

DS #: 4691

APN: 125-19-301-007 & -008

PROJECT: CONNOR HILLS

SUBMITTAL: 2ND

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

August 27, 2014

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:
Connor Hills

COPIES TO:

Slater Hanifan Group
Richmond American Homes
Bart Anderson, P.E., DevCo
CCPW

Cross Streets:

SWC Deer Springs Way & Grand Canyon Dr.

File Number:

F:\Depot\DSMemos\DS4691B.doc

Parcel Number:

125-19-301-007 & 125-19-301-008

Zoning Action:

TMP-52119; GPA-52116; ZON-52117;
VAR-52118 & WVR-52169

FEMA Flood Zone

YES

NO

X

Proposed Storm Drain

YES

X

NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	7/24/2014	8/6/2014	Not Approved	\$400.00	364839: \$400
2 nd Submittal	8/21/2014	8/27/2014	See Comments Below	\$400.00	367787: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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

Note to Land Development:

Section Detail 5/D-1 shows a wrought iron fence on top of a wall of a concrete U-channel. Structural design and calculations for the integral structure must be approved by Building Department prior to the final acceptance of the improvement plans.

- The site is adjacent to the jurisdiction of *Clark County* to the north and south. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the north and south borders. CCPW concurrence is required prior to the final acceptance of the study.
- Sheet G-1:** Clearly label the proposed 10'-public drainage easement (privately maintained by the HOA) and Common Lot along the west boundary on the grading plan. The public drainage easement shall extend into the bulb of cul-de-sac of each of the two interior streets (*Ashlynn Peak St.* and *Bruschi Ridge St.*)
- All drainage easements must be **PUBLIC** drainage easements to be privately maintained and **COMMON LOTS** to be labeled on the grading plans and to be dedicated as such in the final map.

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: T19S/R60E/19
AREA G-19

 *** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 4405
 DESTINATION ADDRESS 7022845399
 PSWD/SUBADDRESS
 DESTINATION ID
 ST. TIME 08/27 17:32
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 PGS. 2
 RESULT OK

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 27, 2014
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: Connor Hills	COPIES TO: Slater Hanifan Group
Cross Streets:	SWC Deer Springs Way & Grand Canyon Dr.	Richmond American Homes
File Number:	F:\Depot\DSMemos\DS4691B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-19-301-007 & 125-19-301-008	CCPW
Zoning Action:	TMP-52119; GPA-52116; ZON-52117; VAR-52118 & WVR-52169	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
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Note to Land Development:

Section Detail 5/D-1 shows a wrought iron fence on top of a wall of a concrete U-channel. Structural design and calculations for the integral structure must be approved by Building Department prior to the final acceptance of the improvement plans.

1. The site is adjacent to the jurisdiction of *Clark County* to the north and south. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the north and south borders. CCPW concurrence is required prior to the

Reid: 8/21/14

DS4691

G-19

\$400

S-I-G SLATER
HANIFAN
GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET, SUITE 216

LAS VEGAS, NEVADA 89118

PHONE: 702-284-5300 • FAX: 702-284-5399

TECHNICAL DRAINAGE STUDY
ADDENDUM

Connor Hills

City of Las Vegas, Nevada

Job No.: RAH1310.000

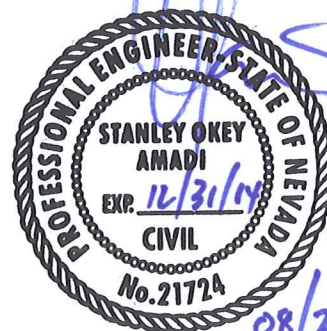
Date: August 2014

Prepared By:

Slater Hanifan Group, Inc.
5740 S. Arville Street, Suite 216
Las Vegas, Nevada 89118
Phone: 702-284-5300 • Fax: 702-284-5399

Prepared For:

Richmond American Homes, Inc.
7770 South Dean Martin Drive, Suite 308
Las Vegas, NV 89139
Phone: 702-617-8400 • Fax: 702-617-8499



Stanley Okey Amadi, P.E.
NV Professional Engineer No. 21724

Assisted by: Erick Mata, EI

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Connor Hills (Addendum) Date: August 2014
 Location of Development: a) Descriptive (Cross Streets): North/South: Grand Canyon Drive
East/West: Deer Springs Way
 b) Section: 19 Township: 19 South Range: 60 East
 c) APN: 125-19-301-007, 125-19-301-008

Name of Owner: G Spring LLC/ Richmond American Homes, Inc.
 Telephone No.: (702) 617-8400 Fax No.: (702) 617-8499 E-mail Address: Brian.Walsh@mdch.com
 Address: 7770 South Dean Martin Drive, Suite 308 Las Vegas, Nevada 89139

Contact Person – Name: Stanley Okey Amadi, P.E. Telephone No.: 702-284-5300
 *E-mail Address: samadi@shg-inc.com Fax No.: 702-284-5399
 Firm: Slater Hanifan Group, Inc.
 Address: 5740 S. Arville Street, Suite 216, Las Vegas, Nevada 89118

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	☐

- Total Owned Land Area: At Site: Approx. 10 ac Being Developed/Disturbed: Approx. 10 ac
- Is a portion or all of the subject property located in a FEMA Flood Hazard Area? ☐ Yes** ☒ No
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No
- Proposed type of development (Residential, Commercial, Etc.): Single Family Residential
- Approximate upstream land area which drains to the subject site: Approx. 60 acres
- Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: Technical Drainage Study for Grand Canyon Estates (HTE# 05-891). The study addressed the west portion of the Site (APN# 125-19-301-007).
- If known, please briefly identify the proposed discharge point(s) of runoff from the site: The site discharges east onto Grand Canyon Drive through two site entries.
- Briefly describe your proposed schedule for the subject project: ASAP



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.

*Newly 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

Updated 05/01/2008

August 21, 2014

Albert Sung, P.E.
Flood Control Project Engineer
City of Las Vegas Department of Public Works
333 N. Rancho Drive
Las Vegas, Nevada 89106

**Subject: Addendum to the Technical Drainage Study for Connor Hills
(CLV #DS4691)**

Dear Mr. Sung:

This letter is submitted in response to your review memorandum dated August 7, 2014, regarding the above referenced project. A copy of the City of Las Vegas (CLV) Department of Public Works comment letter has been provided in Appendix A and the comments have been individually addressed as follows:

1. **Comment:** *Provide a copy of the zoning/planning conditions associated with this site (TMP-52119; GPA-52116; ZON-52117; VAR-52118 & WVR-52169) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.*

Response: Copies of the zoning/planning conditions associated with the site were included within Appendix L of the previous submittal. The subject zoning/planning conditions have been resubmitted in Appendix B of this addendum. Please note that VAR-52118 does not exist as it was replaced by WVR-52169.

2. **Comment:** *Sites with a grade difference of 2 feet above or below existing are required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal.*

Response: Noted. Please refer to Appendix C for the approved City Planning and Development Department approval for the 2-ft grade difference.

3. **Comment:** *The site is adjacent to the jurisdiction of Clark County to the north and south. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions along the north and south borders. CCPW concurrence is required prior to the final acceptance of the study.*

Response: Noted. A copy of the drainage study and subject addendum will be submitted to CCPW for concurrence upon receipt of a conditional approval letter from the City of Las Vegas Public Works Department.

4. **Comment:** *The anticipated 100-year flow depth in Deer Springs Way is above the top of curb (0.62') and is erosive (6.29 ft/s), Provide erosion protective measures such as riprap or stamped concrete or equivalent behind the top of curb in Deer Springs Way. For riprap, the minimum d50 is 8" in public right-of-ways. Revise all pertinent plans, details and construction notes accordingly.*

Response: The flows conveyed in Deer Springs Way adjacent to the site are entirely contained within the northern half of the road as demonstrated in the capacity calculation of hydraulic Section 3A (86 cfs capacity at 0.77-ft). Therefore, the erosive velocities above the top-of-curb elevation will only occur along the northern half of Deer Springs Way. Please note that the hydraulic Section 3B was only provided assuming the flows to be conveyed equally between both halves of the street to conservatively estimate the higher flow depth for finished floor protection. The capacity calculation at Section 3A has been resubmitted in Appendix D for your verification.

5. **Comment:** *Extend a lateral at SDMH #1 beyond the center line of Deer Springs Way for future inlet connection on the north side of the street.*

Response: The lateral at SDMH #1 has been extended beyond the center line of Deer Springs Way as noted. Please refer to the revised plans provided with this submittal.

6. **Comment:** *Explain why a sidewalk is proposed within the proposed drainage easement. Is it a trail required by Planning or for maintenance access? Note that the effective drainage channel is only 4' -wide, the 100-year flow velocity is 7.19 ft/s which is high visually. Reduce the discharge velocity down to 5 ft/s as possible.*

Response: Per our telephone conversation and subsequent e-mail correspondence attached in Appendix E, the sidewalk within the proposed drainage easement is for pedestrian access and was reviewed and deemed acceptable by CLV Planning Department. Although, the maximum flow velocity within the 4' wide drainage channel is 7.19 ft/s, the velocity times depth ($V \cdot D$) factor is still less than 6 as stipulated in the CCRFCD HCDDM. Therefore, revising the channel design to reduce the velocity will not be necessary. However, flood warning signs have been specified to be posted at the easement entrances and all conspicuous locations within the pedestrian path as suggested. Please refer to the revised plans and details provided with this submittal for the location of the flood warning signs.

7. **Comment:** *All drainage easements must be **PUBLIC** drainage easements to be privately maintained and **COMMON LOTS** to be labeled on the grading plans and to be dedicated as such in the final map.*

Response: All drainage easements and common lots have been labeled appropriately as noted and will be dedicated as such in the final map.

8. **Comment:** *Label the slopes in the bulbs of the cul-de-sac of Pinley Rise Street and Luck Summit Street on the grading plan. The Clark County Regional Flood Control District Manual requires 1 % minimum slope around the bulb of a cul-de-sac where storm water is drained through in Section 1602.*

Response: Noted. All cul-de-sac bulb slopes have been labeled and are shown to maintain more than the minimum of 1.0%.

9. **Comment:** *Label the existing storm drain systems in Deer Springs Way and Grand Canyon Drive with City of Las Vegas recorded plan numbers on the grading plan.*

Response: The existing storm drains in Deer Springs Way and Grand Canyon Drive have been labeled with their recorded CLV plan numbers. See construction notes 19 and 20.

10. **Comment:** *Detail Sections 1/D-1 and 2/D-1: Clearly label the proposed solid grouted wall as 8"-CMU min." or equivalent.*

Response: Noted. The solid grouted wall of Detail Sections 1/D-1 and 2/D-1 has been labeled as 8" CMU. Please refer to the revised plans provided with this submittal.

11. **Comment:** *Detail Section 5/D-1 shows a wrought iron fence on top of a U-channel which doesn't appear to be structurally sound. The wrought iron fence must sit on a stem wall instead of the U-channel. Review and revise accordingly.*

Response: Noted. However, the U-channel will be structurally designed to account for any additional lateral forces due to the wrought iron fence. The structural design will be provided for review and approval prior to the issuance of permits.

12. **Comment:** *The wrought iron fence proposed on the west boundary of the subject development must utilize City of Las Vegas standard. Contact Raul Cruz at 229-3224 for the AutoCAD details (421 series) to be included with the improvement plans.*

Response: Noted. However, per the response to Comment 11 above, the wrought iron fence will be structurally designed in lieu of the CLV standard. The structural design of the wrought iron fence will be provided for review and approval prior to the issuance of permits. Please refer to Appendix F for copies of the e-mail correspondence for confirmation.

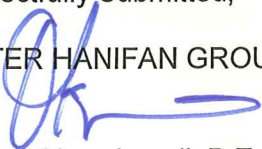
13. **Comment:** *Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (Stormwater Quality Management Stamp and Sign Detail).*

Response: The subject note has been provided on all pertinent sheets for the construction of storm drain drop inlets. Please refer to the revised plans provided with this submittal.

