

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.

Avoid overhead power line contact. It's costly.

Call before you Overhead

1-702-227-2929

Nevada Power

Environment and Safety

Services Department

Call before you Dig

And cutting underground utility lines is costly.

Call 811

1-800-227-2600

CLARK COUNTY TRAFFIC OPERATIONS

1-702-455-7544

SEWER CONSTRUCTION NOTES

- 1) INSTALL 48" STANDARD MANHOLE (PER DCSWCS STD. No. SD-1A, SD-4, SD-5 & SD-6)
- 2) INSTALL 4" SEWER LATERAL (PER DCSWCS STD. No. SD-17, SD-22 & SD-25) AND 1 CU-FT THRUST BLOCK @ CAP
- 3) TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.
- 4) INSTALL 8" SEWER CAP

CONSTRUCTION NOTES

- 1) CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU DETAIL 4, ON SHEET D-1
- 2) CONSTRUCT 24" "L" TYPE CURB AND GUTTER PER CCAUSD # 216
- 3) CONSTRUCT "A" CURB PER CCAUSD # 219
- 4) CONSTRUCT 8" CROSS GUTTER PER CCAUSD # 228
- 5) CONSTRUCT 5" SIDEWALK PER CCAUSD # 234
- 6) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD # 235 (CASE 1)
- 7) CONSTRUCT 6" SCREEN WALL
- 8) CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
- 9) CONSTRUCT ELECTRONICALLY CONTROLLED ACCESS GATES
- 10) CONSTRUCT CALL BOX
- 11) EXISTING DRIVE APPROACH TO BE REMOVED

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.

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.

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32003C1745F DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

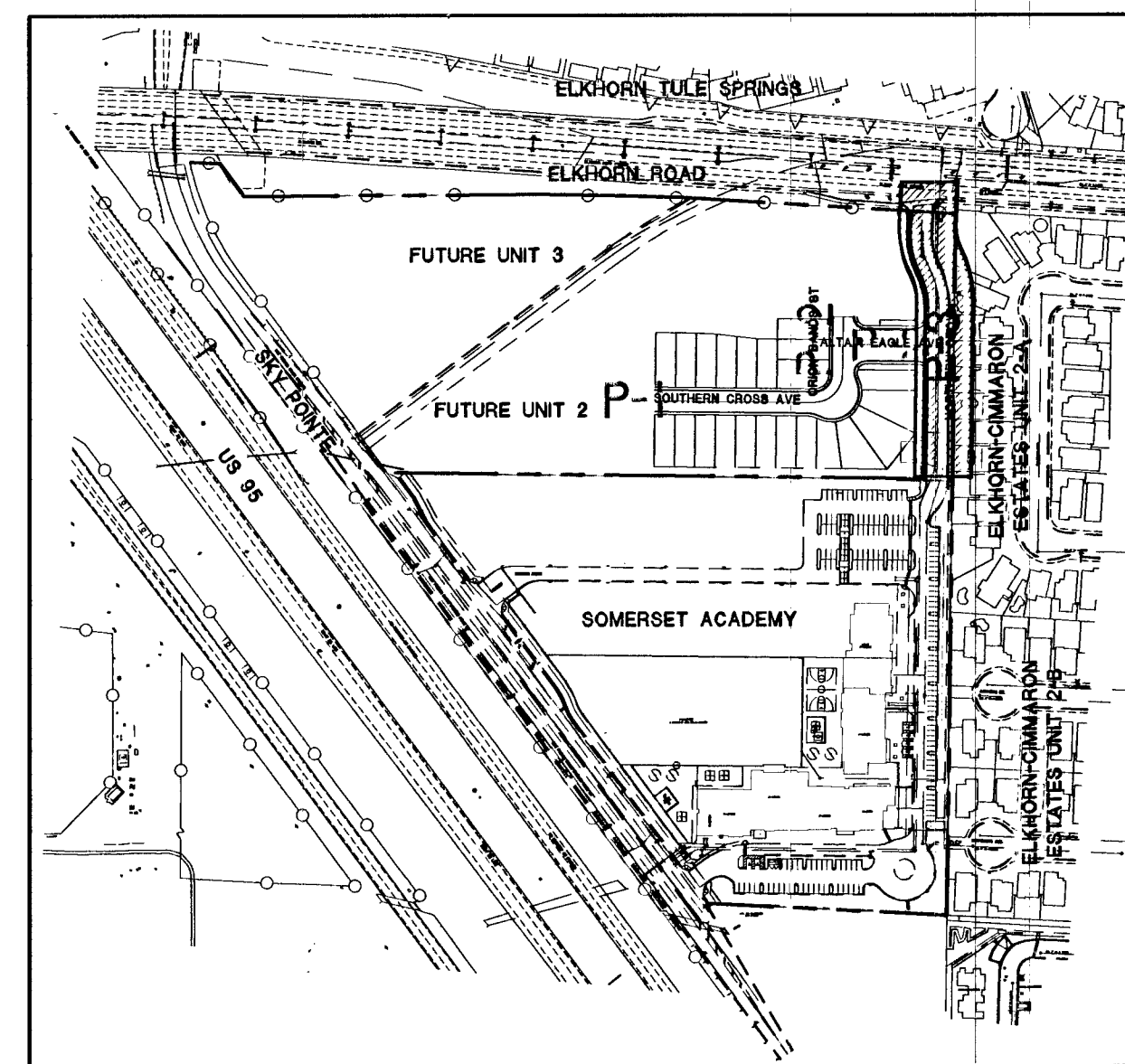
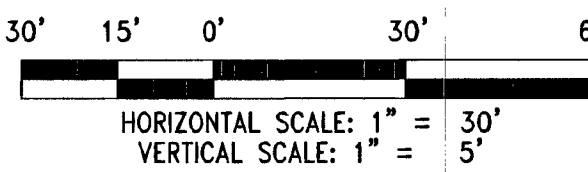
BENCHMARK

