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 OR
1-800-642-2444

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

LEGAL DESCRIPTION

BEING A PORTION OF LOT 4 AS SHOWN ON MAP THEREOF ON FILE IN FILE 126, PAGE 16 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 15, 16, 21, AND 22, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARINGS

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

ZONE: LAS VEGAS ZONE

DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 7LV0927E4

A RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF FAR HILLS AVE AND DESERT FOOTHILLS DR.

ELEVATION = 1,016.62 METERS
 ELEVATION = 3335.36 US SURVEY FEET (NAVD'88)

IMPROVEMENT PLANS FOR SUMMERLIN VILLAGE 27 PARCEL L

EXPORT SITE
 FOR  **taylor morrison.**

APPROVED BY: _____

A PORTION OF APN: 137-15-401-004 & 137-22-101-007
 CITY OF LAS VEGAS, NEVADA
 131.4+/- ACRES

OWNER:

THE HOWARD HUGHES COMPANY LLC
 10845 GRIFFITH PEAK DRIVE SUITE 160
 LAS VEGAS, NV, 89135

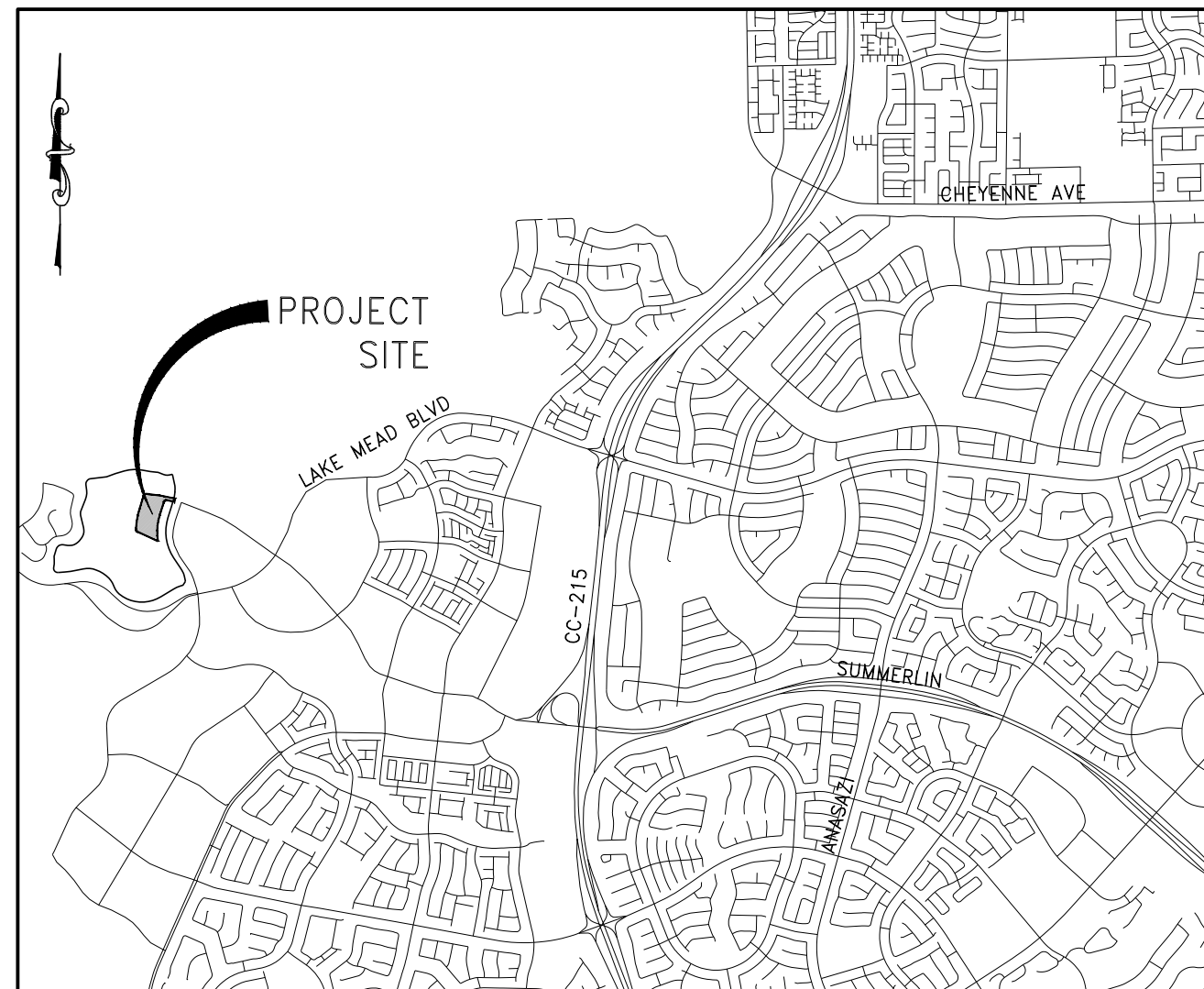
DEVELOPER:



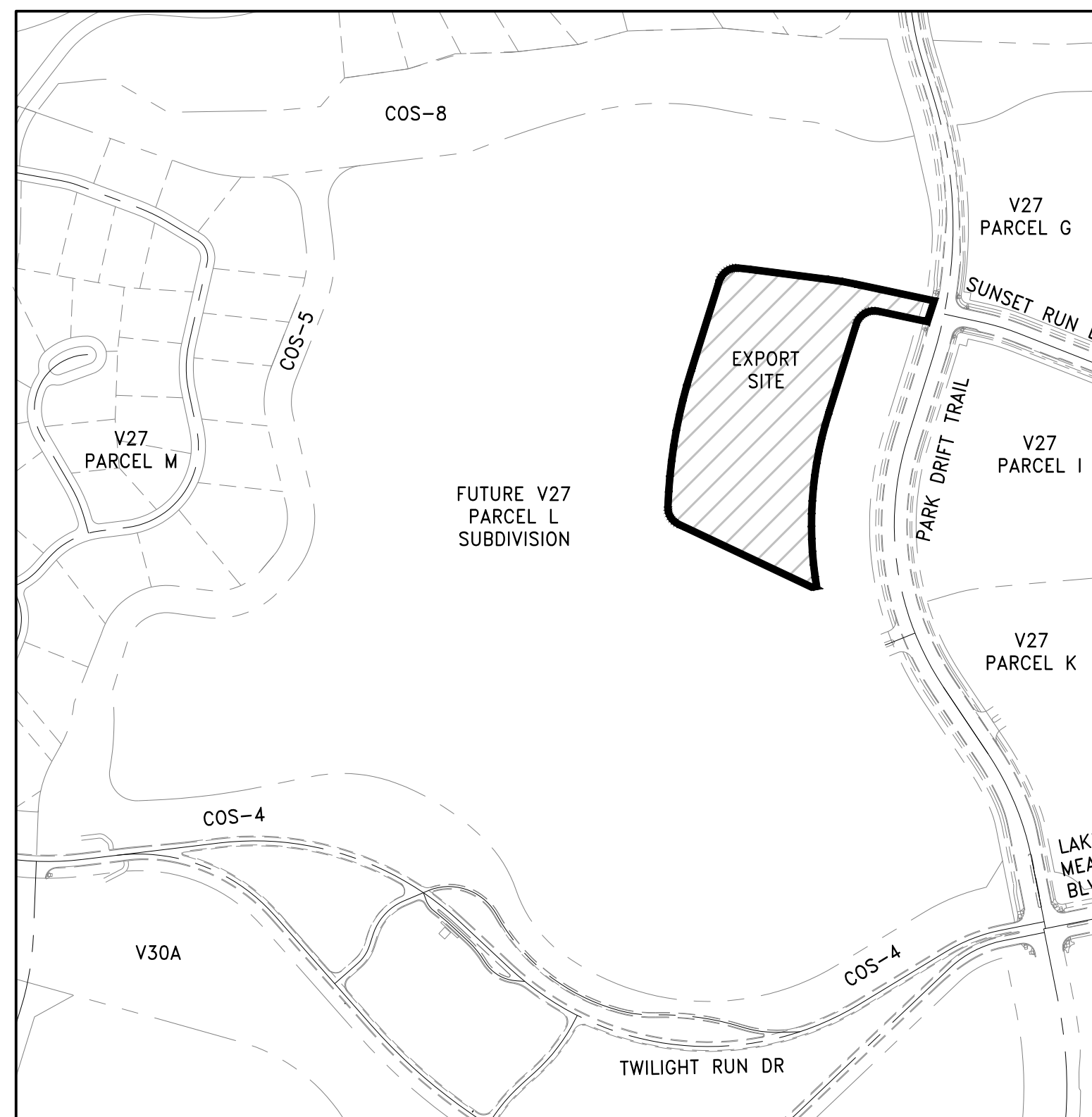
1985 FESTIVAL PLAZA DR
 SUITE 200,
 LAS VEGAS, NV 89135
 PHONE 702-263-8200
 FAX 855-584-2445