The revised plan, profile and detail sheets adopting the revisions addressed in this letter have been included in Appendix G. If you have any questions or require additional information, please do not hesitate to contact us at 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP



Stanley Okey Amadi, P.E.
Flood Control Division

cc: Mark Failla, P.E., CFM – SHG
Todd Steadham, P.E. – SHG

APPENDIX

Appendix A – CLV Comment Letter

Appendix B – Zoning/Planning Conditions of Approval for the Site

Appendix C – CLV Planning and Development Department Approval for 2-ft Grade Difference

Appendix D – Section 3A - Northern Half Street Capacity of Deer Springs Way

Appendix E – E-mail Correspondence Confirming Dual Use Drainage Easement-Pedestrian Path

Appendix F – E-mail Correspondence Confirming Structural Design for Wrought Iron Fence

Appendix G – Revised Grading Plan, Profile and Detail Sheets

Appendix H – CD of Electronic Files in PDF Format

APPENDIX A

City of Las Vegas Comment Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 7, 2014
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SUBJECT:	Drainage Study for: Connor Hills	COPIES TO: Slater Hanifan Group
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Parcel Number:	125-19-301-007 & 125-19-301-008	CCPW
Zoning Action:	TMP-52119; GPA-52116; ZON-52117; VAR-52118 & WVR-52169	
FEMA Flood Zone	YES	NO ☒
Proposed Storm Drain	YES ☒	NO

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TOTAL FEES (LDDRS):				\$400.00	****

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	is conditionally approved subject to Clark County Public Works Department concurrence.

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9. Label the existing storm drain systems in *Deer Springs Way* and *Grand Canyon Drive* with *City of Las Vegas* recorded plan numbers on the grading plan.
10. **Detail Sections 1/D-1** and **2/D-1**: Clearly label the proposed solid grouted wall as "8"-CMU min." or equivalent.
11. **Detail Section 5/D-1** shows a wrought iron fence on top of a U-channel which doesn't appear to be structurally sound. The wrought iron fence must sit on a stem wall instead of the U-channel. Review and revise accordingly.
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13. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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: T19S/R60E/19
AREA G-19

APPENDIX B

Zoning/Planning Conditions of Approval for the Site



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 23, 2014

G Spring, LLC
9315 West Sunset Road, Suite #100
Las Vegas, Nevada 89148

RE: TMP-52119 [PRJ-52063] - TENTATIVE MAP
RELATED TO GPA-52116, ZON-52117 AND WVR-52169
CITY COUNCIL MEETING OF JUNE 18, 2014

Dear Applicant:

The City Council at a regular meeting held June 18, 2014 APPROVED the request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2014. This approval is subject to:

Added Conditions

- A. All plans shall be in conformance to the Tentative Map date stamped 6/18/14.
- B. Any walls or fences erected along the western portion of this Tentative Map shall be solid for the first three feet and then any portion beyond three feet shall be open view fencing. All walls or fences shall be constructed per Title 19.06.040(H). A wall elevation shall be submitted to the Planning Department detailing any walls along the western portion of this Tentative Map prior to submission of civil permits.

Planning

1. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

4. Special Use Permits (SUP-46572 and SUP-46573) and Site Development Plan Review (SDR-46570) are hereby expunged.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Installed landscaping shall not impede visibility of any traffic control device.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions "CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Road, 40 feet for Grand Canyon Drive and 30 feet for Echelon Point Drive. Additionally, dedicate a 25 foot radius on the southwest corner of Deer Springs Road and Grand Canyon Drive and a 20 foot radius at the northwest corner of Grand Canyon Drive and Echelon Point Drive concurrent with the recordation of a Final Map for this site.

G Spring, LLC
TMP-52119 - Three
June 23, 2014

12. Construct half-street improvements on Deer Springs Road, Grand Canyon Drive and Echelon Point Drive, including appropriate transitions where legally able adjacent to this site concurrent with development of this site. In addition, If legally able, construct full width temporary pavement adjacent to the Grand Canyon Drive frontage of parcel 125-19-701-001 and the Deer Springs Way frontage of parcels 125-19-202-020, -021 and -022 unless already constructed
13. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Land Development Section of the Department of Building and Safety for a Bureau of Land Management (BLM) Grant application to obtain a grant (Sewer, Drainage, and Roadway) for the south side of Echelon Point Drive adjacent to this site on Assessor's Parcel #: 125-19-301-006 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel 125-19-301-006 may occur until the grant is authorized by BLM and recorded by the Right-of-Way section of the Department of Operations and Maintenance. If the BLM Grant will be in the City's name, the City will submit the application to the BLM. If the BLM Grant will be in the developer's name, the developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections
15. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

G Spring, LLC
TMP-52119 - Four
June 23, 2014

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainage- ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin Drive, Suite #308
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118



June 23, 2014

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

G Spring, LLC
9315 West Sunset Road, Suite #100
Las Vegas, Nevada 89148

RE: WVR-52169 [PRJ-52063] – WAIVER
RELATED TO GPA-52116, ZON-52117, AND TMP-52119
CITY COUNCIL MEETING OF JUNE 18, 2014

Dear Applicant:

The City Council at a regular meeting held June 18, 2014 APPROVED the request for a Waiver TO ALLOW TWO INTERSECTIONS TO BE OFFSET AT 183 FEET AND 194 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-52107) shall be required, if approved.
2. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

4. Vehicular movements at both residential streets intersecting Grand Canyon Drive may be limited in the future to right-in and right-out at the discretion of

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495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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TTY 702.386.9108
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G Spring, LLC
WVR-52169 – Page Two
June 23, 2014

the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Grand Canyon Drive.

Sincerely,

A handwritten signature in cursive script that reads "Jacquie Miller".

Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin Drive, Suite #308
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
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June 23, 2014

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ELIZABETH N. FRETWELL
CITY MANAGER

G Spring, LLC
9315 West Sunset Road, Suite #100
Las Vegas, Nevada 89148

RE: GPA-52116 [PRJ-52063] GENERAL PLAN AMENDMENT
RELATED TO ZON-52117, WVR-52169, AND TMP-52119
CITY COUNCIL MEETING OF JUNE 18, 2014

Dear Applicant:

The City Council at a regular meeting held June 18, 2014 APPROVED the request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008). The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2014.

Sincerely,

A handwritten signature in cursive script that reads "Jacquie Miller".

Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin Drive, Suite #308
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
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June 23, 2014

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CITY MANAGER

G Spring, LLC
9315 West Sunset Road, Suite #100
Las Vegas, Nevada 89148

RE: WVR-52169 [PRJ-52063] – WAIVER
RELATED TO GPA-52116, ZON-52117, AND TMP-52119
CITY COUNCIL MEETING OF JUNE 18, 2014

Dear Applicant:

The City Council at a regular meeting held June 18, 2014 APPROVED the request for a Waiver TO ALLOW TWO INTERSECTIONS TO BE OFFSET AT 183 FEET AND 194 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-52107) shall be required, if approved.
2. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

4. Vehicular movements at both residential streets intersecting Grand Canyon Drive may be limited in the future to right-in and right-out at the discretion of

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G Spring, LLC
WVR-52169 – Page Two
June 23, 2014

the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Grand Canyon Drive.

Sincerely,

A handwritten signature in cursive script that reads "Jacquie Miller".

Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin Drive, Suite #308
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

APPENDIX C

CLV Planning and Development Department Approval for 2-ft
Grade Difference



RAH1310

August 18, 2014

Linda Hartman-Maynard
City of Las Vegas
Department of Building and Safety
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: Justification Letter for proposed grades greater than 2-feet from existing ground for Connor Hills (APNs 125-19-301-007 and 008)

Ms. Hartman-Maynard,

Slater Hanifan Group, respectfully submits this justification letter in support of proposed grades greater than 2-feet above and below existing ground on the subject site. The site is located at Deer Springs Way and Grand Canyon Drive. The Assessor's Parcel Number are 125-19-301-007 and 008. The site is 10.02 gross acres.

Although the intent is to match existing grade and adjacent development as closely as possible, there is portion of the site which exceeds a difference of 2-feet from our proposed grades to existing ground, we must follow the street design criteria, which establish limitations on various aspects of design for the proposed streets. I hope that you find that we have adequately justified our design, but should you have any questions, please do not hesitate to contact our office.

Slater Hanifan Group, Inc.

Christopher Zhang, P.E.
Project Engineer

PLANS APPROVED
PLANNING
Building & Safety Dept.
City of Las Vegas, Nevada
2' GRADE DIFFERENCE ONLY
LHM AUG 21 2014
NO SITE CHANGES APPROVED PER THIS
Conforms to the minimum requirements of
LVMC Title 19, applicable Master Plan
development standards and/or Conditions of
Approval. Make No Change Without Approval.
Plan is Not a Permit to Violate Any Ordinance.

*TMP-52119
(PRJ-52063)
63.10T/R-CL*

APPENDIX D

Section 3A - Northern Half Street Capacity of Deer Springs Way

SECTION 3A HALF STEET CAPACITY

Worksheet for Irregular Channel

Project Description	
Worksheet	SECTION 3A HALF STEET CAPACITY
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data	
Channel Slope	2.98 %
Water Surface Elevation	0.77 ft

Options	
Current Roughness Method	Improved Lotter's Method
Open Channel Weighting Method	Improved Lotter's Method
Closed Channel Weighting Method	Horton's Method

Results	
Mannings Coefficient	0.015
Elevation Range	0.00 to 0.77
Discharge	86.46 cfs
Flow Area	11.7 ft ²
Wetted Perimeter	40.64 ft
Top Width	40.00 ft
Actual Depth	0.77 ft
Critical Elevation	1.00 ft
Critical Slope	0.43 %
Velocity	7.38 ft/s
Velocity Head	0.85 ft
Specific Energy	1.62 ft
Froude Number	2.40
Flow Type	Supercritical

Calculation Messages:
Water elevation exceeds lowest end station by 0.11 ft.

Roughness Segments		
Start Station	End Station	Mannings Coefficient
0+00.0	0+05.0	0.013
0+05.0	0+08.0	0.025
0+08.0	0+10.0	0.013
0+10.0	0+40.0	0.016

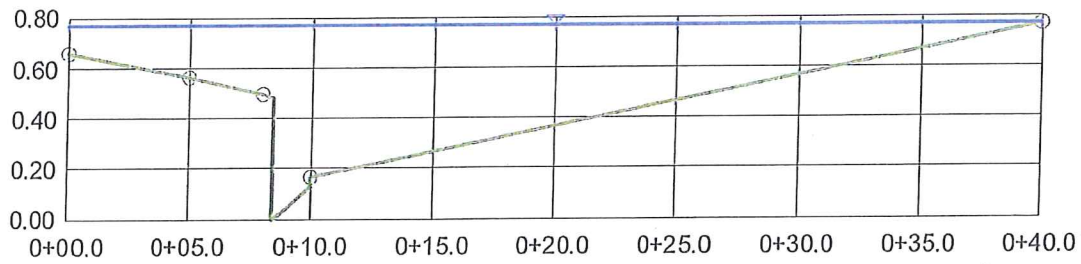
Natural Channel Points	
Station (ft)	Elevation (ft)
0+00.0	0.66
0+05.0	0.56
0+08.0	0.50
0+08.5	0.48
0+08.5	0.00
0+10.0	0.13
0+10.0	0.17
0+40.0	0.77

SECTION 3A HALF STEET CAPACITY

Cross Section for Irregular Channel

Project Description	
Worksheet	SECTION 3A HALF STEET CAPACITY
Flow Element	Irregular Channel
Method	Manning's Formula
Solve For	Discharge

Section Data	
Mannings Coefficient	0.015
Channel Slope	2.98 %
Water Surface Elevation	0.77 ft
Elevation Range	0.00 to 0.77
Discharge	86.46 cfs



V:10.0
H:1
NTS

APPENDIX E

E-mail Correspondence Confirming Dual Use Drainage Easement-Pedestrian Path

Stanley Amadi

From: Stanley Amadi
Sent: Monday, August 18, 2014 9:41 AM
To: Albert Sung
Cc: Angela Pinley; Todd Steadham; Christopher Zhang
Subject: Re: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Thanks Albert,
We will provide the flood warning signs on the plans.

Sent from my iPhone

On Aug 18, 2014, at 8:50 AM, "Albert Sung" <YSung@LasVegasNevada.GOV> wrote:

Stanley,

We understood that's a council decision to accept a 5'-pedestrian access within a public drainage easement!

Flood Control, however, would require a flood warning sign be posted at the entrances and all conspicuous locations within the pedestrian path to warn people from using the walk path during a rainfall event. Clearly provide such a note and a detail on the grading plans.

