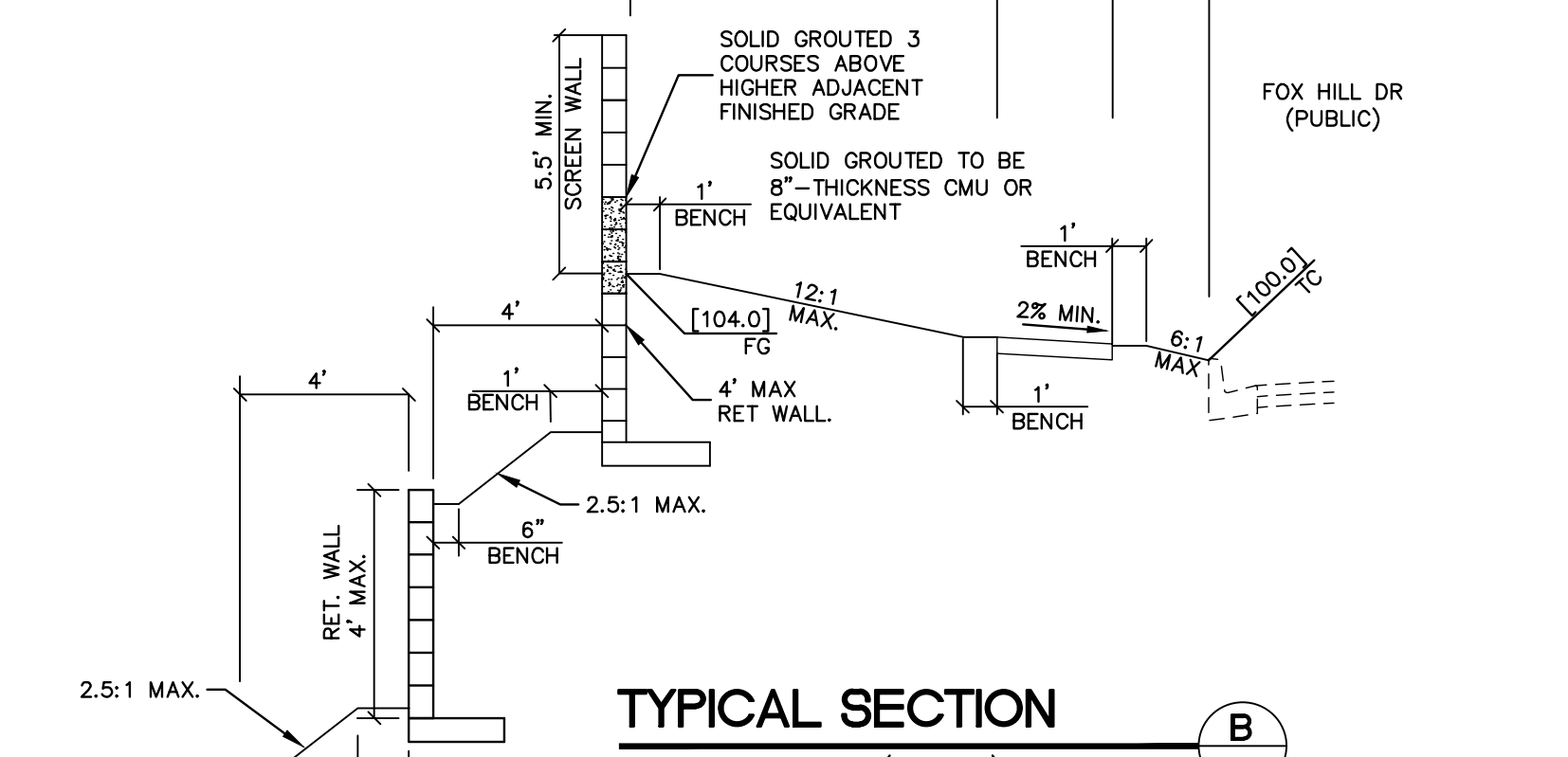
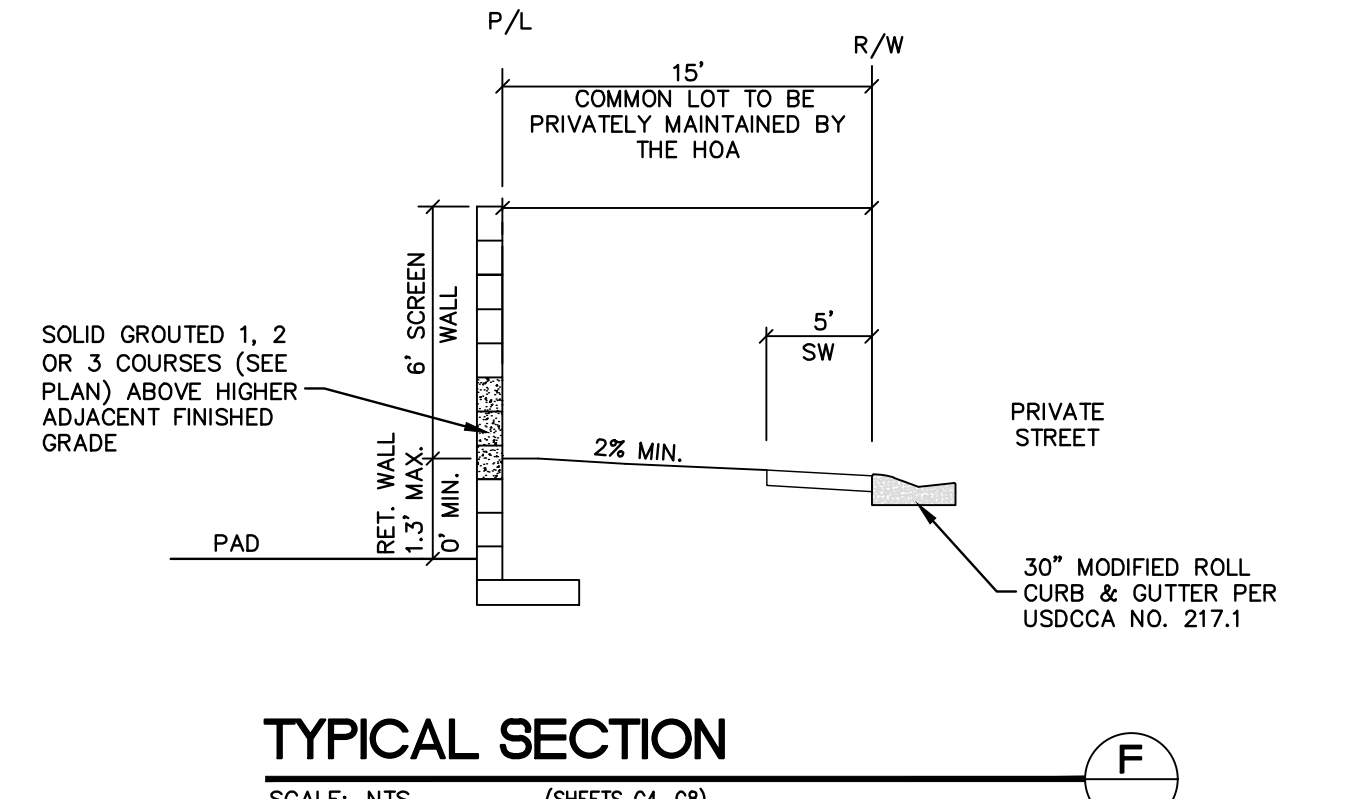
