


DISCLAIMER NOTE:

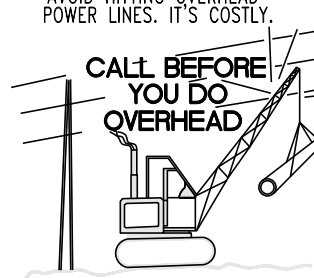
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.



1-800-642-2444

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.



1-702-227-2929

BENCHMARK
CITY OF LAS VEGAS BENCHMARK No. 09LV09 21SE66
RIVET AND PLATE SET IN A ROCK OUTCROP LOCATED APPROXIMATELY 89 FEET WEST-SOUTHWEST OF THE SOUTH SIXTEENTH-SECTION CORNER COMMON TO SECTIONS 21 AND 22, T20S, R59.
ELEVATION=3722.81 US SURVEY FEET (NAVD'88 v.2008)

BASIS OF BEARINGS
SOUTH 89°56'58" WEST, BEING THE BEARING OF THE NORTH LINE OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 173, PAGE 64 OF PLATS.

BUILDING PERMIT NOTE
ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL. THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION.

FLOOD ZONE NOTE
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C2125 E DATED SEPTEMBER 27, 2002 THE SITE IS LOCATED IN A ZONE "X".

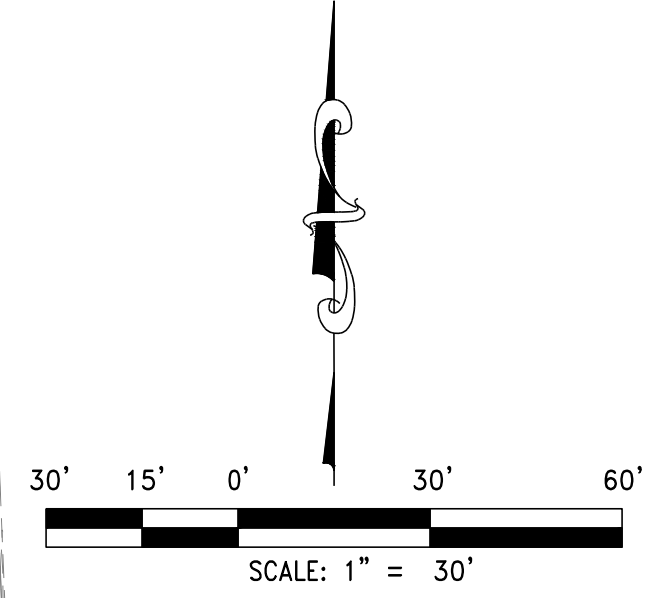
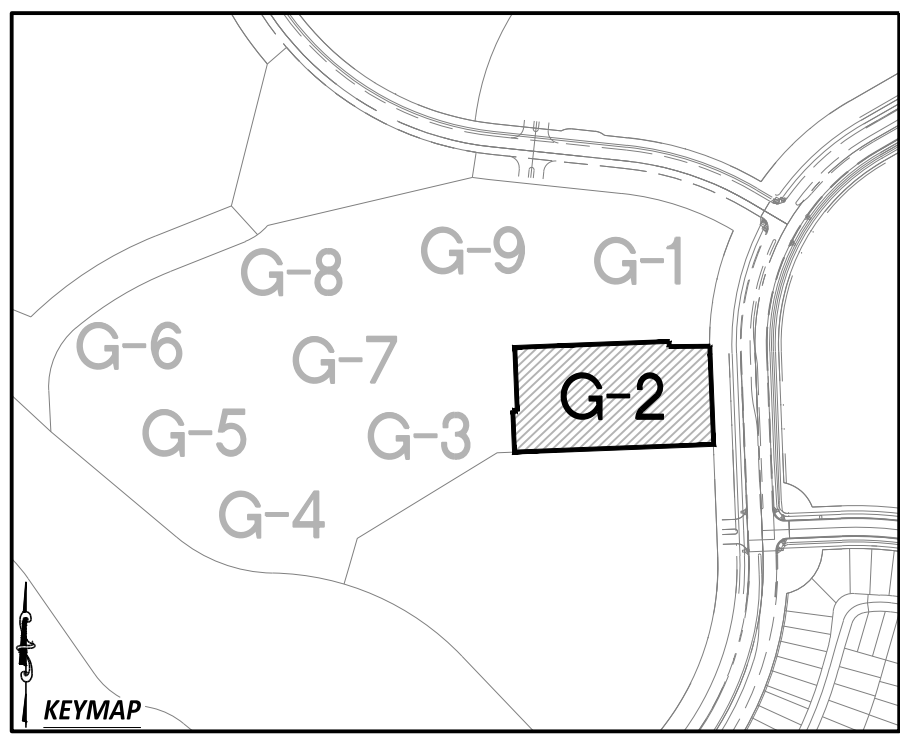
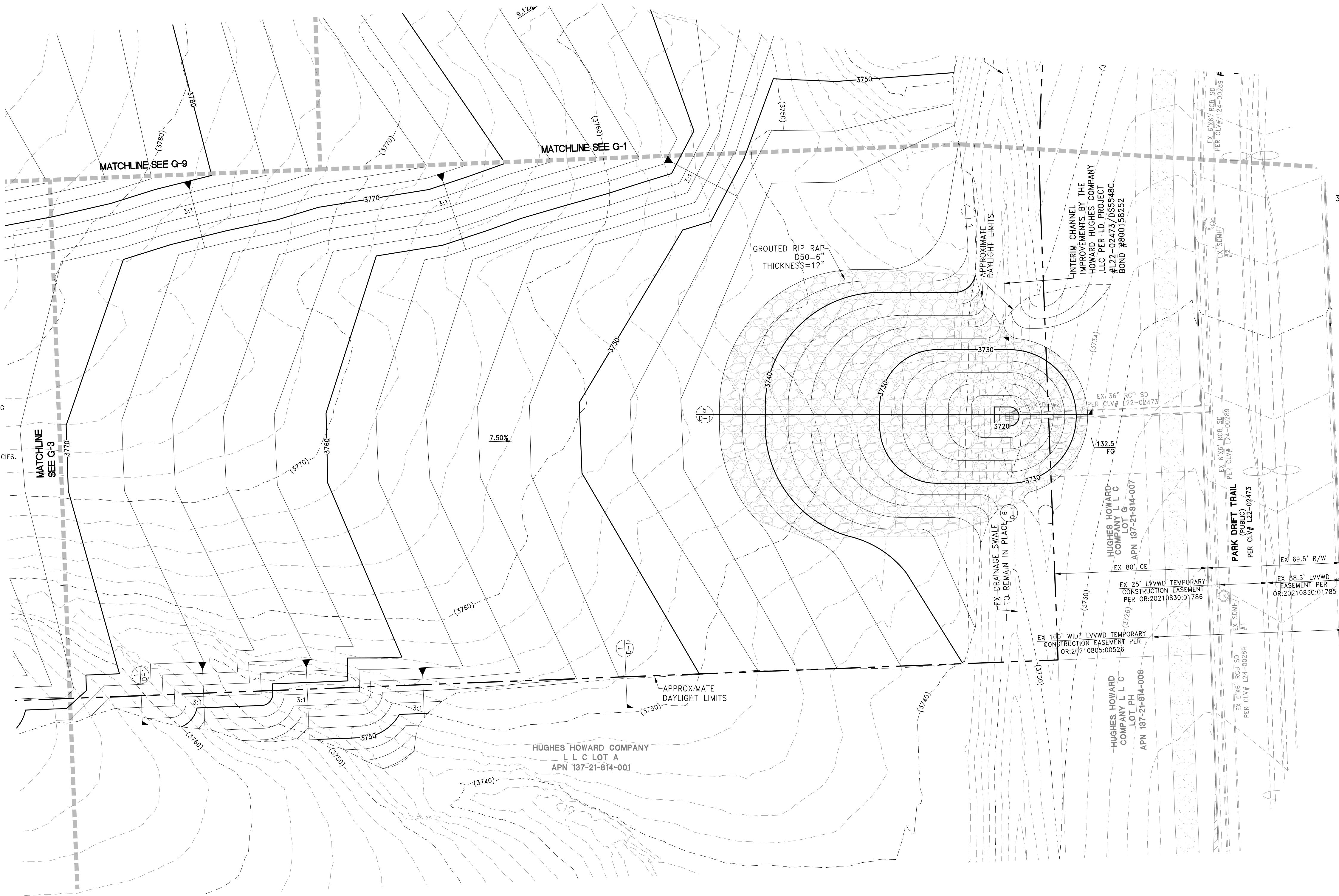
SURVEY MONUMENT NOTE
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