Albert Sung, P.E.
Flood Control

From: Stanley Amadi [<mailto:samadi@shg-inc.com>]
Sent: Monday, August 11, 2014 3:30 PM
To: Albert Sung
Cc: Todd Steadham; Christopher Zhang; Angela Pinley; Erick Mata
Subject: FW: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Hi Albert,
Below is our email thread with Mark Rex at CLV Planning Department per our conversation.
Please let me know when you discuss with him so we can proceed with our resubmittal.
Thanks as always.

Stanley Okey Amadi, P.E.
Project Manager
Flood Control

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From: Angela Pinley
Sent: Monday, August 11, 2014 3:23 PM
To: Stanley Amadi
Cc: Erick Mata; Christopher Zhang; Todd Steadham
Subject: FW: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Hi Stanley,

Below is my correspondence with Mark Rex regarding the pedestrian access/drainage easement along the west property line of Connor Hills. Let me know if you have any questions.

Thank you,

Angela Pinley, P.E.
Assistant Project Manager

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From: Mark Rex [<mailto:mrex@LasVegasNevada.GOV>]
Sent: Wednesday, June 18, 2014 8:52 AM
To: Angela Pinley
Cc: Todd Steadham
Subject: RE: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Good morning Angela,

Below are the revised conditions that will be added to the tentative map.
Please let me know if you questions.

All Plans shall be in conformance to the Tentative Map date stamped 06/18/14.

Any walls or fences erected along the western portion of this Tentative Map shall be solid for the first three feet and then any portion beyond three feet shall be open view fencing. All walls or fences shall be constructed per Title 19.06.040.H. A wall elevation shall be submitted to the Planning Department detailing any walls along the western portion of this Tentative Map prior to submission of civil permits.

From: Angela Pinley [<mailto:apinley@shg-inc.com>]
Sent: Wednesday, June 18, 2014 8:00 AM
To: Mark Rex
Cc: Todd Steadham
Subject: RE: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Hi Mark,

That condition sounds reasonable to me so yes we will agree.

Thank you,
Angela Pinley

----- Original message -----

From: Mark Rex <mrex@LasVegasNevada.GOV>

Date: 06/18/2014 7:42 AM (GMT-08:00)

To: Angela Pinley <apinley@shg-inc.com>

Cc: Todd Steadham <tsteadham@shg-inc.com>

Subject: RE: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Morning Angela,

Thank you for the revisions.

Will the client agree to the Condition of Approval below?

If an additional wall/fence is constructed on top of the three-foot tall flood wall along the west property line it shall be a view fence only.

From: Angela Pinley [<mailto:apinley@shg-inc.com>]

Sent: Wednesday, June 18, 2014 2:06 AM

To: Mark Rex

Cc: Todd Steadham

Subject: RE: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Hi Mark,

Attached is the revised layout for Connor Hills including the pedestrian/drainage easement detail added to sheet TM-2. Let me know if you have any questions.

Thank you,

Angela Pinley, P.E.
Project Engineer

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From: Mark Rex [<mailto:mrex@LasVegasNevada.GOV>]

Sent: Tuesday, June 17, 2014 4:43 PM

To: Angela Pinley

Cc: Todd Steadham

Subject: RE: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Good afternoon Ms. Pinley,

Per our conversation this afternoon, the revised pedestrian/drainage channel along the west end of the property raises potential safety concerns.

1. Will the applicant agree to a Condition of Approval allowing view fence only solid floor wall along the western property line.
2. If a view fence is agreed upon how tall is the solid flood wall?

Please submit revised plans showing revised lot areas for lots 9, 18, 11, 30, and 32 and a wall/fence section of the western property line.

Please email me a revised plan with the changes by 8:00 am tomorrow.

Thank you

Sincerely,

Mark Rex, Planner I
The Department of Planning
city of Las Vegas
mrex@lasvegasnevada.gov

Tell us how we're doing! Please [click here](#) to take a short online survey to help us improve our service.

From: Angela Pinley [<mailto:apinley@shg-inc.com>]
Sent: Tuesday, June 17, 2014 9:01 AM
To: Mark Rex
Cc: Todd Steadham
Subject: FW: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Hi Mark,

I'm following up with the email I sent Thursday afternoon and just wondering if you have had a chance to review the attached site plan changes. Let me know if you have any questions.

Thank you,

Angela Pinley, P.E.
Project Engineer

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From: Angela Pinley
Sent: Thursday, June 12, 2014 4:57 PM
To: 'Mark Rex'
Cc: Todd Steadham
Subject: Connor Hills (GPA-52116, ZON-52117, WVR-52169 & TMP-52119)

Hi Mark,

We would like to move both of the 10' pedestrian paths to the west property line and make a 10' pedestrian path / drainage easement for the entire length of the property. Since the adjacent property is owned by BLM it is unlikely that we will be able to get permission to grade so we will need the drainage easement to capture flow from the west and make up any grade difference between existing condition and the pad grades. The pedestrian access easement will be connected at the ends of both cul-de-sacs, Deer Springs Way, and Echelon Point. Please let me know any concerns you may have with this site layout change.

Thank you,

Angela Pinley, P.E.
Project Engineer

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APPENDIX F

E-mail Correspondence Confirming Structural Design for Wrought Iron Fence

Stanley Amadi

From: Christopher Zhang
Sent: Tuesday, August 19, 2014 9:40 AM
To: David Guerra; Albert Sung
Cc: Todd Steadham; Stanley Amadi; Erick Mata; Raul Cruz-Santiago
Subject: RE: Connor Hills

Thank you, David.

Albert, we will obtain structural design on the Wrought Iron Fence however, can we resubmit without the structural? I will show generic details on the improvement plans referencing "STRUCTURAL BY OTHERS" where applicable for the Wrought Iron Fence. Once the project is ready for Fence/Wall permit, the structural design will be submitted along with the application. Please review and advise.

Thank you very much for all your help. If you have any questions or additional information is needed, please feel free to contact me.

Christopher Zhang, P.E.
Project Engineer

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From: David Guerra [mailto:DGuerra@LasVegasNevada.GOV]
Sent: Tuesday, August 19, 2014 9:16 AM
To: Christopher Zhang
Cc: Todd Steadham; Stanley Amadi; Erick Mata; Albert Sung; Raul Cruz-Santiago
Subject: RE: Connor Hills

Our area of concern is within public easements, right-of-way, or public interest areas. Private areas are private and would not be reviewed unless there are conditions or instructions imposed by land use or approved studies such as the reference to a condition within the Flood Study in the original message of this string.

Please be aware a key element of fences/gates within public easements is that they are not attached to wall structures, they should be attached to free standing poles capable of carrying the load.

For detailed information I would need to see detailed plans and know of all imposed conditions and study comments. However, in general if these fences are located within a public easement they should be within the work estimate for bonding and they would be reviewed with comments if they are attached to the masonry work.

If you have questions or need more information contact me anytime.

Thank You
David Guerra P.E.
229-1287

From: Christopher Zhang [<mailto:czhang@shg-inc.com>]
Sent: Tuesday, August 19, 2014 7:39 AM
To: David Guerra
Cc: Todd Steadham; Stanley Amadi; Erick Mata
Subject: FW: Connor Hills

Good Morning, David.

Just want to touch base and see if there's a standard detail from CLV for Wrought Iron Fence. The ones I received from Raul are kinda for Wrought Iron Fence across the drainage easement and as shown on the attached grading plan along the western boundary, our wrought iron fence is along the drainage easement. I have also attached the AutoCAD files I received from Raul for your reference as well.

Please review and advise.

Thanks.

Christopher Zhang, P.E.
Project Engineer

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From: Albert Sung [<mailto:YSung@LasVegasNevada.GOV>]
Sent: Monday, August 18, 2014 4:07 PM
To: Christopher Zhang
Subject: RE: Connor Hills

Chris,

In that case, you have to provide your own structural design and provide the details on your plans. Also, call David Guerra (229-1287) of Land Development see whether they have any standard for your situation. Hope this help.

Albert

From: Christopher Zhang [<mailto:czhang@shg-inc.com>]
Sent: Monday, August 18, 2014 11:20 AM
To: Albert Sung
Cc: Raul Cruz-Santiago; Todd Steadham; Stanley Amadi; Erick Mata
Subject: FW: Connor Hills

Good Morning, Albert.

These AutoCAD details I received from Raul are for wrought iron fence across the Drainage Easement. However, as you may of know, for Connor Hills, we are proposing wrought iron fence along the drainage easement and therefore, these details don't really apply in our situation. Please review and advise.

Thanks.

Christopher Zhang, P.E.
Project Engineer

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From: Raul Cruz-Santiago [<mailto:rsantiago@LasVegasNevada.GOV>]
Sent: Monday, August 11, 2014 3:40 PM
To: Christopher Zhang
Subject: RE: Connor Hills

Here are, let me know if you got it right.

Raul Cruz-Santiago
Engineering Associate
Sanitary Sewer Planning

Phone: (702)-229-3224
Fax: (702) 382-8551
rsantiago@lasvegasnevada.gov

From: Christopher Zhang [<mailto:czhang@shg-inc.com>]
Sent: Monday, August 11, 2014 3:34 PM
To: Raul Cruz-Santiago
Cc: Albert Sung; Todd Steadham; Angela Pinley; Stanley Amadi; Erick Mata
Subject: Connor Hills

Good Afternoon, Raul.

Please provide the AutoCAD detail of Wrought Iron Fence (421 series) so that I can include it on our improvement plans per TDS comments from Mr. Albert Sung at Flood Control. I have attached the comment letter from Albert for your use and reference. The request is under Comment No. 12.

Thanks.

Christopher Zhang, P.E.
Project Engineer

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APPENDIX G

Revised Grading Plan, Profile and Detail Sheets

APPENDIX H

CD of Electronic Files in PDF Format



##

2.1 CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST REVISED EDITION, THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA, AND THE APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORILY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK, CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.

6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.

8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

9. CURB AND UTILITY FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.

10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.

12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY "ANGLE ENGINEERING, REPORT #26165-1, DECEMBER 6, 2013 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 18, APPENDIX D.

15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF 19.12.040, WALL NOTES.

16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.

18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING LINES, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC., TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT AND/OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.

21. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) SHALL BE PROVIDED TO THE OFFSITE INSPECTION AND TESTING SECTION PRIOR TO PROJECT ACCEPTANCE AND BOND RELEASE. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES, STORM DRAIN LATERALS TO THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, AND THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXITS THE PUBLIC RIGHT-OF-WAY. THE LOCATION SHALL BE DESCRIBED BY STATE PLANE COORDINATES WHICH SHALL BE BASED ON THE "NEVADA COORDINATE SYSTEM OF 1983, EAST ZONE" AS DEFINED BY THE NEVADA REVISED STATUTES CHAPTER 327, AND TIED TO THE CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK NETWORK. COORDINATES MUST BE CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINITIES OF +/- 0.1 METER (+/- 0.3 FEET). A SEPARATE ELECTRONIC COORDINATE DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

22. STORM DRAIN LATERALS REQUIRE THE INSTALLATION OF A MARKER BALL AT THE CONNECTION OF THE STORM DRAIN LATERAL TO THE STORM DRAIN MAIN AND WHERE THE STORM DRAIN LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR WHERE THE STORM DRAIN LATERAL CONNECTIONS TO A DROP INLET. THE MARKER BALL SHALL BE 3M 4" MARKER BALL 1404-XR OR APPROVED EQUIV.

23. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.

24. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

2.2 CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.

3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.

4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SD 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.

5. ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W REQUIRE RETIREFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.

6. THE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.

7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.

8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.

9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS WHICH EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.

10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

2.3 CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNS, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET INTERSECTIONS INTO EXISTING CITY STREETS. THESE SIGNS MUST BE INSTALLED IMMEDIATELY AFTER THE FIRST GRADING WORK IS COMPLETED, AND SHALL MAINTAIN SIGHT UNTIL PERMANENT SIGNS ARE INSTALLED.

4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THE CONSTRUCTION ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.

5. IF THE IMPROVEMENTS NECESSITATE THE ORBITRATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS SHALL BE FABRICATED WITH DIAMOND GRADE WP CLASS B REFLECTIVE SHEETING OR APPROVED EQUIV. ALL NEW TRAFFIC SIGNS, EXCEPT STREET NAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM TO THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.

10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMA WORK ZONE SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.

11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELATION OF STOP.

13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.

14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.

15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKINGS AND SIGNS THAT ARE REQUIRED TO MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNS, WHICH MAY INCLUDE OMITTING, ADDING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS SUCH THAT ADJACENT TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

2.4 CITY OF LAS VEGAS STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND ANY ADOPTED SPECIAL AREA STANDARDS.

2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEERING AND THE CITY ENGINEER.