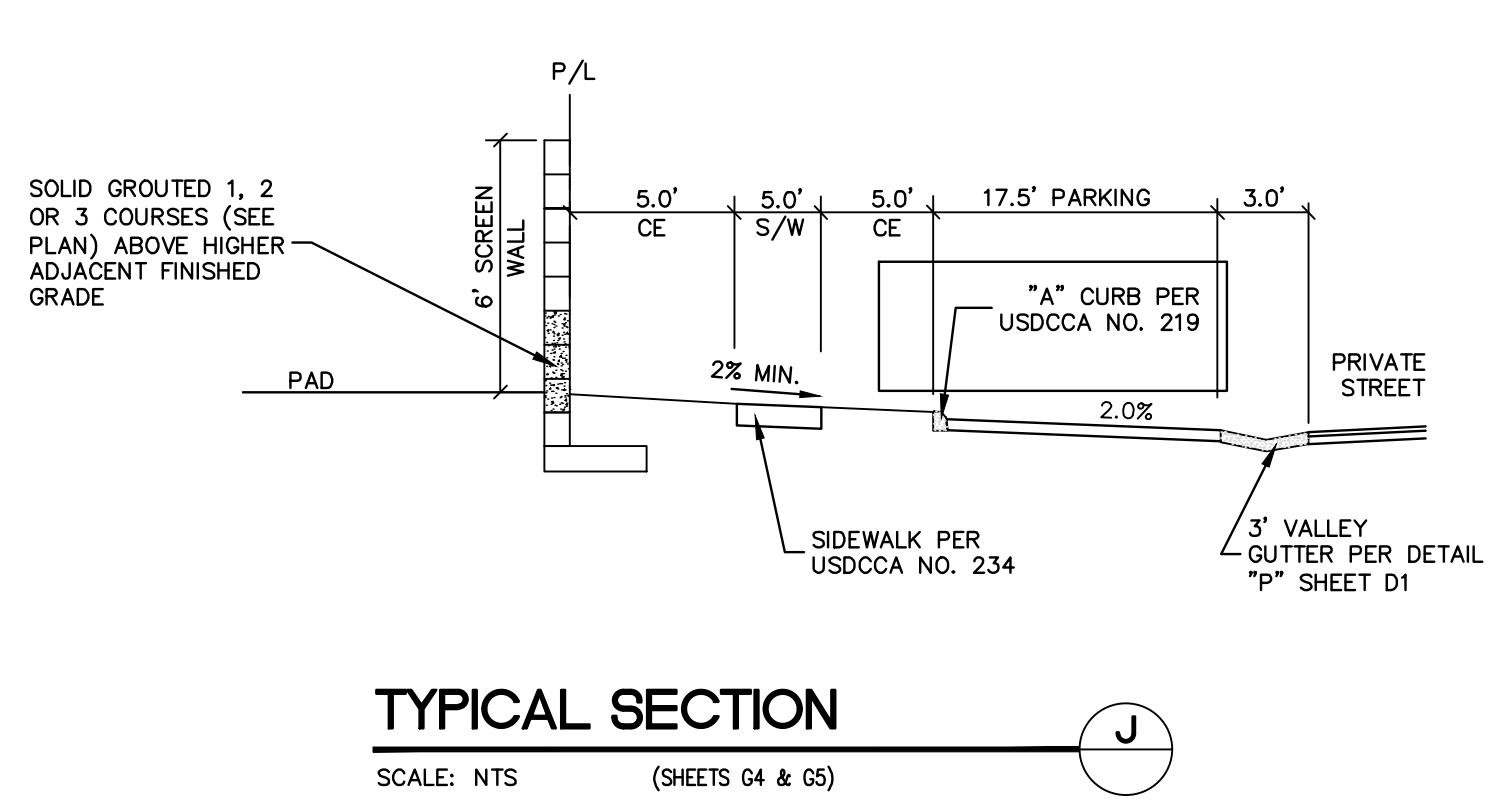
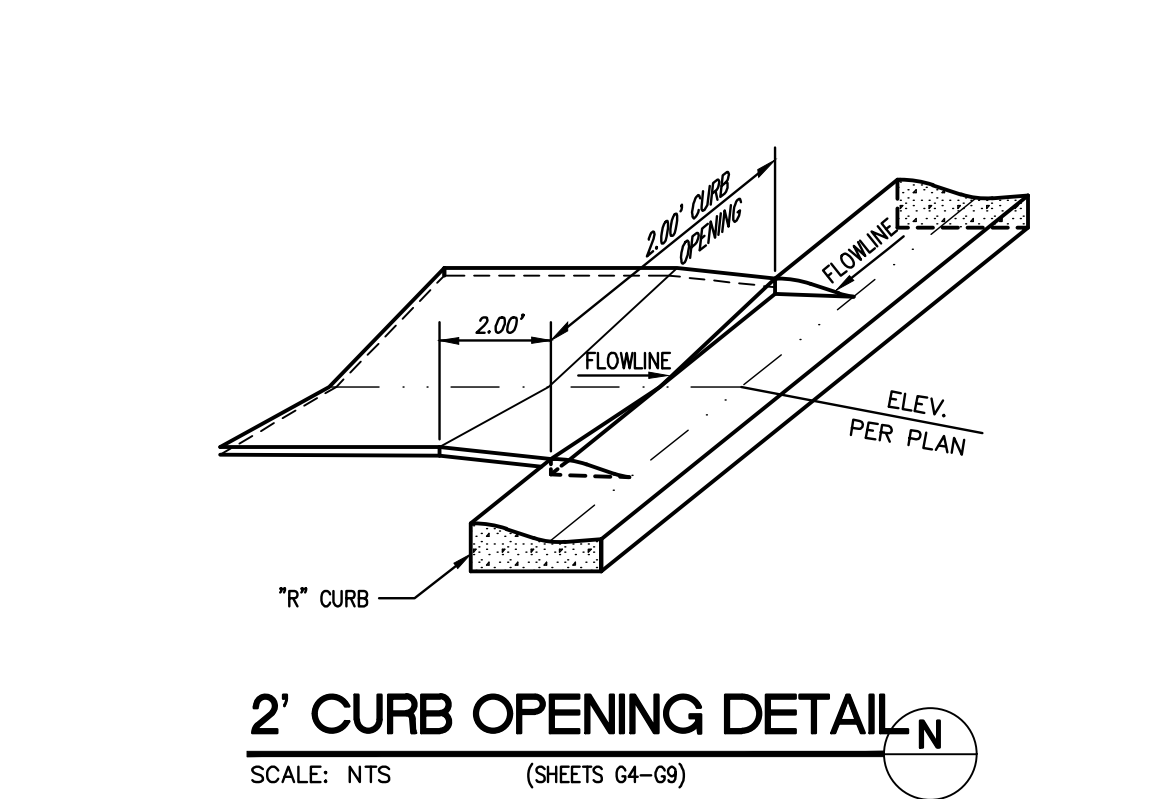
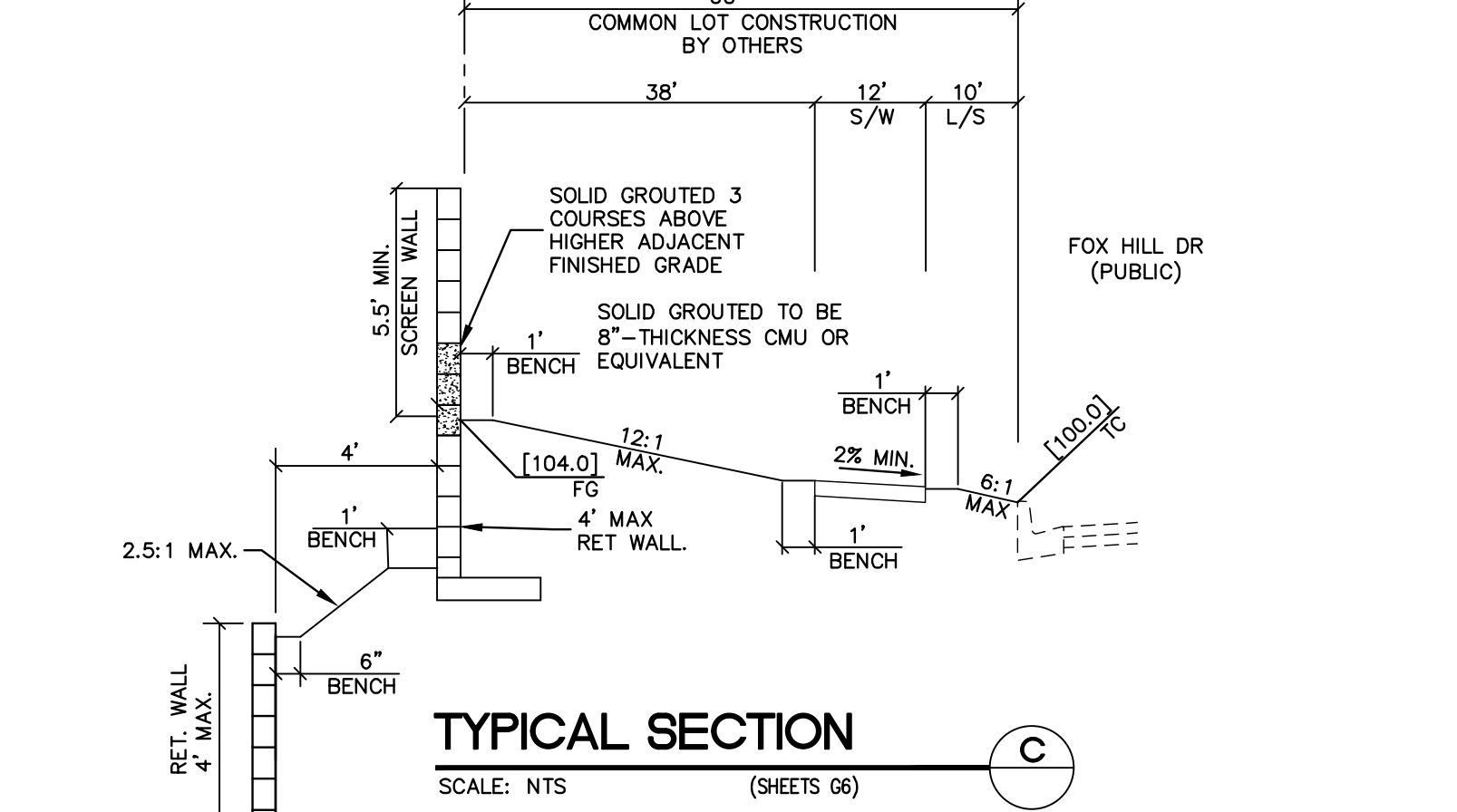