DESIGN ENGINEER:

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



VICINITY MAP
 NOT TO SCALE



SITE PLAN
 NOT TO SCALE

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	C-1	COVER SHEET
2	RG-1	ROUGH GRADING PLAN
3	D-1	GRADING DETAILS

ABBREVIATIONS

AGG	AGGREGATE	HP	HIGH POINT
AC	ASPHALTIC CONCRETE	HDP	HIGH DENSITY POLYETHYLENE
AP	ANGLE POINT	HSI	HALF STREET IMPROVEMENTS
BC	BACK OF CURB	HPP	HIGH PERFORMANCE POLY PROPYLENE
BCR	BACK OF CURB RADIUS	INT	INTERSECTION
BSI	BEGIN STREET IMPROVEMENTS	INV	INVERT
BVC	BEGINNING OF VERTICAL CURVE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
BM	BENCH MARK	L	LINEAR FEET
BO	BOUNDARY	LF	LINEAR FEET
CATV	CABLE TELEVISION	MH	MANHOLE
CL	CENTERLINE	MAX	MAXIMUM
CCUSD	CLARK COUNTY UNIFORM STANDARD DRAWINGS	MIN	MINIMUM
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	NTS	NOT TO SCALE
CMH	CENTER OF MANHOLE	OC	ON CENTER
CO	CLEAN OUT, SEWER	P	PAVEMENT
COMM	COMMERCIAL	PVMT	PAVEMENT
CONC.	CONCRETE	P	POWER
CONST	CONSTRUCTION OR CONSTRUCT	PP	POWER POLE
CU YD, CY	CUBIC YARD	PI	POINT OF INTERSECTION
CU FT, CF	CUBIC FEET	PR	POINT OF REVERSE CURVE
CF	CURB FACE	PRC	POINT OF CURVE
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS	PT	POINT OF TANGENCY
DIA	DIAMETER	PCC	POINT OF COMPOUND CURVE
DWY	DRIVEWAY	PUE	PUBLIC UTILITY EASEMENT
DI	DROP INLET	PVC	POLYVINYL CHLORIDE
DE	DRAINAGE EASEMENT	PL	PROPERTY LINE
ESMT	EASEMENT	PL-G	PLASTIC GAS
ESI	END STREET IMPROVEMENTS	POC	POINT OF CONNECTION
EP	EDGE OF PAVEMENT	PROP	PROPOSED
E	ELECTRIC	PB	PULL BOX
ELEV	ELEVATION	RP	RADIUS POINT
ECR	END OF CURB RETURN	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
EVC	END OF VERTICAL CURVE	REINF	REINFORCED
EX, EXIST	EXISTING	RCB	REINFORCED CONCRETE BOX
FT	FEET OR FOOT	RCP	REINFORCED CONCRETE PIPE
FTG	FOOTING WALL	R	RIGHT OR RADIUS
FH	FIRE HYDRANT	R/W	RIGHT-OF-WAY
FG	FINISH GRADE	SS	SANITARY SEWER
FL	FLOW LINE	S	SHEET
FUT	FUTURE	SS	SANITARY SEWER
GB	GRADE BREAK	TS	TRAFFIC SIGNAL
SHT	SHEET	TSI	TRAFFIC SIGNAL INTERCONNECT
S-G	STEEL GAS SEWER LATERAL	TRANS	TRANSITION
SL	SEWER LATERAL	TW	TYPICAL
SW	SIDEWALK	UG	UNDERGROUND
SQ FT, SF	SQUARE FOOT	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
SQ YD, SY	SQUARE YARD	VAR	VARIABLE
STA	STATION	VERT	VERTICAL
SD	STORM DRAIN	VC	VERTICAL CURVE
STD	STANDARD	VG	VALLEY GUTTER
STL	STREETLIGHT	VCP	VITRIFIED CLAY PIPE
T	TELEPHONE	WTR	WATER
TBI	TO BE INSTALLED	WL	WATER LATERAL
TEMP	TEMPORARY		
TR	TOP OF CURB		
TRC	TOP OF FOOTING		
TRW	TOP OF RETAINING WALL		