3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

4. ALL STREET LIGHTING CONDUITS STUB SHALL HAVE AT LEAST ONE GREEN #8 THW WIRE INSTALLED, AS TRACER WIRE. WHEN "EMPTY" CONDUIT IS COMPLETELY INSTALLED FROM PB TO PB, IT SHALL HAVE MINIMUM OF 2 #4 AND 1 #8 THW WIRE WITH THE ENDS TAPED OR "SAFE OFF" PRIOR TO FINAL INSPECTION.

5. ANY STRUCTURE, SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE UTO R/O NO. 320A.

6. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE UTO PRIOR TO ANY PRE-FINAL INSPECTION. THE ASBUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

7. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE CIVIL PLANS.

8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.

9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED, AT NO EXPENSE TO THE CITY OF LAS VEGAS, BEFORE STREETLIGHT BASES ARE INSTALLED.

10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.

11. THE DEVELOPER/OWNER WILL BE REQUIRED TO SUPPLY POWER TO ALL NEW PUBLIC STREET LIGHTS INSTALLED UNDER THIS DESIGN PRIOR TO BOND RELEASE OR PROJECT COMPLETION. THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR ALL ITEMS ASSOCIATED WITH THE INSTALLATION, CONSTRUCTION, ENGINEERING, MAINTENANCE AND OPERATIONAL COST OF SAID STREET LIGHTS PRIOR TO PROJECT COMPLETION. REFER TO THE PLAN FOR ANY NEW SERVICE REQUIREMENTS. THE TRANSFER OF OWNERSHIP FROM THE DEVELOPER/OWNER TO THE CITY OF LAS VEGAS FOR ALL NEW PUBLIC STREET LIGHTS AND/OR SERVICES INSTALLED UNDER THIS PLAN DESIGN WILL BE IN CONJUNCTION WITH THIS PROJECT COMPLETION. COORDINATE ALL MAINTENANCE AND OPERATIONAL TRANSFERS WITH THE CITY OF LAS VEGAS TRAFFIC ENGINEERING DEPARTMENT (TEO) AT (702) 229-6331.

2.5 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 TO ADJUST THE SUBMITTED PLAN 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 CAWING 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 PLANS WITHIN 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 FILL OR REMOVAL OF EXISTING FILL OR PROTECTIVE MATERIAL. 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 SOIL, 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 IN 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.

CITY OF LAS VEGAS FIRE AND RESCUE GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6124 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS. AUTHORIZED FIRE HYDRANTS ARE AS FOLLOWS:

- KENNEDY – GUARDIAN MODELS KB1A AND KB1D
- MUELLER – SUPER CENTURION 250, MODEL A-423
- CLOW – MEDALLION MODEL F-254610
- U.S.P.I.E – METROFLOW/M-03

2. A PERMIT IS REQUIRED FOR LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK.

3. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND THE ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. SNFC #6124, SECTION 1412.

4. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. SNFC #6124 SECTION 507.5.7.3

5. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL.

6. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.I.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. SNFC 507.2.1, NFPA 24

7. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE. FIRE PREVENTION DIVISION IFC 507, SNFC 507.5.7

8. PRIVATE HYDRANTS SHALL BE PAINTED RED. SNFC 507.5.7.1

9. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE. FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC 507, SNFC 507.1

10. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: SNFC C102

- RESIDENTIAL – 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
- COMMERCIAL – 500 FT UNSPRINKLERED; 400 FT SPRINKLERED.

11. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE PARALLEL LANES AND HAVE A TRAFFIC CONTROL OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. SNFC C102.14

12. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. SNFC C102.12

14. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. SNFC 102.4

15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. SNFC C1 02.7

16. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. SNFC 102.6

17. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN.

18. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. SNFC 503.2.1

19. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. SNFC 503.2.7 / 503.2.8

20. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. SNFC 503.2.4

21. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FT 6 INS. SNFC 503.2.1.1 IFC 503

22. FIRE DEPARTMENT ACCESS ROADS IN ALL RESIDENTIAL DEVELOPMENTS (EXCEPT APARTMENT BUILDINGS) SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 36 FT FLOW LINE TO FLOW LINE. THE WIDTH SHALL BE REDUCED TO 24 FT IF ALL BUILDINGS FRONTING THE STREET ARE SPRINKLERED. FOR MAIN RESIDENTIAL STREETS, WITH PARKING PERMITTED ON BOTH SIDES OF THE STREET, PRIVATE DRIVE AISLES, DRIVEWAYS, ETC. SHALL BE ALLOWED TO BE REDUCED TO A MINIMUM WIDTH OF 24 FT FLOW LINE TO FLOW LINE WHEN THERE ARE NO MORE THAN 6 RESIDENTS, AND WHEN ON STREET PARKING IS DISALLOWED. SNFC 503.2.1 1 503.2.11

23. ALL FIRE APPARATUS ACCESS ROADS IN COMMERCIAL, DEVELOPMENTS AND APARTMENT COMPLEXES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FT (FLOW LINE TO FLOW LINE), PROVIDED NO PARKING IS ALLOWED ON EITHER SIDE, 32 FT (FLOW LINE TO FLOW LINE), WITH PARALLEL PARKING ON ONE SIDE, AND 36 FT (FLOW LINE TO FLOW LINE) IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. THESE WIDTHS MAY BE REDUCED TO 24 FT IF SPRINKLERED. SNFC 503.2.1.1

24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT WATER CONNECTION. THIS DISTANCE COULD BE INCREASED TO 250 FT IF THE BUILDING IS SPRINKLERED. IFC 503.1.1 SNFC 503.1.1

25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS, ROADS/STREETS WITH DEAD-ENDS OR SINGLE POINT OF ACCESS IN EXISTENCE, AND ALL COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS. SNFC 503.1.2

26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND HAVING A MINIMUM DIAMETER OF 81 FT. SNFC 503.2.5

27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 500 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS DESIRED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. SNFC 503.3

28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES. IFC 1 503.6

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 AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF CLARK COUNTY 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 ORDINANCE MC-14.18 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 NV000000, SECTION III.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, 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 EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV000000, SECTION III.A.12.

6. 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.

UTILITY LOCATION NOTE TO CONTRACTOR

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL LISTING UTILITIES ARE SHOWN HEREIN. THE SHOWN AREAS ARE THE ENGINEER'S ASSUMPTION. THE UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS, CALL BEFORE YOU DIG: 1 (800) 227-2600

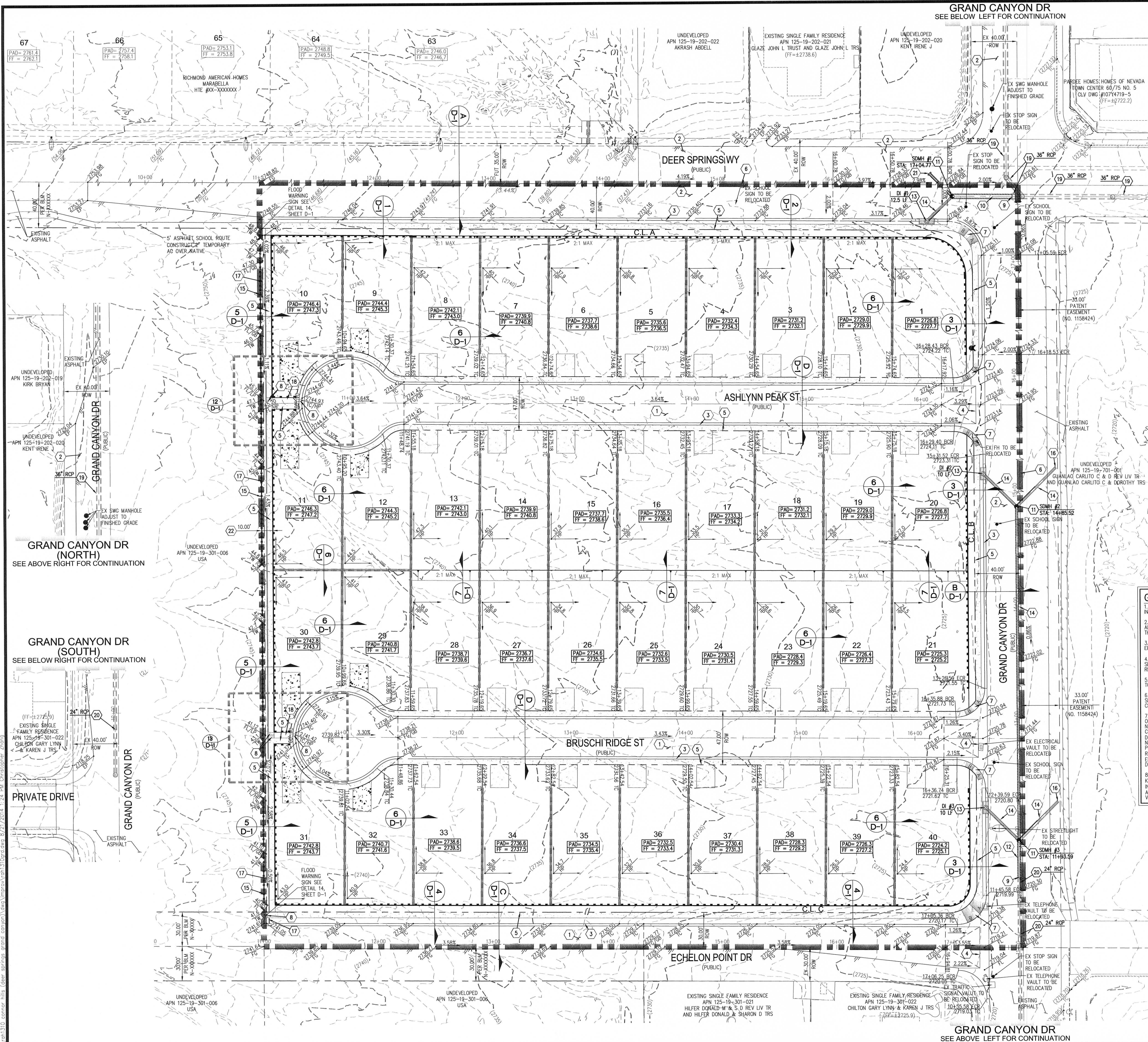
NOTE TO CONTRACTOR

QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.

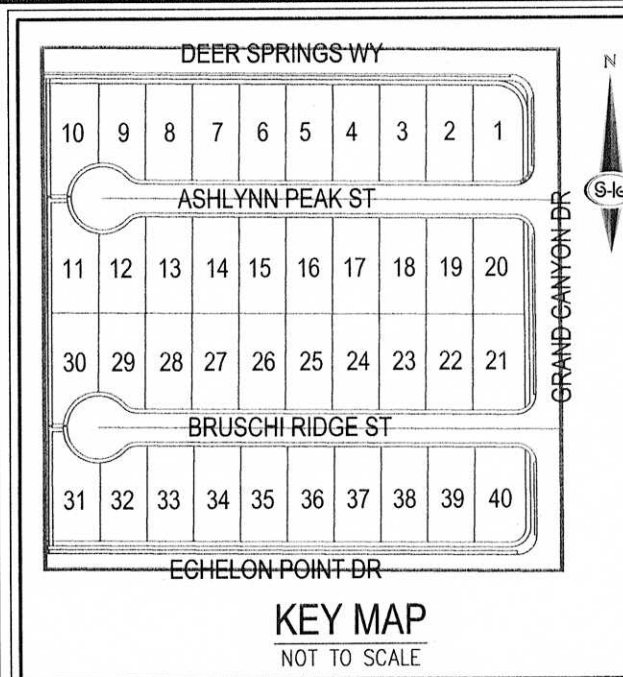
LAS VEGAS VALLEY WATER DISTRICT (LVWD) STANDARD NOTES

LVWD PROJECT # #####

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVWD. FOLLOWING WATER PLAN APPROVAL, NOTICES SHALL BE GIVEN TO THE LVWD COMMUNICATION SUPPORT CENTER (258-7771) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICES



- ### CONSTRUCTION NOTES
- CONSTRUCT 2" AC PAVEMENT WITH 6" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
 - CONSTRUCT 3.5" AC PAVEMENT WITH 7" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
 - CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216.
 - CONSTRUCT 6" CROSS GUTTER PER CCAUSD NO. 228.
 - CONSTRUCT 5" WIDE SIDEWALK PER CCAUSD NO. 234.
 - SAWCUT AND MATCH EXISTING IMPROVEMENTS.
 - CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1.
 - INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236.
 - FIELD VERIFY, REMOVE EXISTING CAP AND CONNECT TO EXISTING STORM DRAIN SUB.
 - INSTALL 36" RCP CLASS II STORM DRAIN.
 - INSTALL 60" TYPE II STORM DRAIN MANHOLE PER CCAUSD NO. 401 & 405.
 - INSTALL TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 & 421. SEE PROFILE, SHEET PG-6.
 - INSTALL 18" RCP CLASS II STORM DRAIN.
 - INSTALL 6" HIGH WROUGHT IRON FENCE PER DETAIL 9 ON SHEET D-1.
 - INSTALL STUB AND CAP.
 - CONSTRUCT 4" U-CHANNEL PER DETAIL 8 ON SHEET.
 - CONSTRUCT 4" U-CHANNEL PER DETAIL 11 ON SHEET.
 - EXISTING STORM DRAIN PER TOWN CENTER 60/75 NO. 5, CLV DWG NO. 10714719-5.
 - EXISTING STORM DRAIN PER GRAND CANYON/ROME MIDDLE SCHOOL, CLV DWG NO. 715-163.
 - CONSTRUCT STUB AND CAP 10' PAST CENTERLINE OF DEER SPRINGS WAY.
 - DRAINAGE AND PEDESTRIAN ACCESS EASEMENT TO BE PRIVATELY MAINTAINED.



