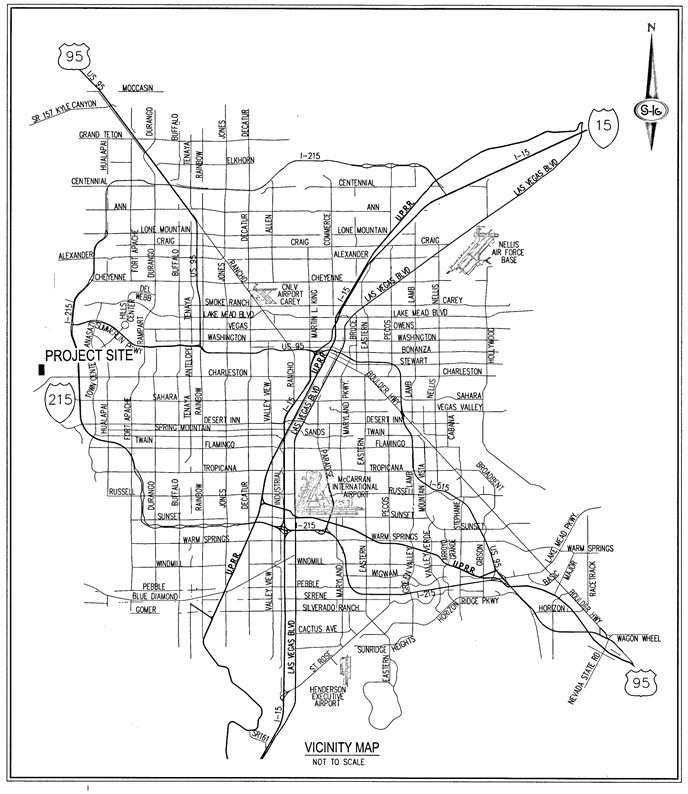
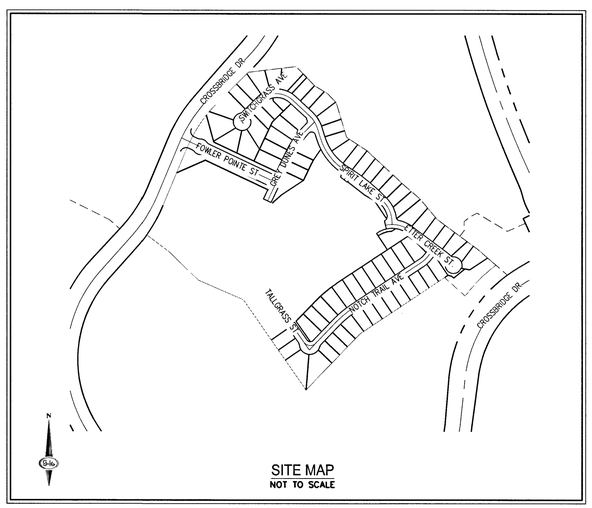
IMPROVEMENT PLANS FOR SUMMERLIN VILLAGE 24 PARCEL D PHASE 1

CITY OF LAS VEGAS, NEVADA
RESIDENTIAL SUBDIVISION
APN: 137-33-810-001





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3 SHTS 1-7 SOUTHWEST GAS PLAN

APPROVALS

CITY ENGINEER–ALLEN PAVELKA PE, #9029 — DATE 8-7-18

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OF RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVATIONS FORM 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.