LEGEND

RIGHT-OF-WAY/BOUNDARY CENTERLINE	---
EXISTING PUBLIC SEWER LINE	--- EX_X" SWR ---
EXISTING PUBLIC WATERLINE	--- EX_X" WTR ---
EXISTING STREET LIGHT	○
EXISTING INDEX CONTOUR	(2035)
EXISTING INTERMEDIATE CONTOUR	---
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	---
6' TALL CHAIN LINK FENCE	□

FOR REVIEW ONLY

DATE: 05/09/2024
 DRAWING: C-1
 SHEET 1 OF 3
 CLV DRAWING NUMBER

1985 FESTIVAL PLAZA DR SUITE 200, LAS VEGAS, NV 89135
 taylor morrison. 855-584-2445

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

DATE: 05/09/2024
 HORIZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: SRC
 DESIGNED BY: DSP
 CHECKED BY: CRZ
 APPROVED BY: CRZ
 PROJECT #: 3185.0005

CITY OF LAS VEGAS ENGINEERING

CITY OF LAS VEGAS COMMUNITY DEVELOPMENT - PLANNING DIVISION

NEVADA

IMPROVEMENT PLANS FOR SUMMERLIN VILLAGE 27 (PARCEL L) - EXPORT SITE

COVER SHEET

CITY OF LAS VEGAS

CHRISTOPHER R. ZRINYI
 Exp. 6/30/2024
 CIVIL ENGINEER
 No. 13576

DATE: 05/09/2024

DRAWING: C-1

SHT 1 OF 3

CLV PROJECT #

C:\3185_Taylor Morrison\0005_27_L_PLANNING\CAD FILES\GRADE_TEMP\REF\XG_27_L_01.dwg sctork 5/9/24 3:19pm

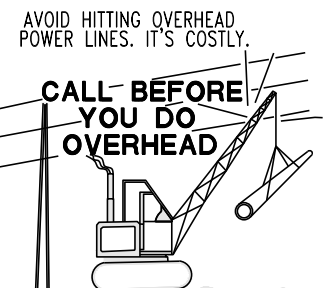
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1-800-642-2444



1-702-227-2929

NOTE:

1. ACCEPTED PLANS SHALL BE KEPT ON SITE AT ALL TIMES WHILE AUTHORIZED WORK IS IN PROGRESS.
2. ACCEPTED PLANS SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL.
3. ACCEPTANCE OF THESE PLANS SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATION OF STATE STATUTES OR COUNTY ORDINANCES.