- ### LEGEND
- BOUNDARY LINE
 - ROADWAY CENTERLINE
 - RIGHT-OF-WAY
 - PROPERTY LINE
 - CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - FLOWLINE
 - EDGE OF PAVEMENT (EP)
 - SAWCUT LINE PER CCAUSD NO. 303
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - FUTURE ELEVATION
 - EXISTING CONTOUR (5-Ft)
 - EXISTING CONTOUR (1-Ft)
 - CUT/FILL TRANSITION LINE
 - FIRE HYDRANT ASSEMBLY
 - SIGHT VISIBILITY ZONE
 - WROUGHT IRON FENCE
 - PONY WALL
 - RETAINING WALL
 - DECORATIVE PERIMETER WALL
 - DECORATIVE PERIMETER RETAINING WALL
- SEE SHEET C-2 FOR ABBREVIATIONS, LEGEND & QUANTITIES

DISCLAIMER NOTE

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2. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED UP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

SOILS REPORT BY: ANGLE ENGINEERING
PROJECT NO. 26164-1, DATED 12/06/13
EARTHWORK QUANTITIES (RAW):
CUT=19,307 CU YDS/FILL=8,160 CU YDS

- ### GENERAL NOTES
- FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2009, SECTION 2304.11.2.2.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWEEP.
 - MAXIMUM MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 - ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
 - CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CLARK COUNTY BUILDING DEPARTMENT.
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLETING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
 - 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.

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X', (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 52003C1745C, DATED SEPTEMBER 27, 2002.

BASIS OF BEARING

NORTH 00°35'58" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEORET IN BOOK 132, PAGE 11 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

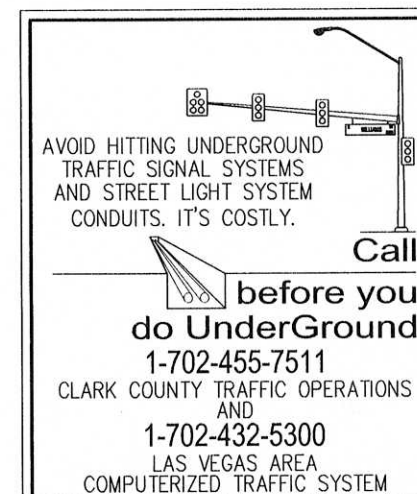
BENCHMARK

CITY OF LAS VEGAS BENCHMARK NUMBER: 619019C4
RIVER AND PLATE IN TOP OF CURB ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE.
ELEVATION: 2724.21 US SURVEY FEET (NAV88)
830.340 METERS
PER CITY OF LAS VEGAS BENCHMARKS, 2008 ADJUSTMENT (UPDATED MAY 24, 2010)

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY D54691 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

TODD J. STEADHAM, P.E. 15292 DATE



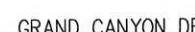
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

RICHMOND AMERICAN HOMES
CONNOR HILLS
GRADING PLAN

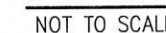
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DATE: 7/11/14
DRAFTER: CZ
DESIGNER: CZ
CHECKED: TJS
PROJECT NO. RAH1310

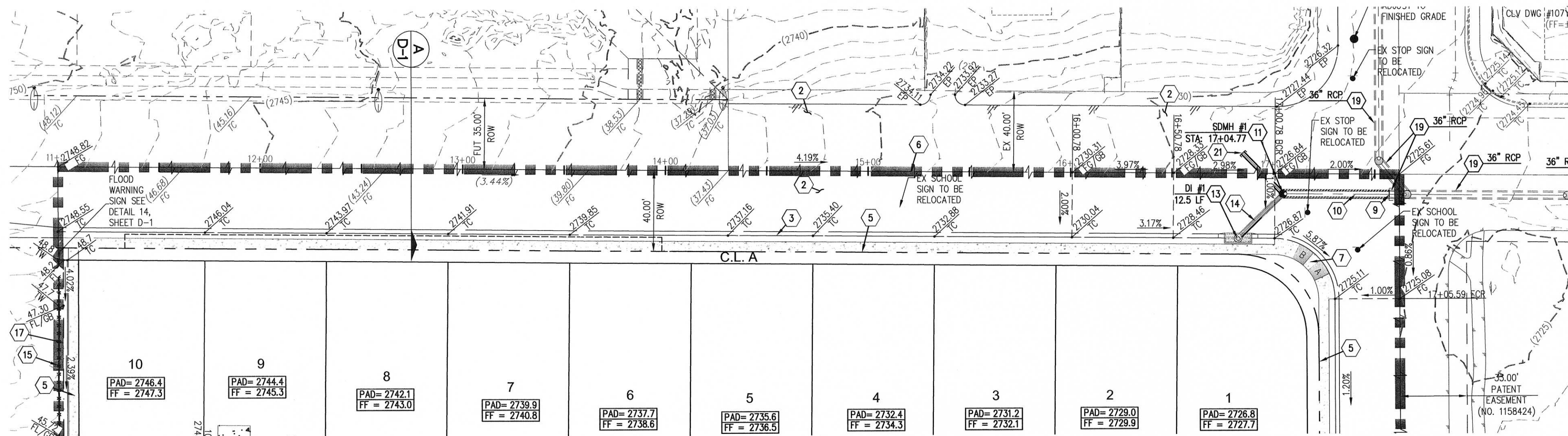
PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2016
CIVIL
No. 15292

G-1
SHEET 3 OF ---



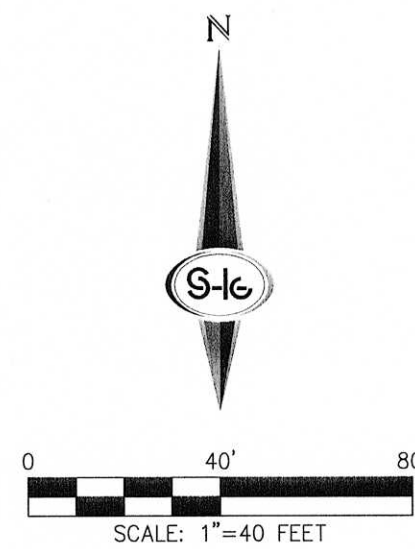
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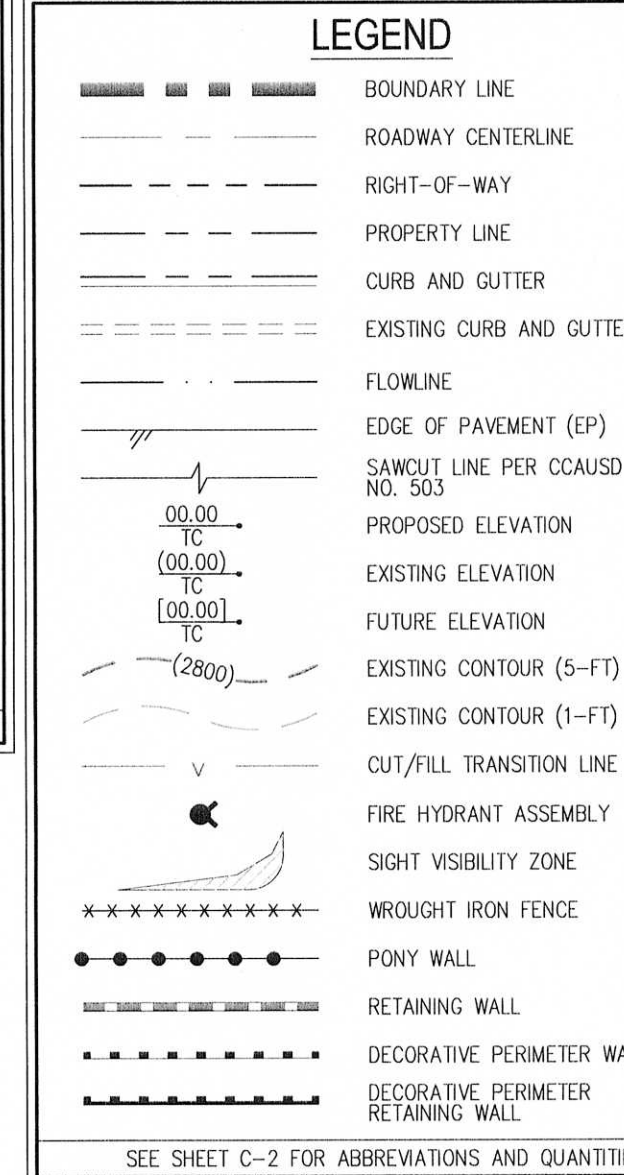
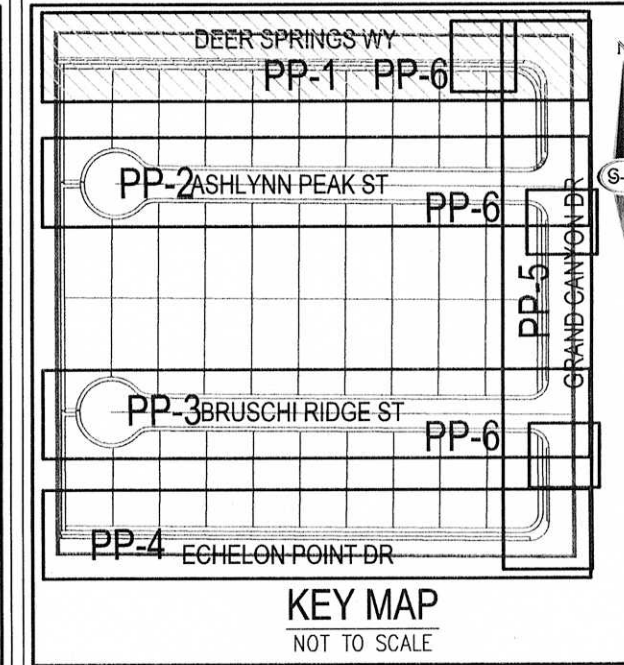


DEER SPRINGS WY
(PUBLIC)

GRAND CANYON DR
SEE SHEET PP-4



- ### CONSTRUCTION NOTES
1. CONSTRUCT 2.5" AC PAVEMENT WITH 6" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
 2. CONSTRUCT 3.5" AC PAVEMENT WITH 7" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
 3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216.
 4. CONSTRUCT 6" CROSS GUTTER PER CCAUSD NO. 228.
 5. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234.
 6. SAWCUT AND MATCH EXISTING IMPROVEMENTS.
 7. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1.
 8. INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236.
 9. FIELD VERIFY, REMOVE EXISTING CAP AND CONNECT TO EXISTING STORM DRAIN SUB.
 10. INSTALL 36" RCP CLASS III STORM DRAIN.
 11. INSTALL 60" TYPE II STORM DRAIN MANHOLE PER CCAUSD NO. 401 & 405.
 12. INSTALL 24" RCP CLASS III STORM DRAIN.
 13. INSTALL TYPE OM2 DROP INLET PER CCAUSD NO. 412.1 & 421. SEE PROFILE, SHEET PP-6.
 14. INSTALL 18" RCP CLASS III STORM DRAIN.
 15. INSTALL STUB AND CAP.
 16. CONSTRUCT 4' U-CHANNEL PER DETAIL 8 ON SHEET D-1.
 17. CONSTRUCT 4' U-CHANNEL PER DETAIL 11 ON SHEET D-1.
 18. EXISTING STORM DRAIN PER TOWN CENTER 60/75 NO. 5, CLV DWG NO. 1074719-5.
 19. EXISTING STORM DRAIN PER GRAND CANYON/ROME MIDDLE SCHOOL, CLV DWG NO. 715-163.
 20. CONSTRUCT STUB AND CAP 10' PAST CENTERLINE OF DEER SPRINGS WY.
 21. DRAINAGE AND PEDESTRIAN ACCESS EASEMENT TO BE PRIVATELY MAINTAINED.
 22. SEE SHEET C-2 FOR ABBREVIATIONS, LEGEND & QUANTITIES.