CITY OF LAS VEGAS BENCHMARK 8LV90 21N4
ELEVATION = 749.232 METERS (NAVD 88)
ELEVATION = 2458.10 U.S. SURVEY FEET (NAVD 88)
RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF ELKHORN AND CIMARRON

BASIS OF BEARINGS

NORTH 00°23'17" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 82, PAGE 86 OF SURVEYS.

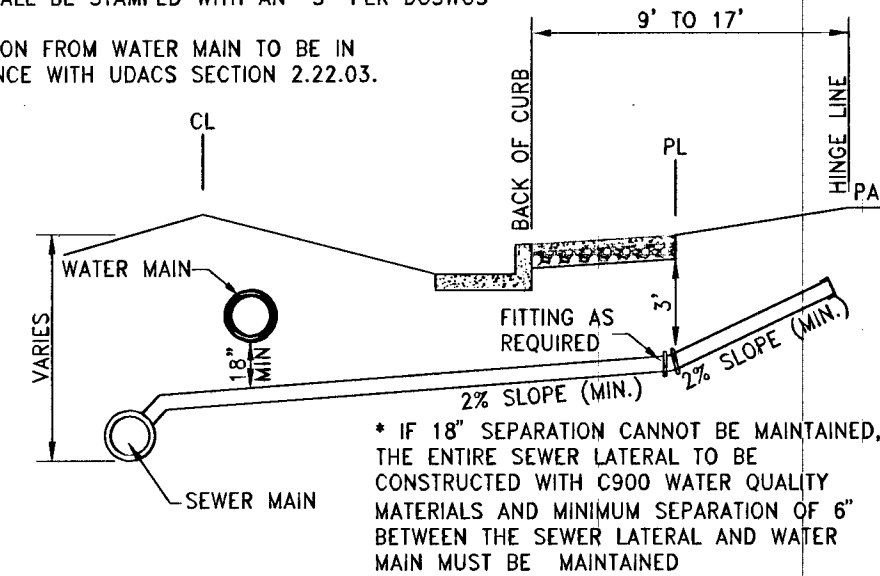
CURVE TABLE					CASE 1 SIDEWALK RAMP PER UDACS No. 235	
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	"A"	"B"
C13	31.42	20.00	90.00	20.00	8	8
C14	23.18	25.00	53.13	12.50	8	8
C15	12.62	15.00	48.19	6.71	8	8
C16	37.46	20.00	107.31	27.18	8	8
C17	37.46	20.00	107.31	27.18		



KEY MAP

NOTES:

1. SEE DCSWCS SD-22 & SD-23 FOR SEWER LATERALS.
2. CURB SHALL BE STAMPED WITH AN "S" PER DCSWCS SD-25.
3. SEPARATION FROM WATER MAIN TO BE IN COMPLIANCE WITH UDACS SECTION 2.22.03.