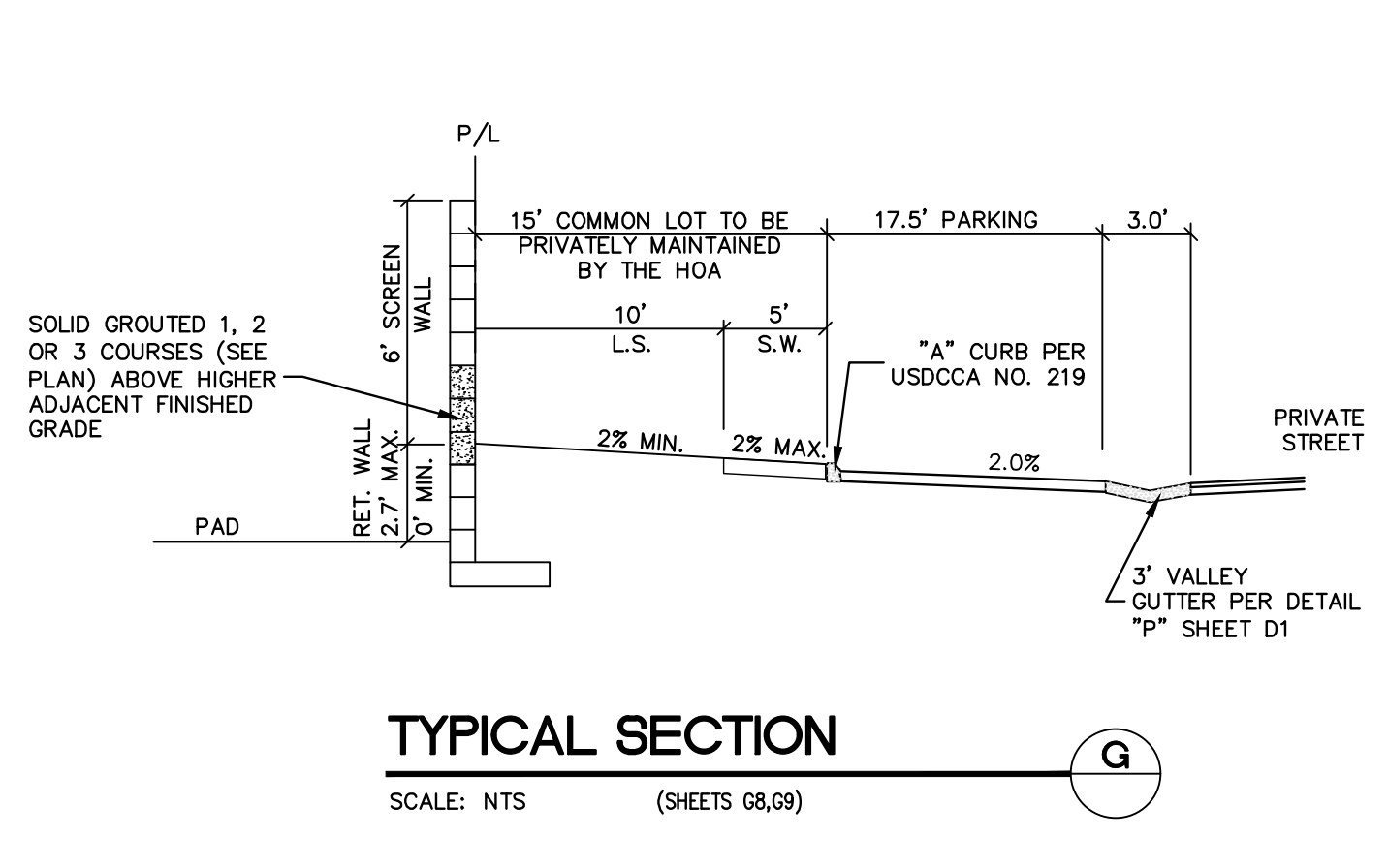
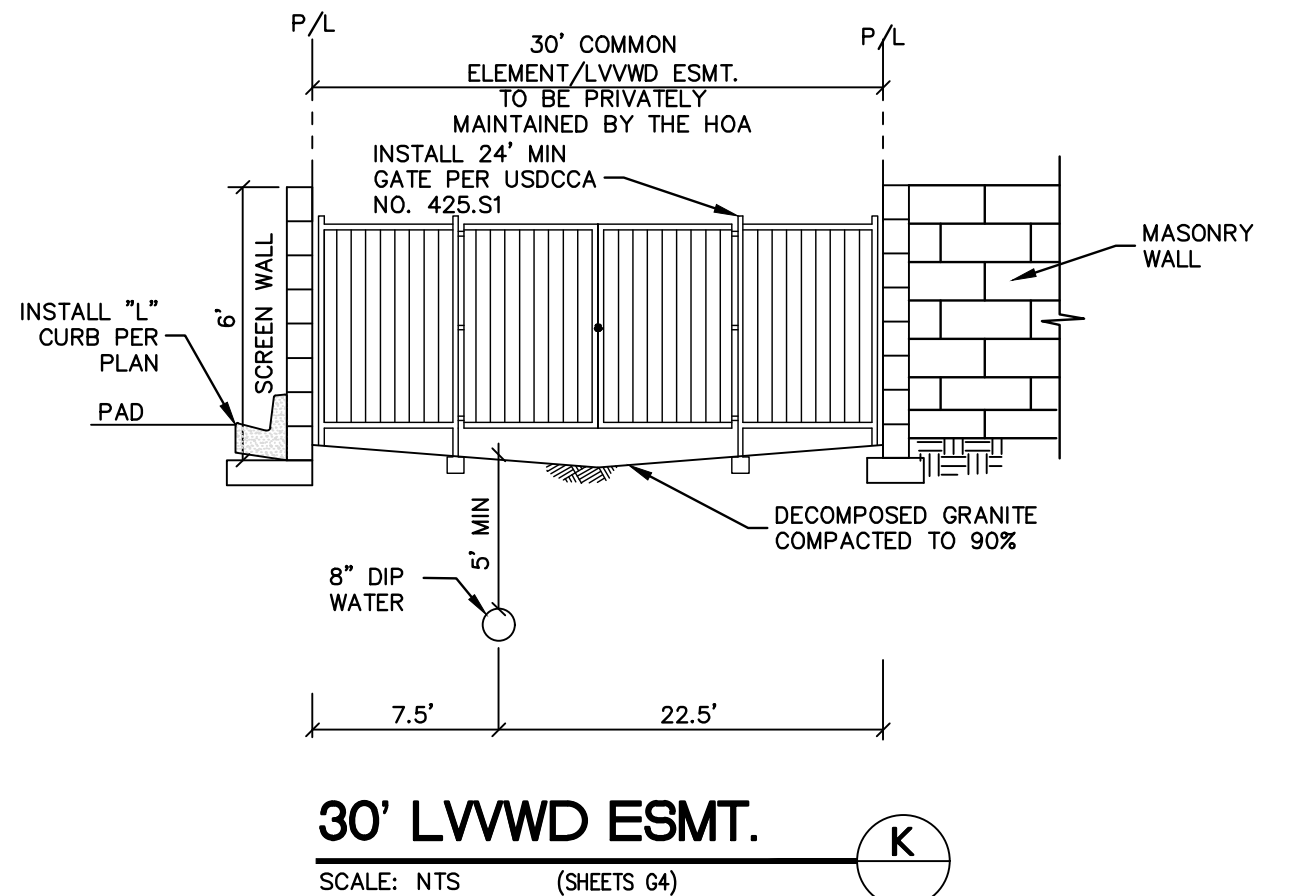