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**
- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
 - SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
 - ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
 - THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
 - ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
 - SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY:
ENGINEER: GEOTECHNICAL EVALUATION
PROJECT NO. 18476-LVR
DATED: NOVEMBER 14, 2024
 - CUT/FILL ESTIMATES: OVERALL PROJECT LIMITS
EXISTING TO FINISH GRADE ELEVATIONS
CUT: 152,385 CY
FILL: 123,128 CY
 - FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

DRAINAGE QUANTITY ESTIMATE

DESCRIPTION	PUBLIC	PRIVATE
GRADING WITHIN PUBLIC EASEMENTS	- CY	275,513 CY
GROUTED RIP RAP (D50=6")	- CY	800 CY



DATE	BY	APP'D	DATE
MAY 27, 2025	JIL		
HORIZ. SCALE: 1"=30'	VERT. SCALE: N/A	DESIGNED BY: CR	CHECKED BY: JIL
DRAWN BY: WW	PROJECT #: 3110.0080	APPROVED BY: JIL	

FOR REVIEW ONLY

TOLL SOUTH LV, LLC
1140 TOWN CENTER DRIVE SUITE 250
LAS VEGAS, NV 89144
PHONE: 702-243-9800 FAX: 702-243-9810

RCI ENGINEERING
500 SOUTH RANCHO DRIVE SUITE 17, LAS VEGAS, NV 89106
MAIL: 702-453-0800 FAX: 702-453-0801

NEVADA

IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 30A PARCEL B
MASS GRADE

GRADING PLAN (SHEET 2 OF 9)

CITY OF LAS VEGAS

DATE: 05/27/2025

G-2

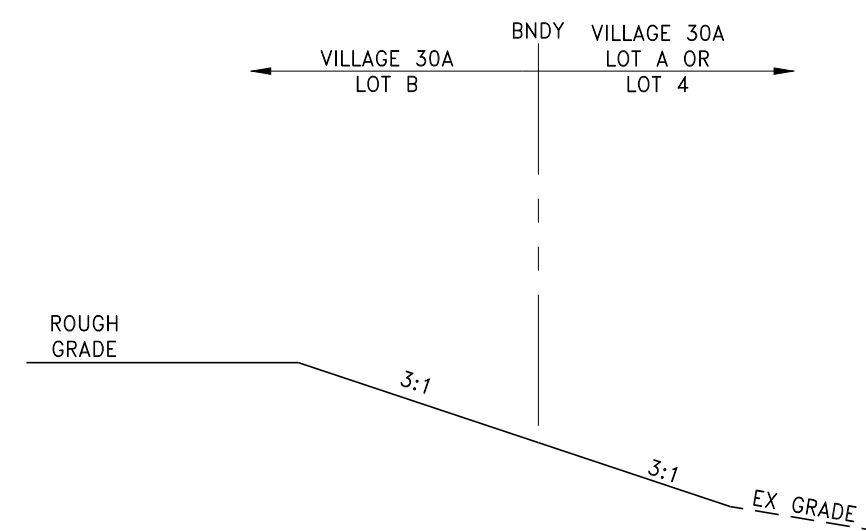
SHEET 4 OF 12

CLV DRAWING NUMBER 731-125

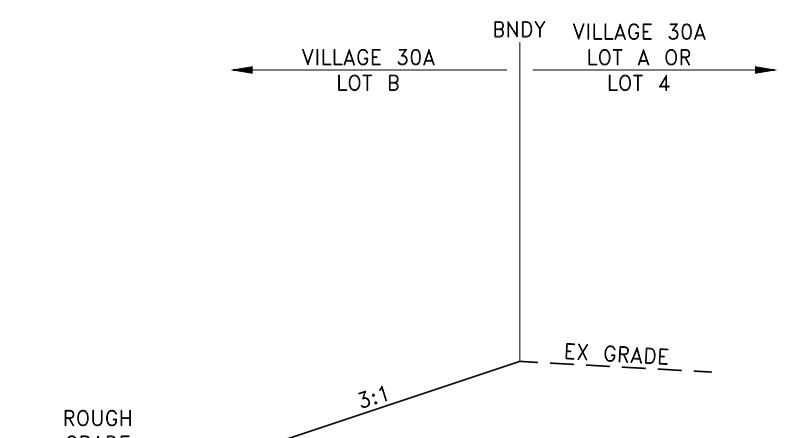
CLV PROJECT #L25-00598

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY #0558368 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