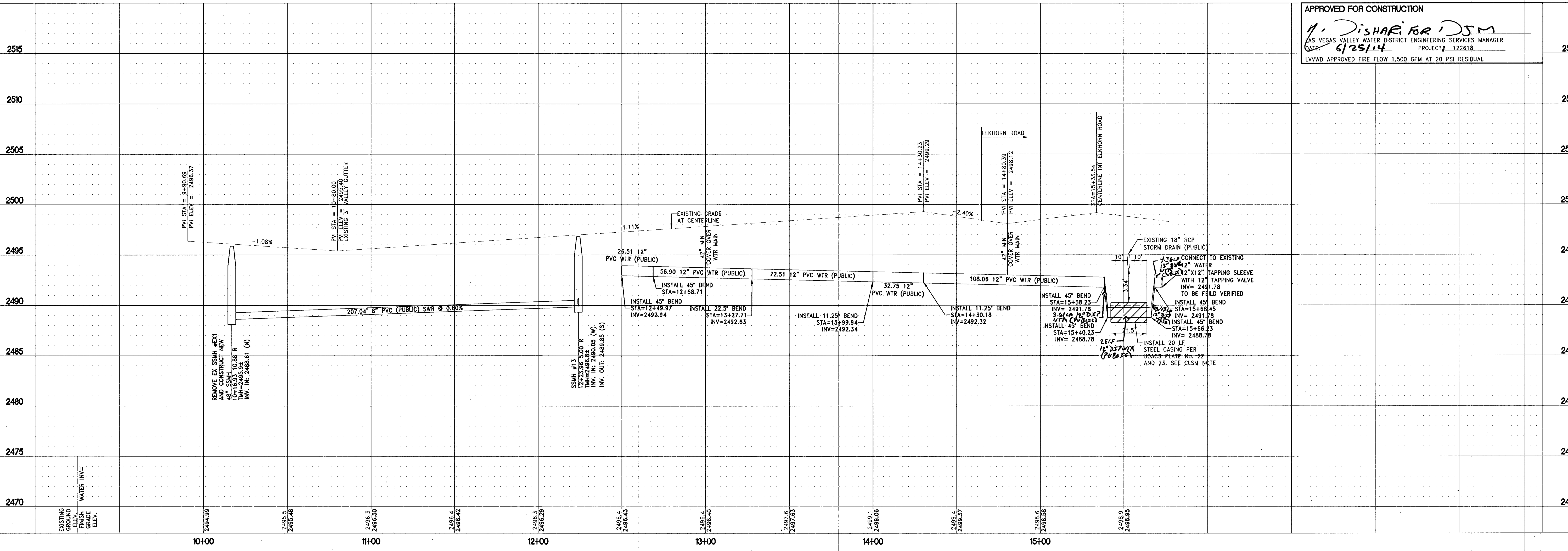
CONTROLLED LOW STRENGTH MATERIAL (CLSM)

INSTALL WATERLINE IN STEEL CASING PER UDACS PLATES NO. 22 & 23. MINIMUM 18-INCH CLEARANCE IS REQUIRED ABOVE THE TOP OF THE CASING. FROM THE UPPER BENDS THROUGHOUT THE LOWERED SECTION OF PIPE, DUCTILE IRON PIPE WITH RESTRAINED JOINTS IS REQUIRED. IN ADDITION, THRUST BLOCKS ARE TO BE INSTALLED AT THE UPPER BENDS. ESN.038

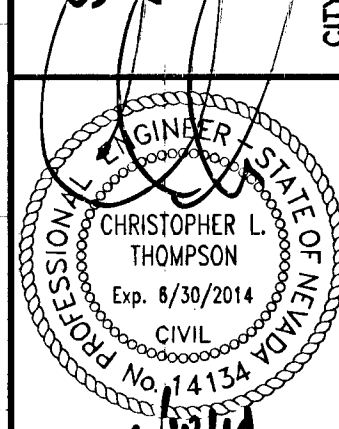
ANNUAL SPACE BETWEEN PIPE AND CASING SHALL BE FILLED WITH CLASS 1 CLSM.

APPROVED FOR CONSTRUCTION

M. D. SHARIF, R. R. DSM
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 6/25/14 PROJECT # 122618
LVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL



IMPROVEMENT PLANS FOR
SKY POINTE BY RYLAND HOMES UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PLAN AND PROFILE - PRIVATE ACCESS ROAD



DRAWING

P-3

SHT 11 OF 15

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