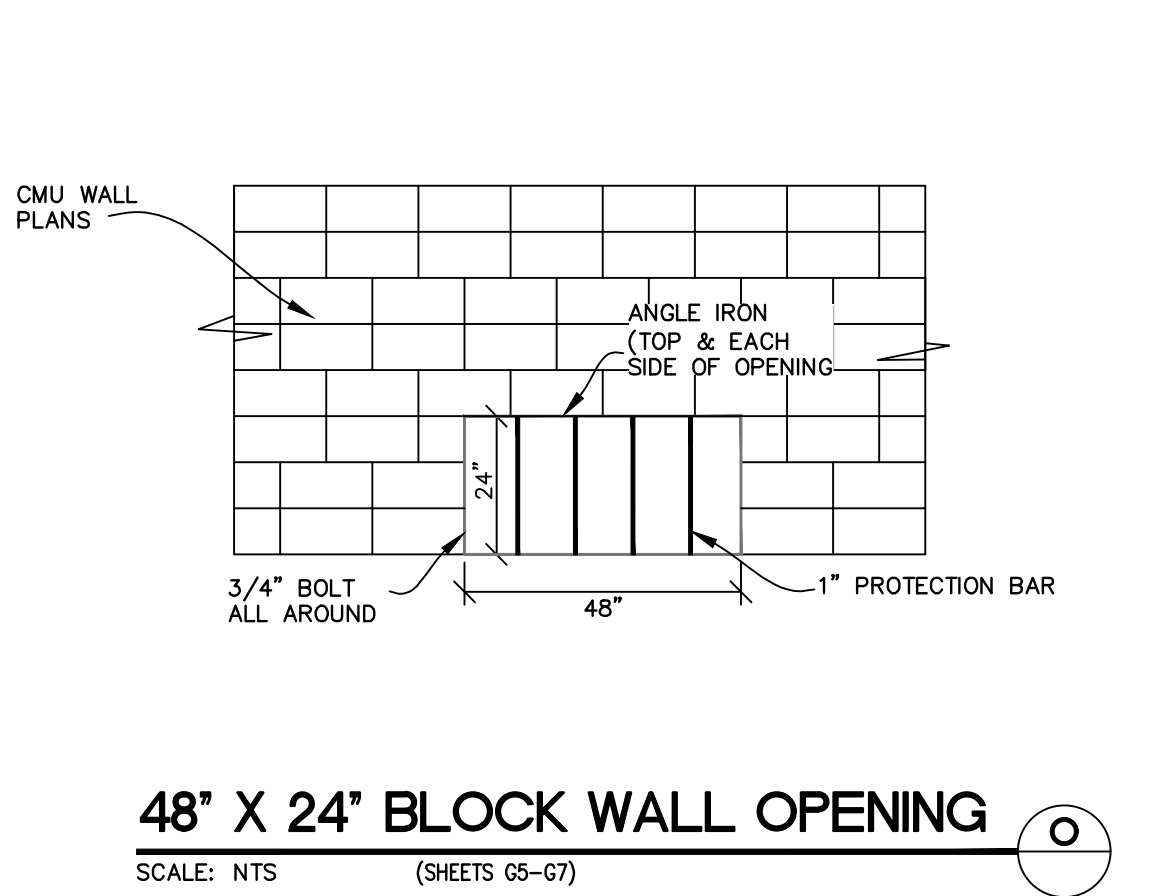
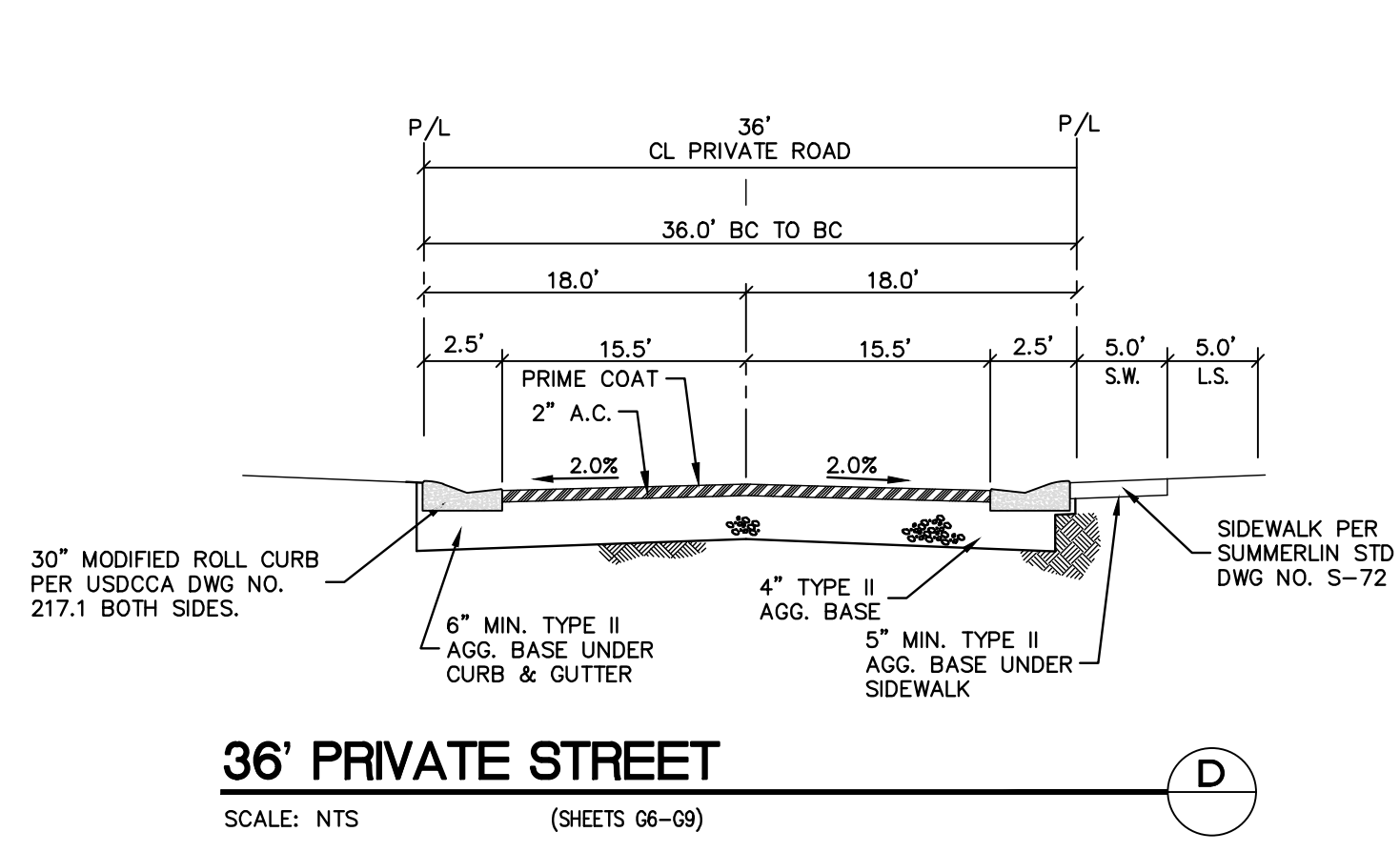