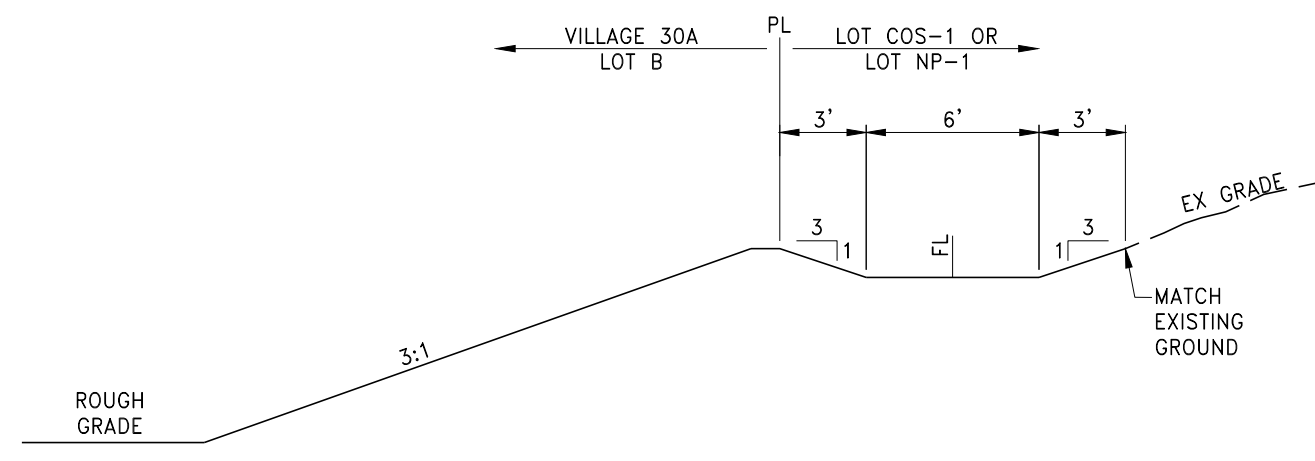
JOHN I. LAND, PE NO. 16441 DATE



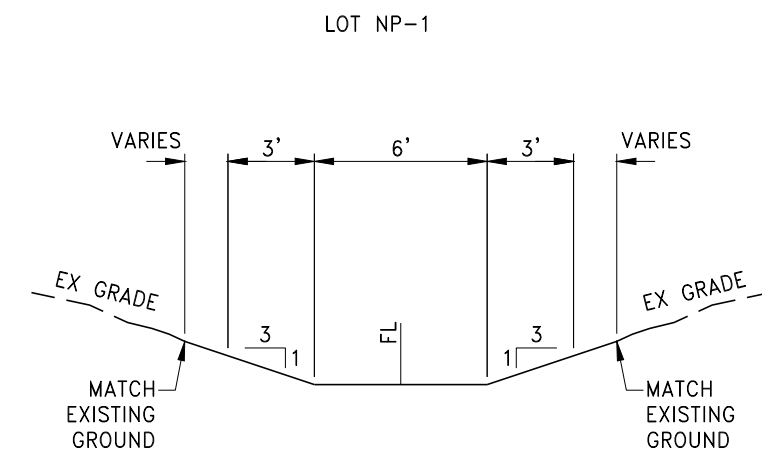
1
D-1
LOT B ABOVE EX LOT
SCALE: NTS



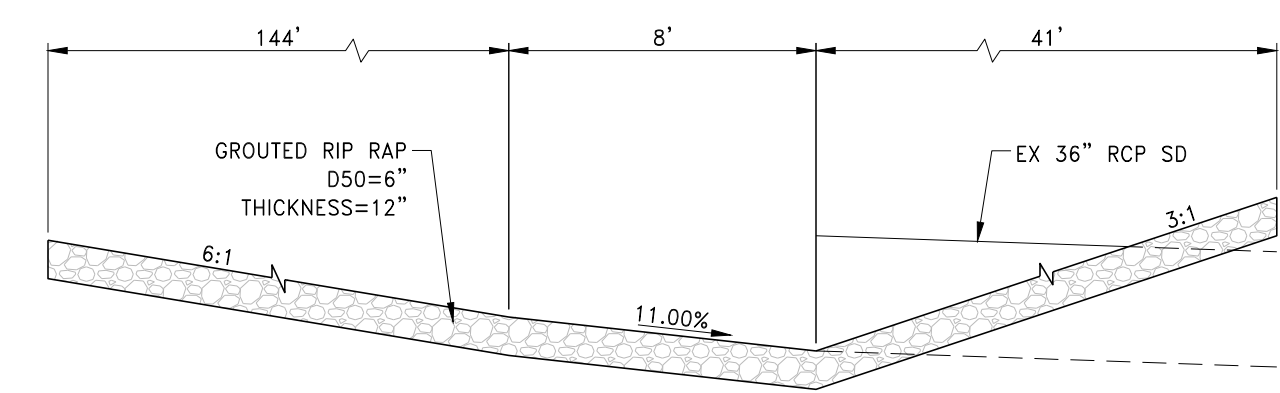
2
D-1
LOT B BELOW EX LOT
SCALE: NTS



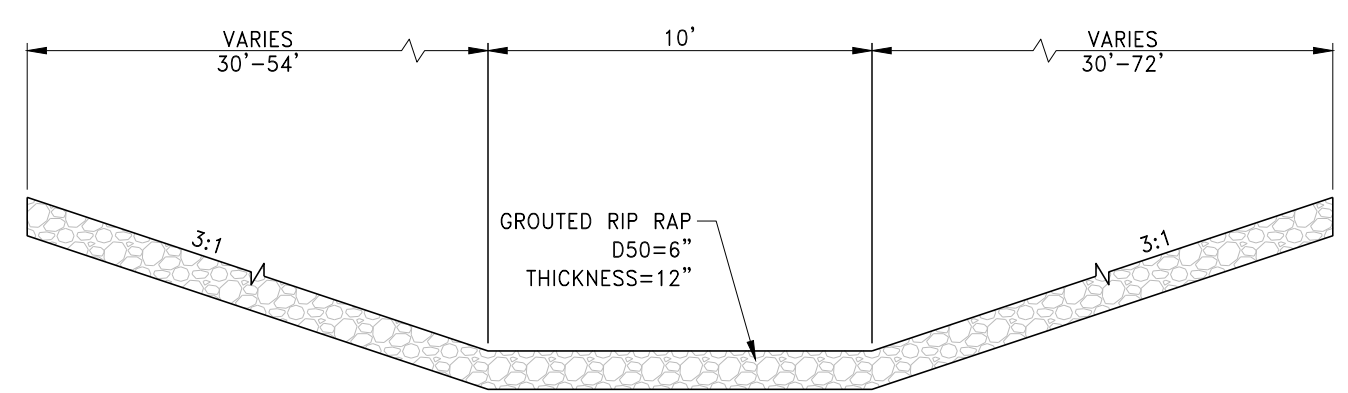
3
D-1
LOT B TO EX LOT
SCALE: NTS



4
D-1
V-DITCH
SCALE: NTS



5
D-1
CATCH BASIN
SCALE: NTS



6
D-1
CATCH BASIN
SCALE: NTS

REV	DESCRIPTION	BY	DATE

DATE: MAY 27, 2025
 HORIZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: WW
 CHECKED BY: CR
 DESIGNED BY: JIL
 APPROVED BY: JIL
 PROJECT #: 3110.0080

TOLL SOUTH LV, LLC
 1140 TOWN CENTER DRIVE SUITE 250
 LAS VEGAS, NV 89144
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IMPROVEMENT PLANS FOR
SUMMERLIN VILLAGE 30A PARCEL B
MASS GRADE
GRADING DETAILS

PROFESSIONAL ENGINEER
 JOHN I. LAND
 Exp. 12/31/2025
 CIVIL
 No. 16441
 NEVADA

GEOTECHNICAL NOTE:
 A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE-EXPLORATION AND TESTING.

WALL & SCARP NOTE:
 1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS, REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
 2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
 3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

DATE: 05/27/2025
 DRAWING
D-1
 SHEET 12 OF 12
 CLV DRAWING NUMBER
 731-125
 CLV PROJECT # 25-00598