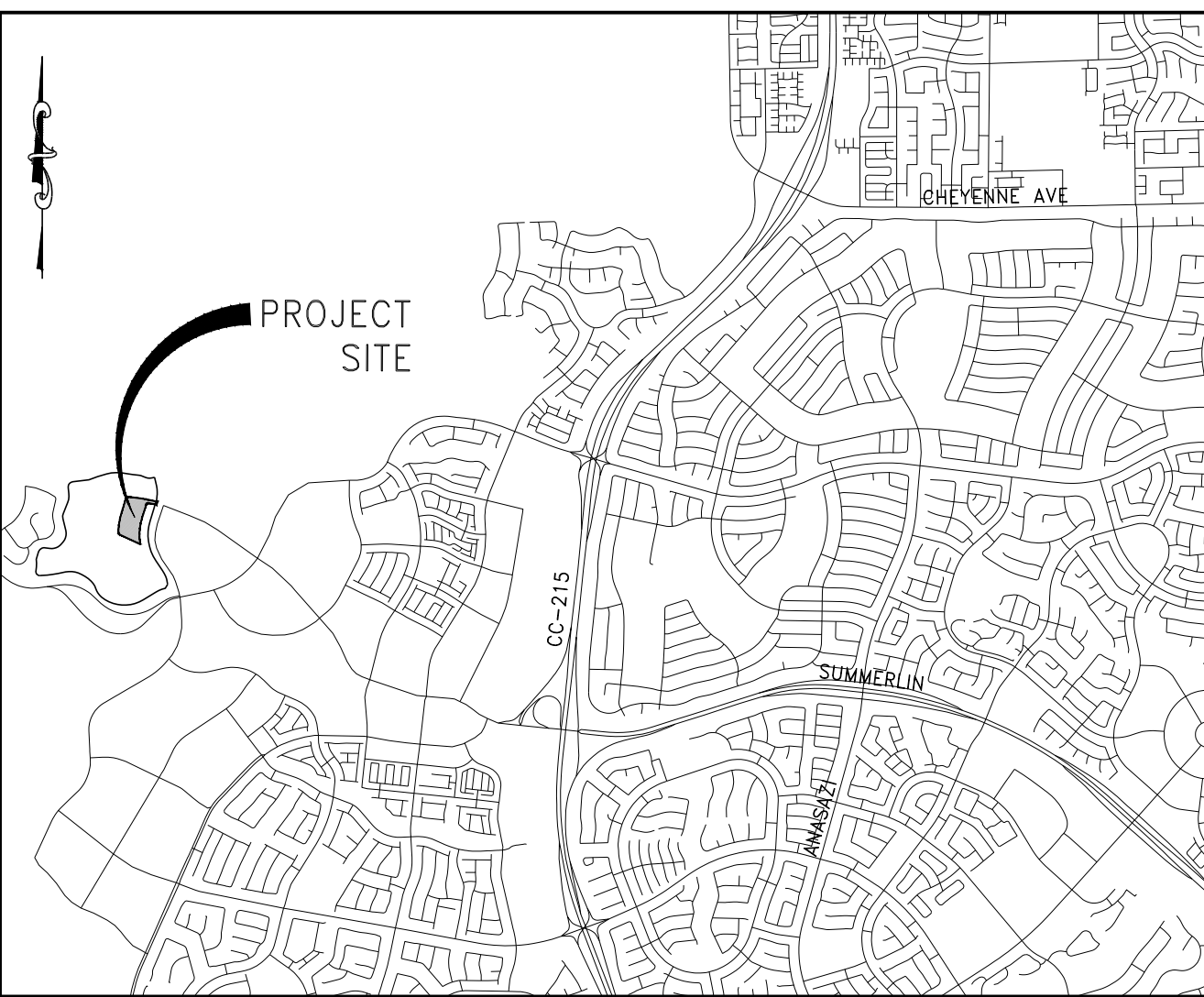
NOTE

EXPORT SITE TO COMPLY WITH THE APPROVED DUST MITIGATION PLAN#XXXXX.

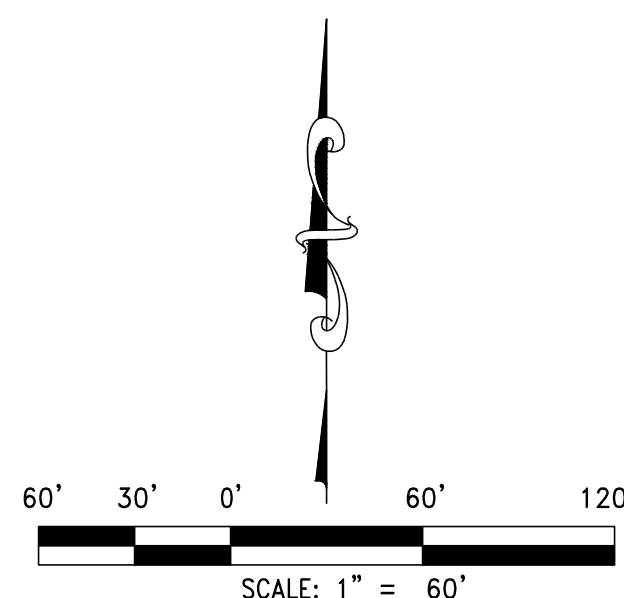
EXPORT CALCULATIONS:

SITE 1

AVERAGE WIDTH = 506.0± FT
AVERAGE LENGTH = 722.0± FT
AVERAGE CUT = 14.4± FT
TOTAL VOLUME = 194,604 CY



VICINITY MAP
NOT TO SCALE



STORMWATER RUNOFF MANAGEMENT

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

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY TO WEEKLY INSPECTIONS MAY APPLY. SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
6. POST-CONSTRUCTION BMPs (PCBMPs) / CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMPs MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

CITY OF LAS VEGAS GRADING NOTES

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

REV	DESCRIPTION	DATE

DATE:	REV:	DATE:	REV:
REV:	DATE:	REV:	DATE:

1985 FESTIVAL PLAZA, SUITE 200, LAS VEGAS, NV 89135
 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
 MAIN: 702-453-0800 FAX: 702-453-0801

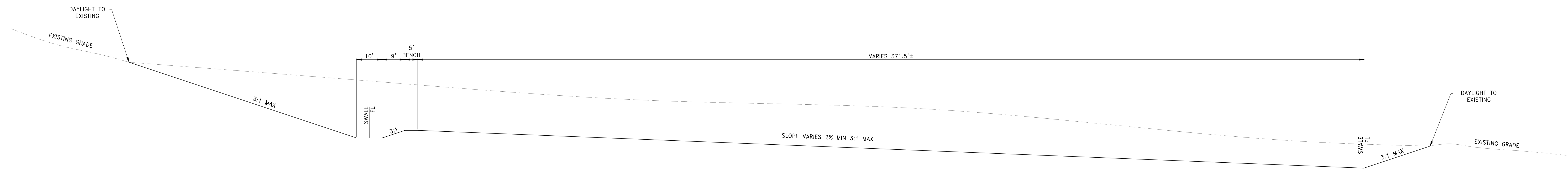


IMPROVEMENT PLANS FOR SUMMERLIN VILLAGE 27 (PARCEL L) - EXPORT SITE

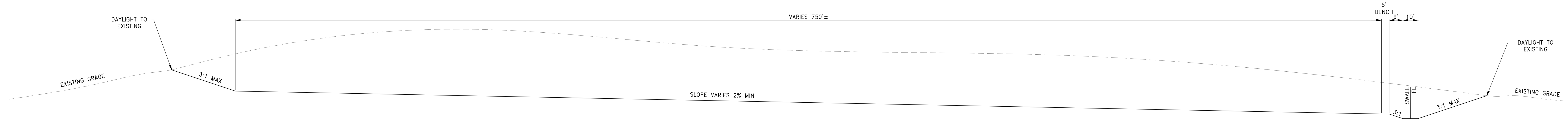
ROUGH GRADING PLAN

CITY OF LAS VEGAS

DATE: 05/09/2024
 DRAWING: RG-1
 SHEET 2 OF 3
 CLV DRAWING NUMBER



1
D-1 WEST TO EAST CROSS SECTION
SCALE: NTS



2
D-1 NORTH TO SOUTH CROSS SECTION
SCALE: NTS

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IMPROVEMENT PLANS FOR SUMMERLIN VILLAGE 27 (PARCEL L) - EXPORT SITE

GRADING DETAILS

DATE: 05/09/2024
 DRAWING: D-1
 SHT 3 OF 3
 CLV DRAWING NUMBER

FOR REVIEW ONLY

DATE: 05/09/2024
 HORZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: SRC
 DESIGNED BY: DSP
 CHECKED BY: CRZ
 APPROVED BY: CRZ
 PROJECT #: 3185.0005

1885 FESTIVAL PLAZA, OR SUITE 200, LAS VEGAS, NV 89135
 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
 TEL: 702-453-0800 FAX: 702-453-0801
 MIN: 702-453-0800 FAX: 702-453-0801

taylor morrison
RCI ENGINEERING

NEVADA

CITY OF LAS VEGAS

PROFESSIONAL ENGINEER
 CHRISTOPHER R. ZRINYI
 Exp. 6/30/2024
 CIVIL
 No. 15976

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