LAS VEGAS FIRE AND RESCUE — DATE P.H. 4/23/19 7/24/18

CITY OF LAS VEGAS – PLANNING DEPARTMENT — DATE 080718

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

CENTRAL TELEPHONE CO. DBA CENTURYLINK — DATE 6-22-18

THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER — DATE 1750 DJM
PROJECT NO. 126049 FIRST APPROVED DATE: 07-31-18
LVVWD APPROVED FIRE FLOW ~~2500~~ 1750 GPM AT 20 PSI RESIDUAL
SHEETS: C-1 THROUGH C-3, D-3, D-4, PP-1 THROUGH PP-12, MU-1, U-1 THROUGH U-7

NV ENERGY — DATE 6-22-18

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION — DATE 7/19/18

COX COMMUNICATIONS LAS VEGAS, INC. — DATE

OWNER/DEVELOPER	ENGINEER
RYLAND HOMES NEVADA, LLC 9275 WEST RUSSELL ROAD, SUITE #400 LAS VEGAS, NV 89148 PH: 702-840-2700 FX: 702-840-2760	SLATER HANIFAN GROUP, INC. 5740 S. ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89118 PH: (702) 284-5300 FX: (702) 284-5399

LEGAL DESCRIPTION

LOT "D" OF STONEBRIDGE – UNIT 3, A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 152 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEAS BENCHMARK NUMBER: 7LV09345W6

RIVET AND PLATE IN TOP OF CURB, SOUTHEAST CORNER OF DESERT MOON ROAD AND SKY VISTA DRIVE

ELEVATION: 1011.422 METERS (3318.31 FEET) N.A.V.D 88 DATUM

BASIS OF BEARINGS

THE BASIS OF BEARING IS NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

FEMA FLOOD ZONE INFORMATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (UNSHADED), AREA OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN, PER THE FEMA FIRM PANEL 32003C2150E DATED SEPTEMBER 27, 2002.

DEVIATIONS FROM STANDARDS

NONE

SWPPP NOTE

NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: HTTP://WWW.STATE.NV.US/BWPC/STORM01.HTM PROJECTS THAT DISTURB MORE THEN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NVR100000 ALONG WITH THE APPROPRIATE FILLING FEE.

PROJECT INFORMATION

ACREAGE (GROSS):	= 32.7± AC
ACREAGE (NET):	= 17.9± AC
DENSITY (LOTS/NET ACRE):	= 3.91 DU/NET AC
EXISTING ZONING:	= P-C
TOTAL NO. OF RESIDENTIAL LOTS	= 70
TOTAL NO. OF COMMON ELEMENTS *	= 12
MINIMUM LOT SIZE	= 5,700 SF±
MAXIMUM LOT SIZE	= 13,871 SF±
PROVIDED OPEN SPACE	= SF±

EARTHWORK SUMMARY (UNADJUSTED)

CUT	209,358 CY.
FILL	207,410 CY.
NET	1,949 CY.

GEOTECHNICAL ENGINEER

PREPARED BY: GEOTEK RESIDENTIAL, LLC
ADDRESS: 6835 ESCONDIDO ST # A, LAS VEGAS, NV 89119
PHONE: 702-897-1424
PROJECT No. 13566-LVR
DATED: AUGUST 7, 2017

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

FAST Call before you UnderGround
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.)

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 OR
1-800-227-2600

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP DATE
3	ADD SHEETS FOR FIRE FLOW & REVISE STYLE	4-10-19	BM	5-30-19
2	REV. AV & LOT AD SERVICE LAT.	1/16/19	BCM	2-4-19
1	REVISE LANDING SECTIONS AND UNIT TYPES	10/1/18	BCM	11-15-18

CITY OF LAS VEGAS, NEVADA

GREYSTONE NEVADA, LLC

SUMMERLIN VILLAGE 24 PARCEL D PHASE 1
COVER SHEET

S 33 T 20S R 59

DATE: 6/14/18
DRAFTER: DNP
DESIGNER: BCC
CHECKED: BCC

PROJECT NO.
CAL1701-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
JERRY J. SLATER
Exp 06/30/2020
CIVIL
No. 14167

C-1
SHEET 1 OF 41

L18-00808

PROJ #126049 AGR #116715 QS 137-33-SE

J:\cal1701-000 summ village 24 parcel d\dwg\improv\cal1701-000 cvr.dwg 6/14/2018 8:32 AM Dominic Pandigan