DISCLAIMER NOTE

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2. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

SOILS REPORT BY: ANGLE ENGINEERING
PROJECT NO. 28164-1, DATED 12/06/13
EARTHWORK QUANTITIES (EAW):
CUT= 19,307 CU YDS/FILL= 8,160 CU YDS

- ### GENERAL NOTES
1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2009, SECTION 2004.11.2.2.
 2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
 4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
 6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CLARK COUNTY BUILDING DEPARTMENT.
 7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLETING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
 8. 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.

FEMA FLOOD ZONE DESIGNATION

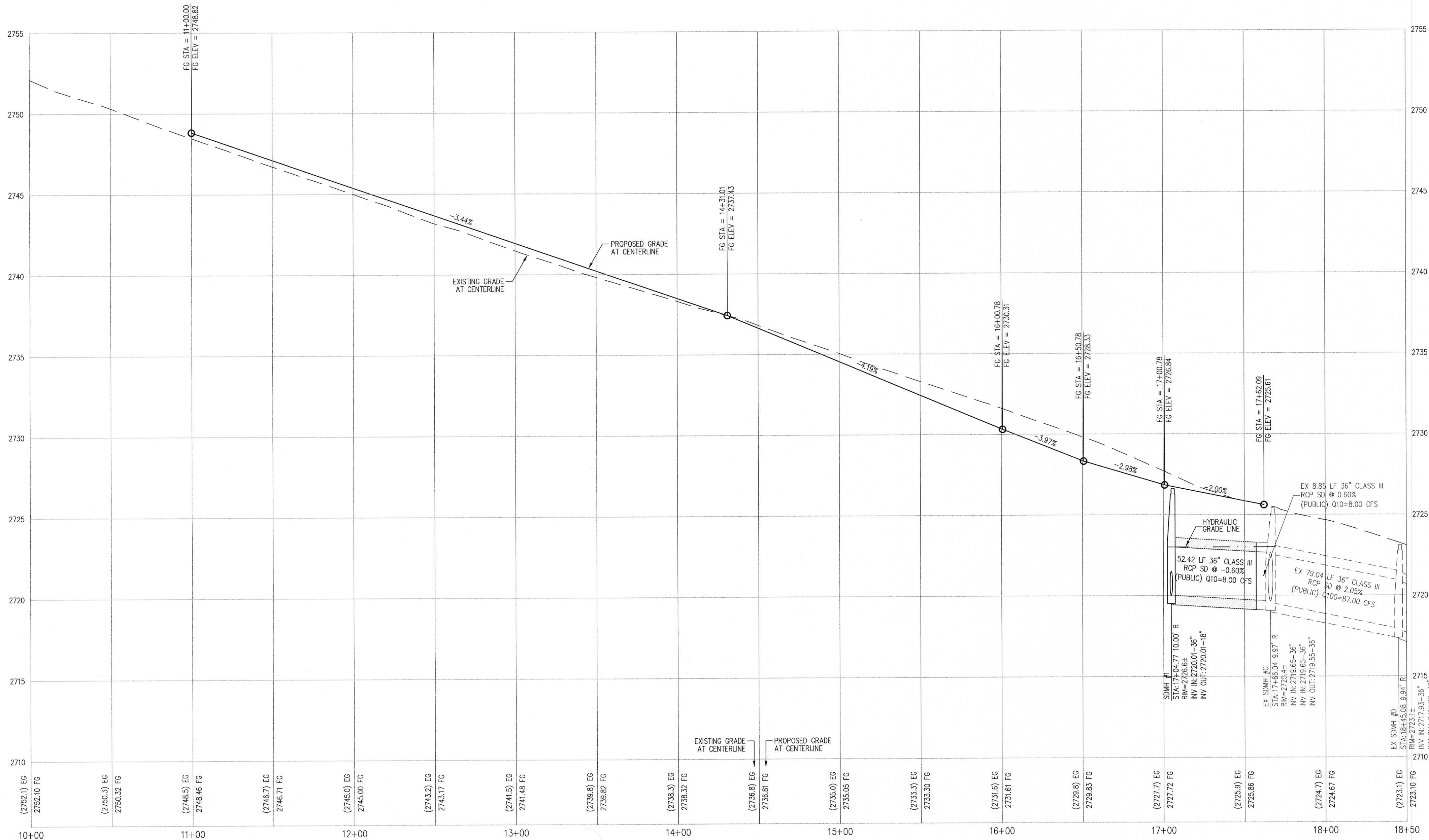
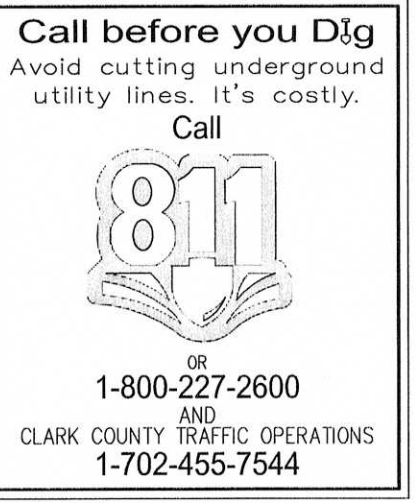
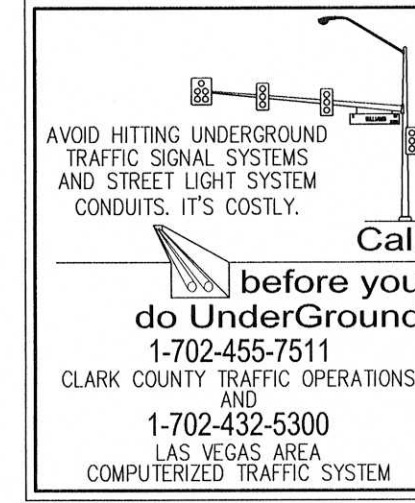
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X', (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1745E, DATED SEPTEMBER 27, 2002.

BASIS OF BEARING

NORTH 00°03'38" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 11 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NUMBER: 6LV9019C4
RIVET AND PLATE IN TOP OF CURB ON THE NORTHEAST CORNER OF DEER SPRINGS WY AND GRAND CANYON DRIVE.
ELEVATION: 2724.21 US SURVEY FEET (NAVD88)
800.340 METERS
PER CITY OF LAS VEGAS BENCHMARKS, 2008 ADJUSTMENT (UPDATED MAY 24, 2010)



PROFILE
HOR. : 1"=40'
VERT. : 1"=4'

SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

CITY OF LAS VEGAS, NV

DATE: 7/11/14

DRAFTER: CZ

DESIGNER: CZ

CHECKED: TJS

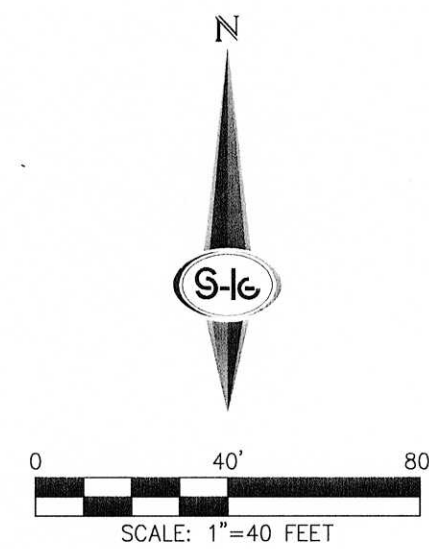
PROJECT NO. RAH1310

PP-1
SHEET 5 OF ----

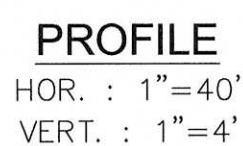
RICHMOND AMERICAN HOMES

CONNOR HILLS

PLAN AND PROFILE - DEER SPRINGS WY



GRAND CANYON
SEE SHEET PP-4



1	CONSTRUCT 2.5" AC PAVEMENT WITH 6" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
2	CONSTRUCT 3.5" AC PAVEMENT WITH 7" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
3	CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4	CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228
5	CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
6	SAW CUT AND MATCH EXISTING IMPROVEMENTS
7	CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TREATED DOWNS OR EQUIVALENT PER CCAUSD NO. 235, CASE 1
8	INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236
9	FIELD VERIFY, REMOVE EXISTING CAP AND CONNECT TO EXISTING STORM DRAIN STRUB
10	INSTALL 36" RCP CLASS III STORM DRAIN
11	INSTALL 60" TYPE III STORM DRAIN MANHOLE PER CCAUSD NO. 401 & 405
12	INSTALL 24" RCP CLASS III STORM DRAIN
13	INSTALL TYPE QM2 DRAIN INLET PER CCAUSD NO. 412.1 & 421. SEE PROFILE, SHEET PP-6
14	INSTALL 18" RCP CLASS III STORM DRAIN
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16	INSTALL STUB AND CAP
17	CONSTRUCT 4" U-CURB PER DETAIL 8 ON SHEET D-1
18	CONSTRUCT 4" U-CHANNEL PER DETAIL 11 ON SHEET D-1
19	EXISTING STORM DRAIN PER TOWN CENTER 60/75 NO. 5, CLV DWG NO. 10747419-9
20	EXISTING STORM DRAIN PER GRAND CANYON/ROME ROAD, CLV DWG NO. 715-163
21	CONSTRUCT STUB AND CAP 10' PAST CENTERLINE OF DEER SPRINGS WAY
22	DRAINAGE AND PEDESTRIAN ACCESS EASEMENT TO BE PRIVATELY MAINTAINED
SEE SHEET C-2 FOR ABBREVIATIONS, LEGEND & QUANTITIES	



- ## LEGEND
- | | |
|--|--------------------------------|
| | BOUNDARY LINE |
| | ROADWAY CENTERLINE |
| | RIGHT-OF-WAY LINE |
| | PROPERTY LINE |
| | CURB AND GUTTER |
| | EXISTING CURB AND GUTTER |
| | FLOWLINE |
| | EDGE OF PAVEMENT (EP) |
| | SAWCUT LINE PER CCAUSD NO. 503 |
| | PROPOSED ELEVATION |
| | EXISTING ELEVATION |
| | FUTURE ELEVATION |
| | EXISTING CONTOUR (5-FT) |
| | EXISTING CONTOUR (1-FT) |
| | CUT/FILL TRANSITION LINE |
| | FIRE HYDRANT ASSEMBLY |
| | SIGHT VISIBILITY ZONE |
| | WROUGHT IRON FENCE |
| | PONY WALL |
| | RETAINING WALL |
| | DECORATIVE PERIMETER WALL |
| | DECORATIVE PERIMETER WALL |
| | DECORATIVE PERIMETER WALL |
- SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 IN THEIR PROPER LOCATION.

2. FOR ANY MOBILE OR TEMPORARY STRUCTURE MOVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED JUMP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X', (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1745E, DATED SEPTEMBER 27, 2002.