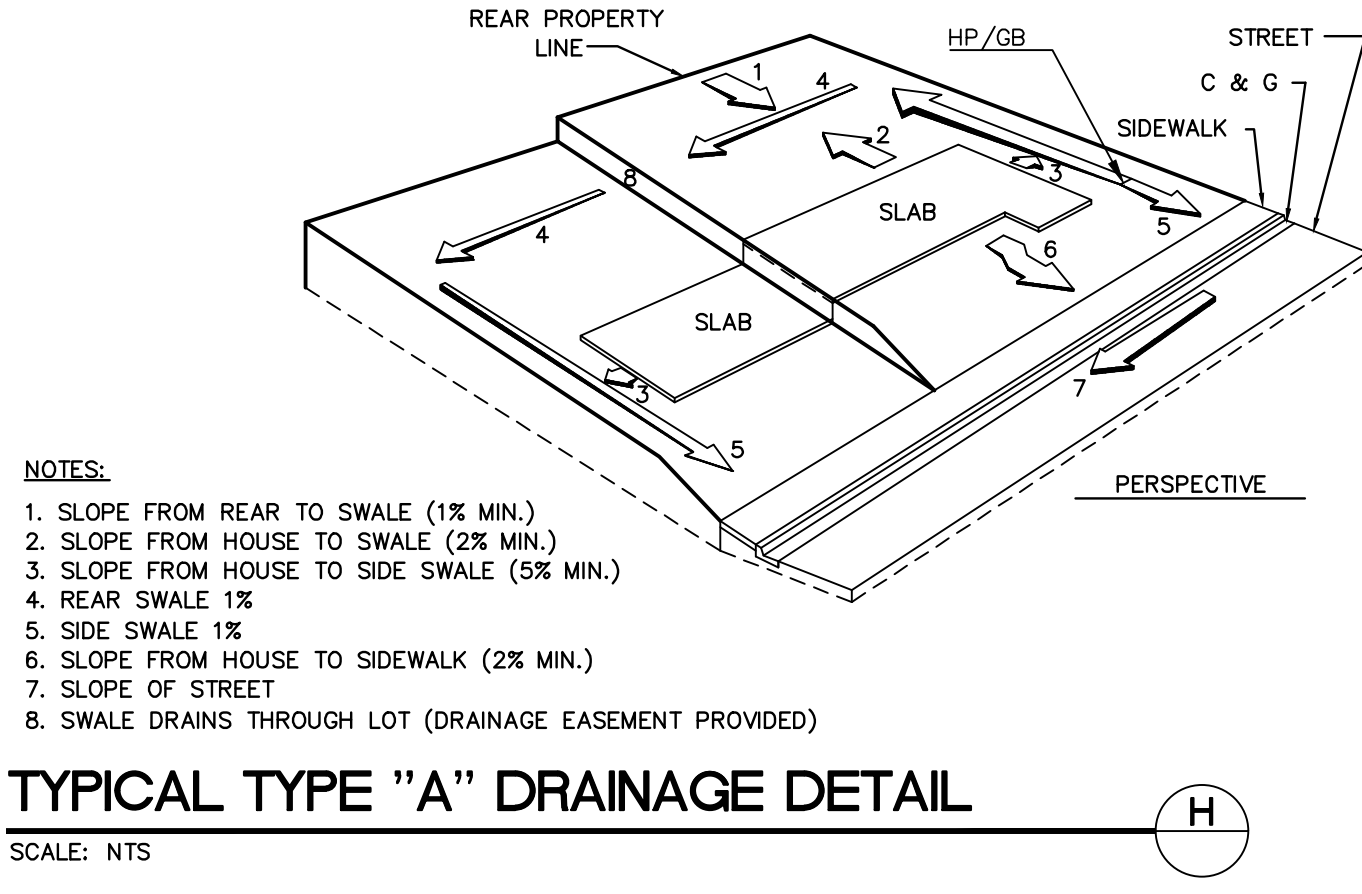
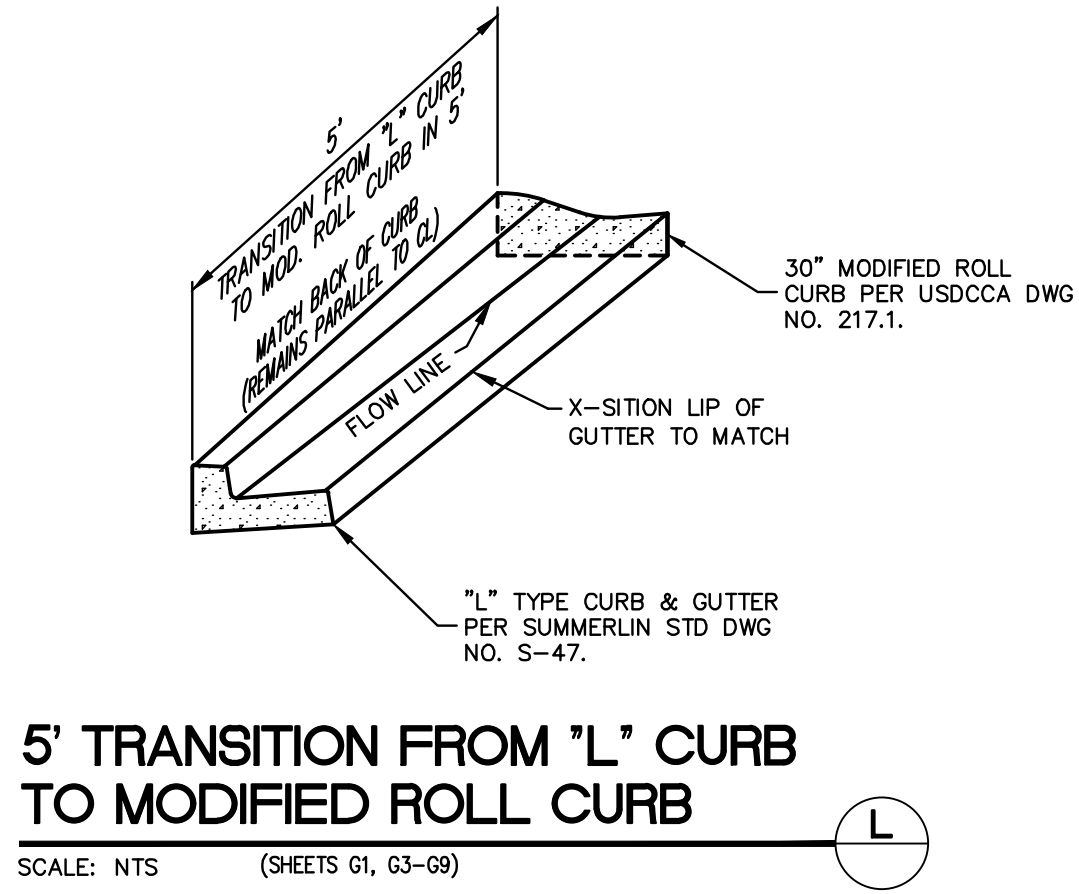
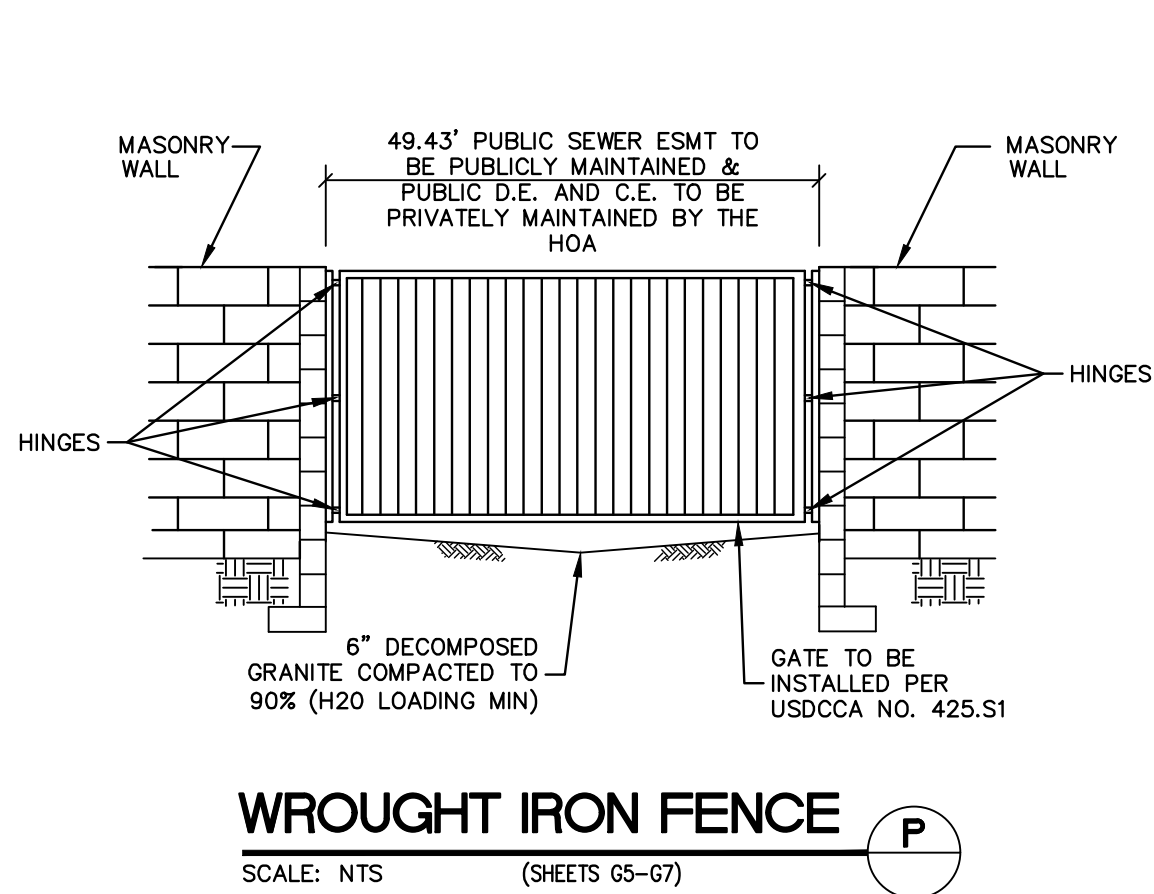
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LOT TIME: 11:19:55

SMC12-00000

GRADING SECTIONS AND DETAILS 2

14 OF 53 SHTS



ENGINEER

STATE OF NEVADA

ROBERT A. MURRAY

12/1/2023

CIVIL

No. 9680

DATE

4/25/2022

PROJECT NO.

5523-A078

DESIGN

GCW

DRAWN

GCW

CHECK

GCW

PLOT DATE

04-25-22

PLOT TIME

11:19:55

SCOTT MARSHALL

1555 S. RAINBOW BLVD.

LAS VEGAS, NV 89146

T: 702.804.2000

F: 702.804.2299

gcwengineering.com

ENGINEERS & SURVEYORS

PROJECTS 5523-A078 DWG PRODUCTION 5523-A078205-DWG

TRI POINTE HOMES

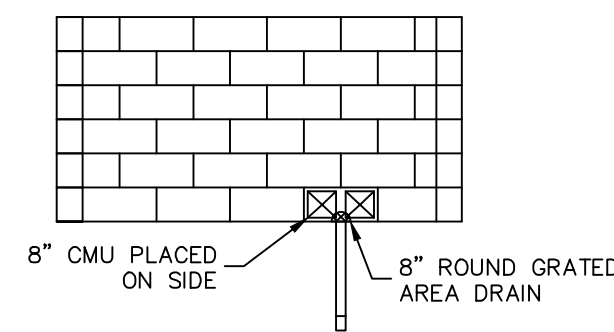
VILLAGE 25 PARCEL G

GRADING SECTIONS AND DETAILS 3

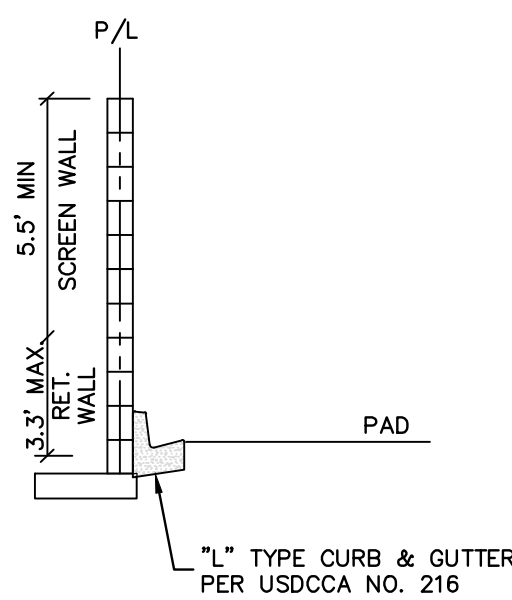
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D3

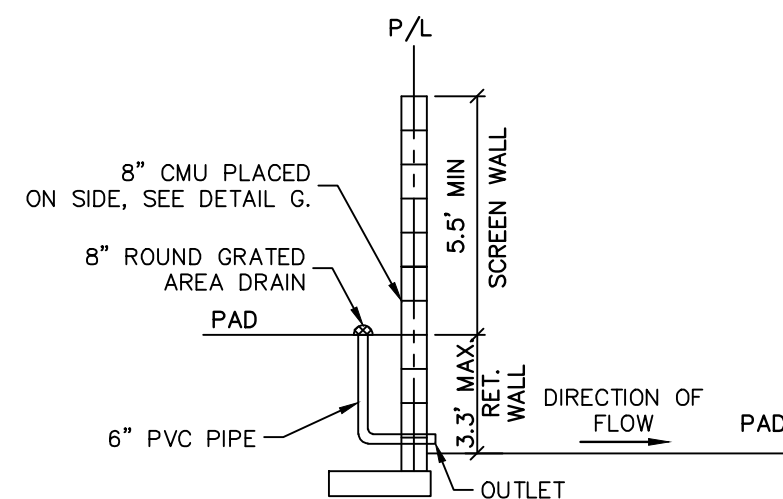
15 OF 53 SHTS



EMERGENCY OVERFLOW
SCALE: NTS (SHEETS G1-G9)



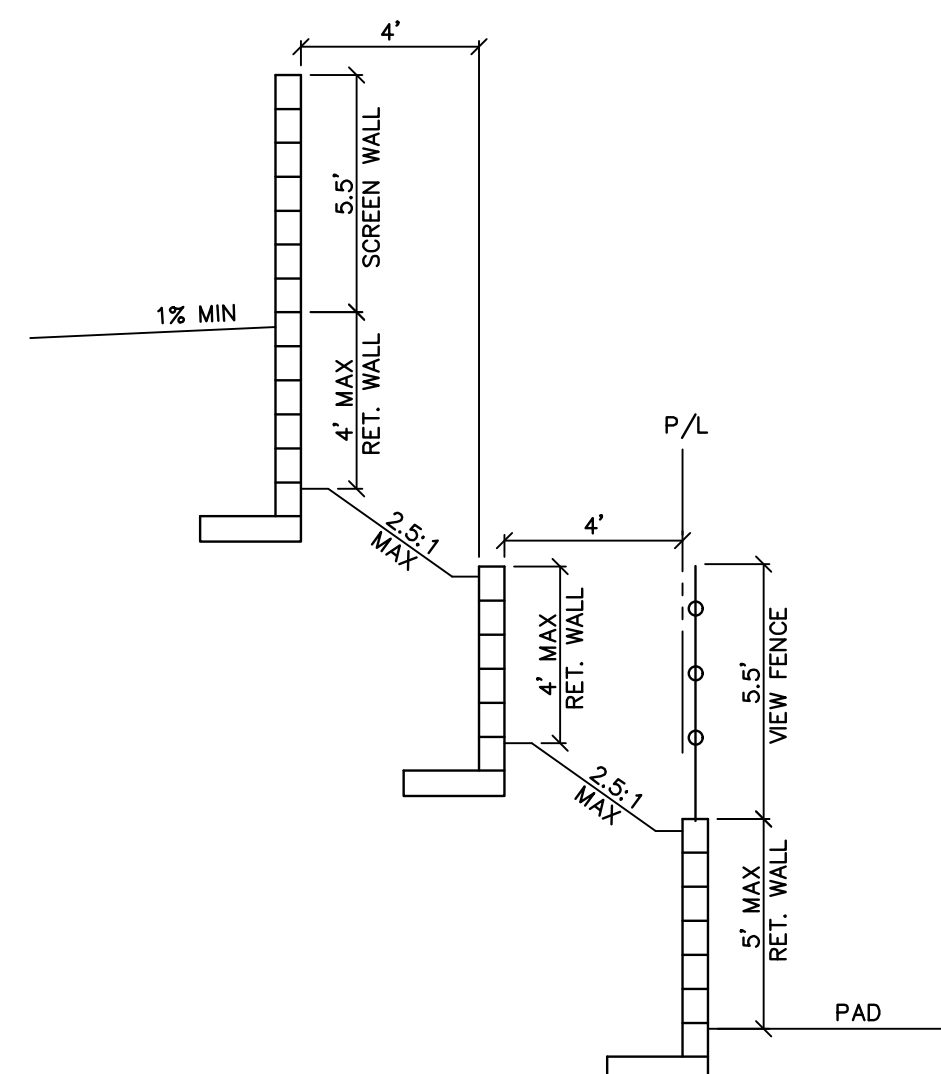
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SCALE: NTS (SHEETS G1-G9)



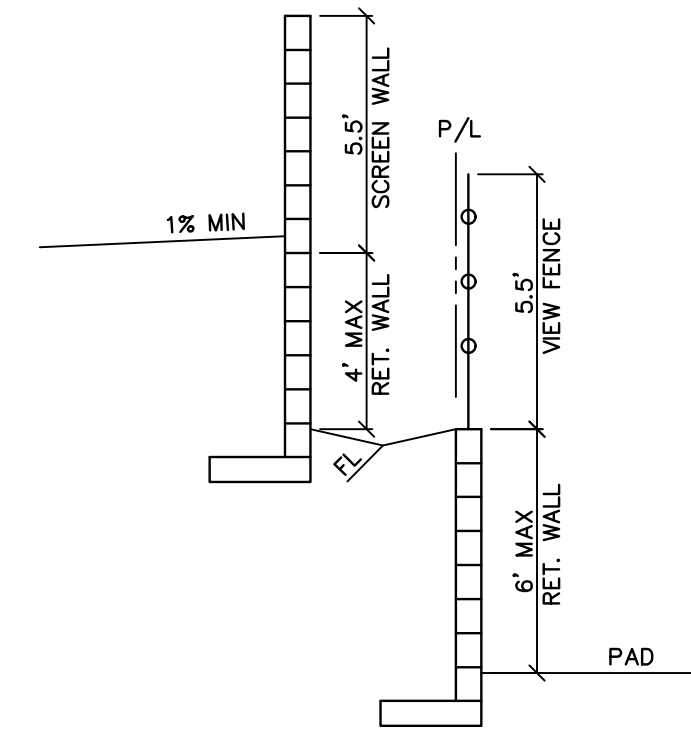
YARD DRAIN

SCALE: NTS (SHEETS G1-G9)

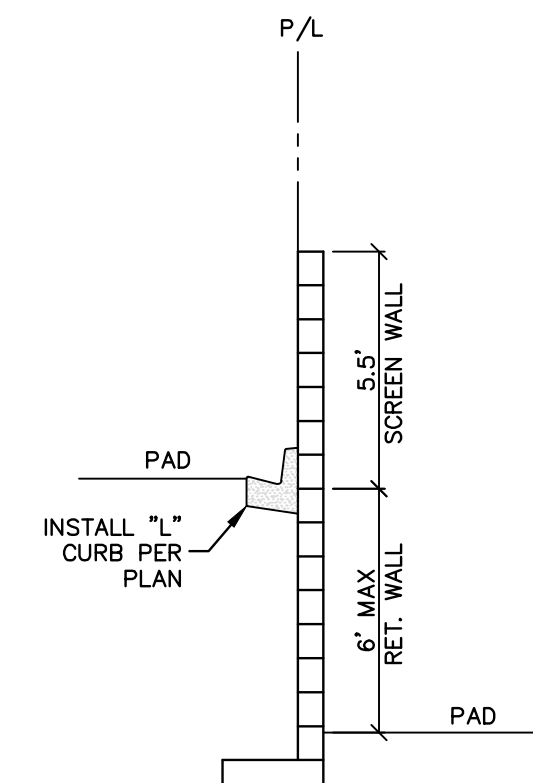
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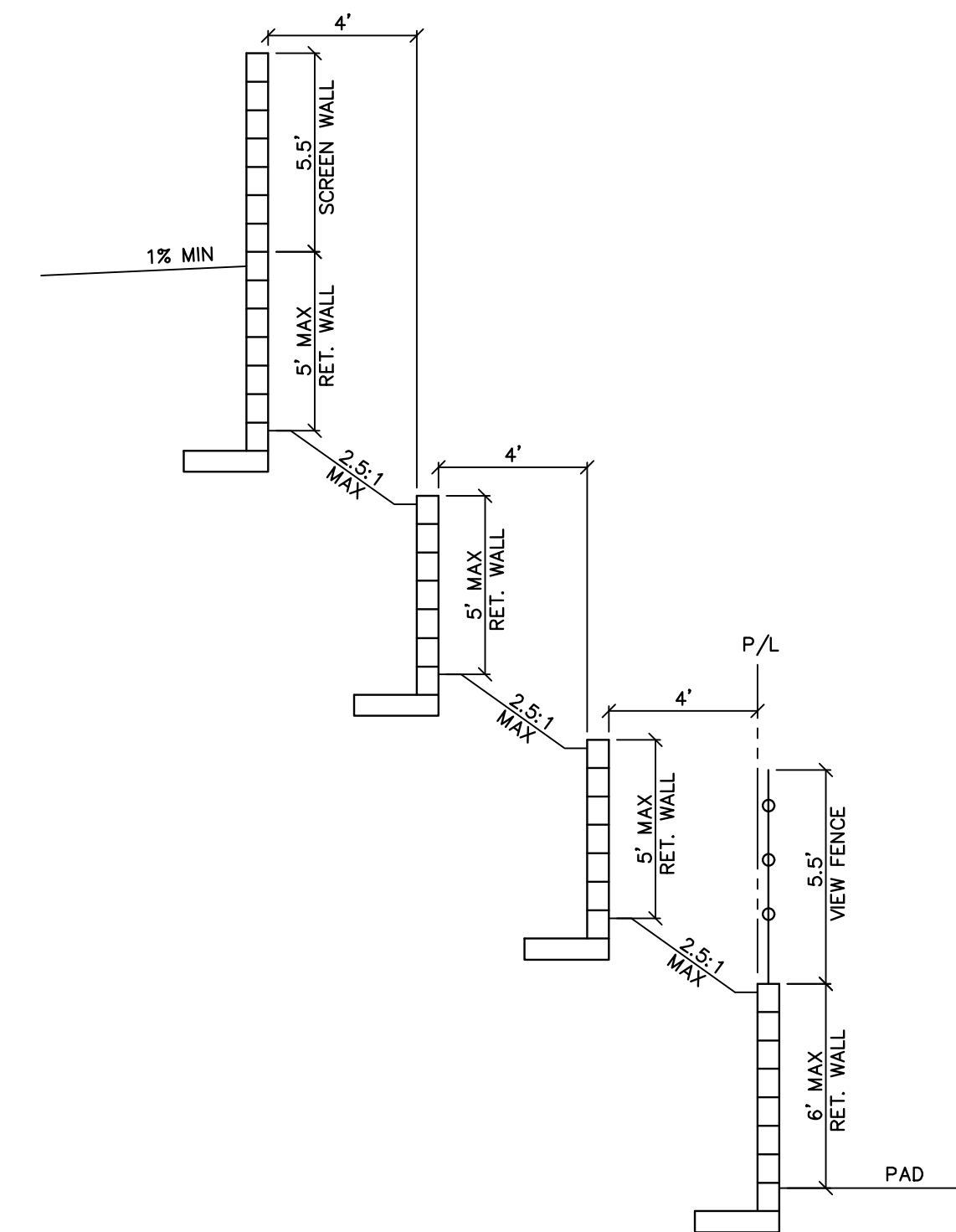
TYPICAL SECTION
SCALE: NTS (SHEETS G1)



TYPICAL SECTION
SCALE: NTS (SHEETS G1)



TYPICAL SECTION
SCALE: NTS (SHEETS G1)



TYPICAL SECTION
SCALE: NTS (SHEETS G1)

[illegible]