NORTH 00°3'58" WEST, BEING THE BEARING OF THE WEST LINE OF THE
SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK
COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 11
OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

CITY OF LAS VEGAS BENCHMARK NUMBER: 6LV9019C4
RIVET AND PLATE IN TOP OF CURB ON THE NORTHEAST CORNER OF
DEER SPRINGS WAY AND GRAND CANYON DRIVE.
ELEVATION: 2724.21 US SURVEY FEET (NAVD88)
830.340 METERS
PER CITY OF LAS VEGAS BENCHMARKS, 2008 ADJUSTMENT
(UPDATED MAY 24, 2010)

1. FINAL GRADES ADJUSTED TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2009, SECTION 2304.11.2.2.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND RECORDS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET CLOSURES NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE PERMIT FOR EROSION CONTROL APPROVAL BY THE CLARK COUNTY BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY THE CLARK COUNTY BUILDING DEPARTMENT OF ANY CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE RESPONSIBLE FOR REPORTING ANY DAMAGE TO UTILITY STRUCTURES TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING OVERLAPPING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE. REPORT TO CONSTRUCTION COMMENCING.
8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND SHALL BE OVER TOPPED BY EXISTING 24" MINUS HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT TRIANGLE.



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

Call

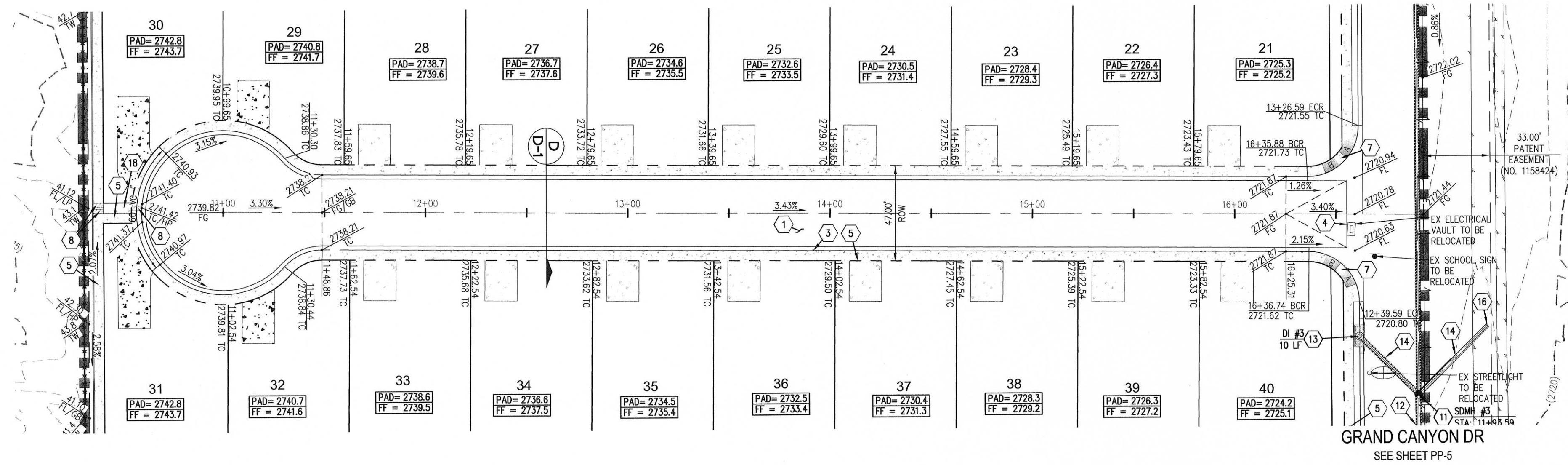
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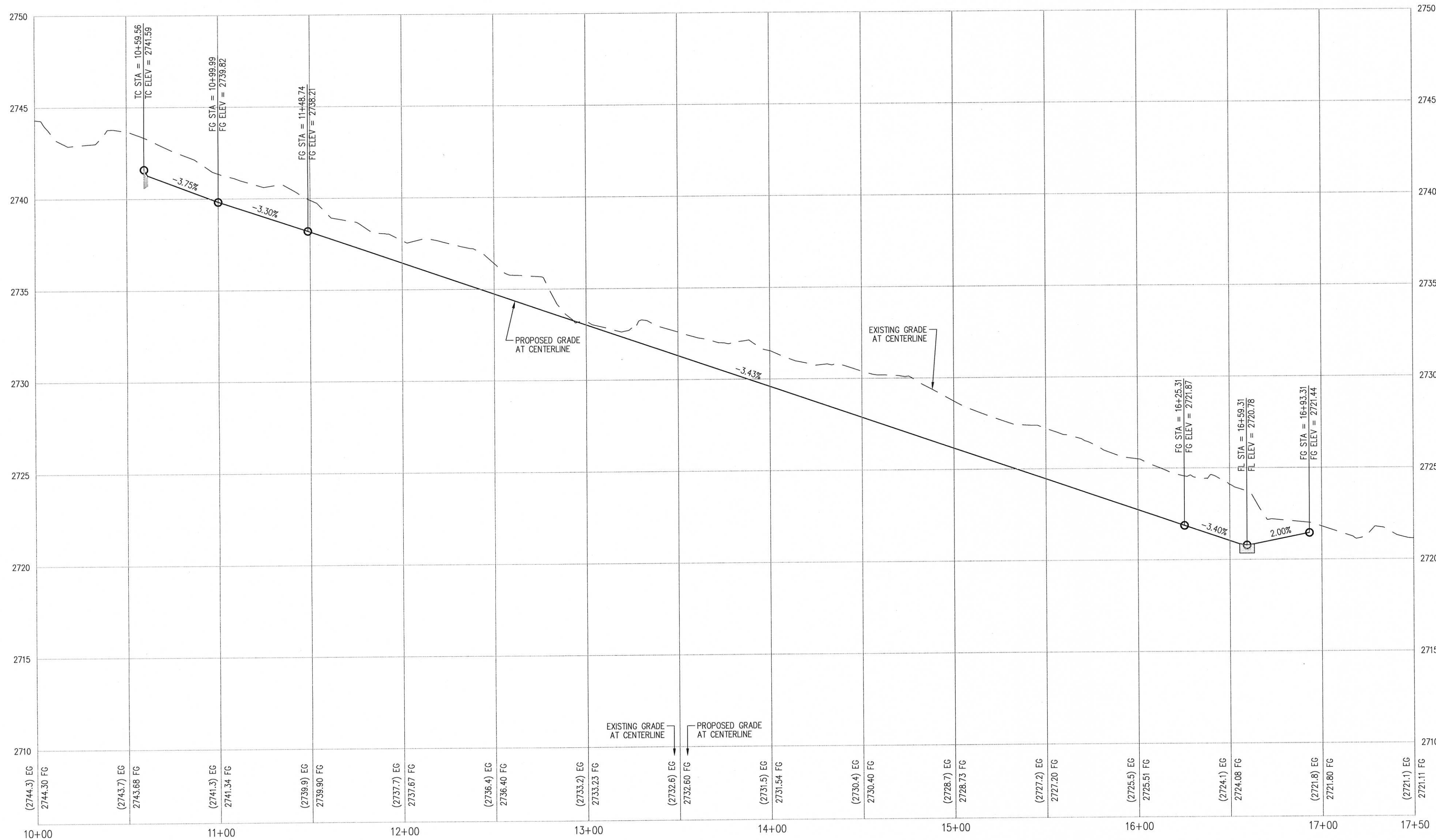
1-800-227-2600

AND

CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

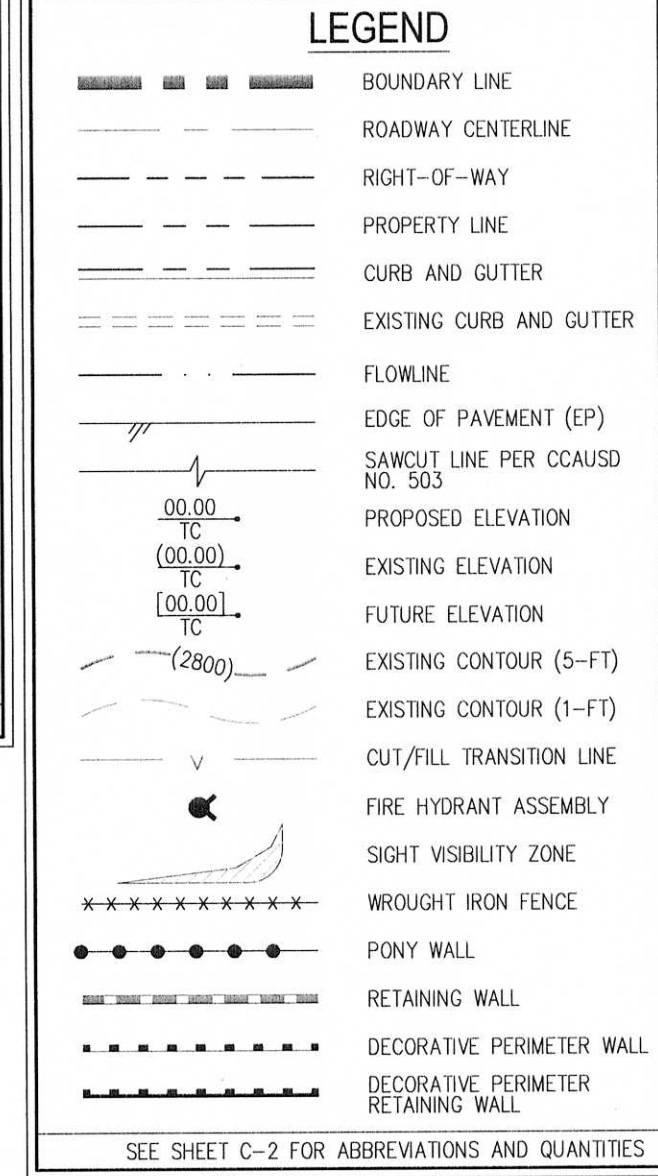
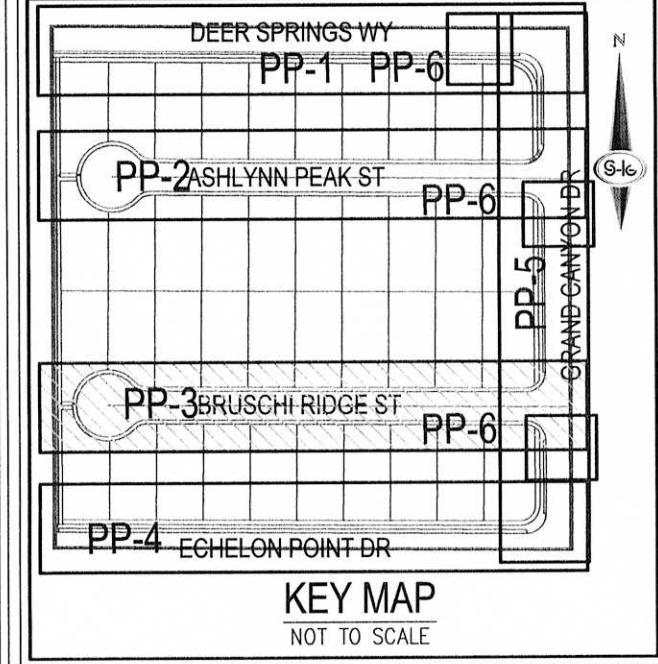


BRUSCHI RIDGE ST
(PUBLIC)



PROFILE
HOR. : 1"=40'
VERT. : 1"=4'

- ### CONSTRUCTION NOTES
- CONSTRUCT 2.5" AC PAVEMENT WITH 6" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
 - CONSTRUCT 3.5" AC PAVEMENT WITH 7" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
 - CONSTRUCT 1" TYPE CURB AND GUTTER PER CCAUSD NO. 216.
 - CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228.
 - CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234.
 - SAWCUT AND MATCH EXISTING IMPROVEMENTS.
 - CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD NO. 235, CASE 1.
 - INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236.
 - FIELD VERIFY, REMOVE EXISTING CAP AND CONNECT TO EXISTING STORM DRAIN STUB.
 - INSTALL 36" RCP CLASS III STORM DRAIN.
 - INSTALL 60" TYPE II STORM DRAIN MANHOLE PER CCAUSD NO. 401 & 405.
 - INSTALL 24" RCP CLASS III STORM DRAIN.
 - INSTALL TYPE OM2 DROP INLET PER CCAUSD NO. 503.
 - INSTALL 18" RCP CLASS III STORM DRAIN.
 - INSTALL 6" HIGH WROUGHT IRON FENCE PER DETAIL 9 ON SHEET D-1.
 - INSTALL STUB AND CAP.
 - CONSTRUCT 4' U-CHANNEL PER DETAIL 8 ON SHEET D-1.
 - CONSTRUCT 4' U-CHANNEL PER DETAIL 11 ON SHEET D-1.
 - EXISTING STORM DRAIN PER TOWN CENTER 60/75 NO. 5, CLV DWS NO. 1074719-5.
 - EXISTING STORM DRAIN PER GRAND CANYON/ROME MIDDLE SCHOOL, CLV DWS NO. 715-163.
 - CONSTRUCT STUB AND CAP 10' PAST CENTERLINE OF DEER SPRINGS WAY.
 - DRAINAGE AND PEDESTRIAN ACCESS EASEMENT TO BE PRIVATELY MAINTAINED.
- SEE SHEET C-2 FOR ABBREVIATIONS, LEGEND & QUANTITIES



DISCLAIMER NOTE

1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 IN THEIR PROPER LOCATION.

2. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED UP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

SOILS REPORT BY: ANGLE ENGINEERING
PROJECT NO. 26164-L, DATED 12/06/13
EARTHWORK QUANTITIES (RAW):
CUT=19,307 CU YDS/FILL=8,160 CU YDS

- ### GENERAL NOTES
- FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2009, SECTION 2304.11.2.2.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWEEP.
 - MAXIMUM MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 - ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
 - CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CLARK COUNTY BUILDING DEPARTMENT.
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
 - 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.

FEMA FLOOD ZONE DESIGNATION

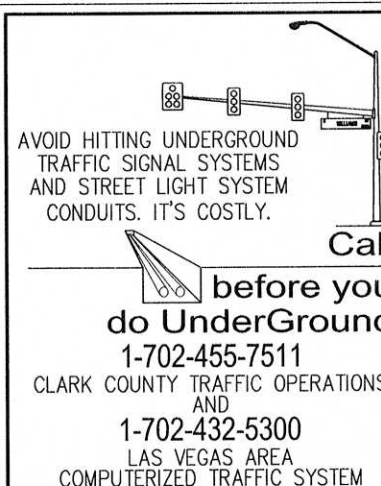
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X', (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1745E, DATED SEPTEMBER 27, 2002.

BASIS OF BEARING

NORTH 00°03'58" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 11 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NUMBER: BLV018C4
RIVET AND PLATE IN TOP OF CURB ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE.
ELEVATION: 2724.21 US SURVEY FEET (NAVD88)
830.340 METERS
PER CITY OF LAS VEGAS BENCHMARKS, 2008 ADJUSTMENT (UPDATED MAY 24, 2010)



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

CITY OF LAS VEGAS, NV

DATE	BY	APP.	DATE	DESCRIPTION	NO.
7/11/14	CZ				
	CZ				
	TJS				

PROJECT NO. RAH1310

RICHMOND AMERICAN HOMES
CONNOR HILLS

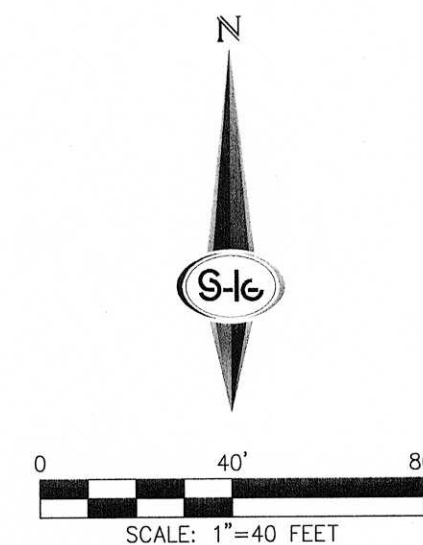
PLAN AND PROFILE - LUCK SUMMIT ST

919 S R60E

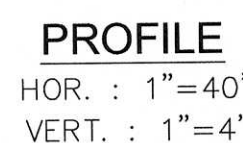
DATE: 7/11/14
DRAFTER: CZ
DESIGNER: CZ
CHECKED: TJS
PROJECT NO. RAH1310

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2016
CIVIL
No. 15292-KOM

PP-3
SHEET 7 OF ----
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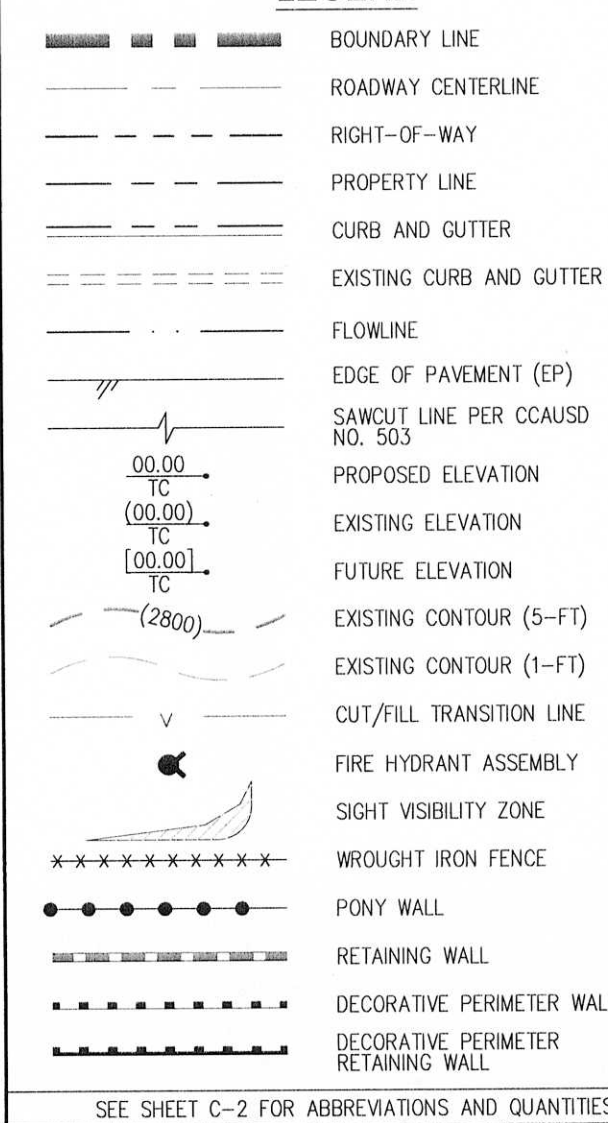


GRAND CANYON DR
SEE SHEET PP-5



1	CONSTRUCT 2.5' AC PAVEMENT WITH 6" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT
2	CONSTRUCT 3.5' AC PAVEMENT WITH 7" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT
3	CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4	CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228
5	CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
6	SAWCUT AND MATCH EXISTING IMPROVEMENTS
7	CONSTRUCT SIDEWALK RAMP USING ARMOR TILE BROOKFIELD PAVES OR EQUIVALENT PER CCAUSD NO. 235, CASE I
8	INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236
9	FIELD VERIFY, REMOVE EXISTING CAP AND CONNECT TO EXISTING STORM DRAIN STUB
10	INSTALL 36" RCP CLASS III STORM DRAIN
11	INSTALL 60" TYPE II STORM DRAIN MANHOLE PER CCAUSD NO. 401 & 405
12	INSTALL 24" RCP CLASS III STORM DRAIN
13	INSTALL TYPE CM2 DRAIN INLET PER CCAUSD NO. 412.1 & 421. SEE PROFILE, SHEET PP-6
14	INSTALL 18" RCP CLASS III STORM DRAIN
15	INSTALL 6" HIGH WROUGHT IRON FENCE PER DETAIL 5 ON SHEET D-1
16	INSTALL STUB AND CAP
17	CONSTRUCT 4" U-CANNEL PER DETAIL 8 ON SHEET D-1
18	CONSTRUCT 4" U-CANNEL PER DETAIL 11 ON SHEET D-1
19	EXISTING STORM DRAIN PER TOWN CENTER 60/75 NO. 5, CLV DWG NO. 1074719-5
20	EXISTING STORM DRAIN PER GRAND CANYON/ROME MIDDLE SCHOOL, CLV DWG NO. 715-163
21	CONSTRUCT STUB AND CAP 10" PAST CENTERLINE OF SPRINGS WAY
22	DRAINAGE AND PEDESTRIAN ACCESS EASEMENT TO 22' PRIVATELY MAINTAINED

SEE SHEET C-2 FOR ABBREVIATIONS, LEGEND & QUANTITIES



1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 IN THEIR PROPER LOCATION.
2. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING, PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE, IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

SOILS REPORT BY ANGLE ENGINEERING
PROJECT NO. 26164-1, DATED 12/06/13

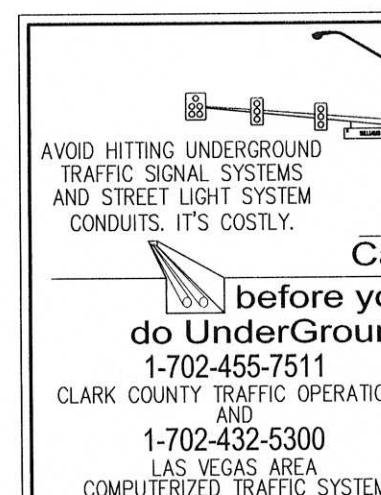
EARTHWORK QUANTITIES (RAW):
CUT= 19,307 CU YDS/FILL= 8,160 CU YDS

1. FINAL GRASSES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH HCS 2009, SECTION 2304-11.2.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STRIKE SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORTS
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT APPROVAL BY THE CLARK COUNTY BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND PROVIDE DETAILED RECORD DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING/REPAIRING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY TYPE SHALL EXIST OR BE LOCATED WITHIN SIX FEET IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT TRIANGLE.

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X',
(OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANEL
32003C1745E, DATED SEPTEMBER 27, 2002.

NORTH 00°03'58" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 2 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

CITY OF LAS VEGAS BENCHMARK NUMBER: 6LV9019C4
RIVET AND PLATE IN TOP OF CURB ON THE NORTHEAST CORNER OF
DEER SPRINGS WAY AND GRAND CANYON DRIVE.
ELEVATION: 2724.21 US SURVEY FEET (NAVD88)
830.340 METERS
PER CITY OF LAS VEGAS BENCHMARKS, 2008 ADJUSTMENT
(UPDATED MAY 24, 2010)

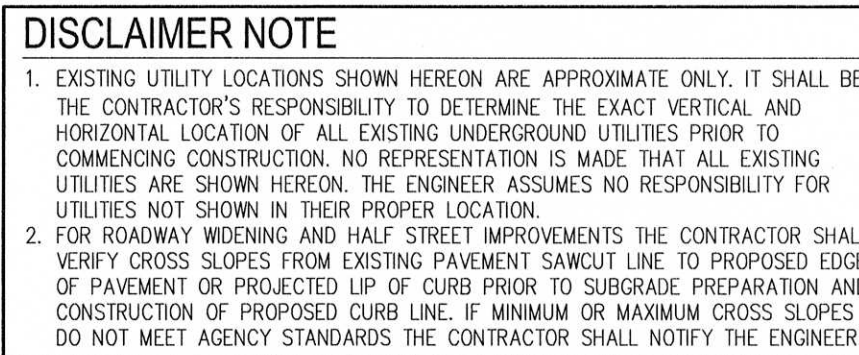
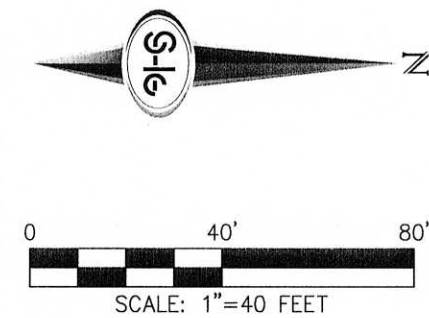


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Call

811

OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544



SOILS REPORT BY ANGLE ENGINEERING
PROJECT NO. 26164-1, DATED 12/06/13
EARTHWORK QUANTITIES (RAW):
CUT= 19,307 CU YDS/FILL= 8,160 CU YDS

GENERAL NOTES

1. FINAL GRASSES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH HBC 2009, SECTION 2304.11.2.2.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING EROSION AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE EROSION CONTROL APPROVAL BY THE CLARK COUNTY BUILDING DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND REPORT TO THE ENGINEER. PRIOR TO ANY CONSTRUCTION, CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITY STRUCTURES AND FACILITIES. IF NOTICED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION, CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS. IF NOTICED BY ENGINEER/OWNER IS NOT NOTICED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND PERMITTED WITHIN 24 FEET (24 FEET) IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXIST) WITHIN THE SIGHT TRIANGLE.

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X', (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1745E, DATED SEPTEMBER 27, 2002.

BASIS OF BEARING

NORTH 00°3'58" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 11 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

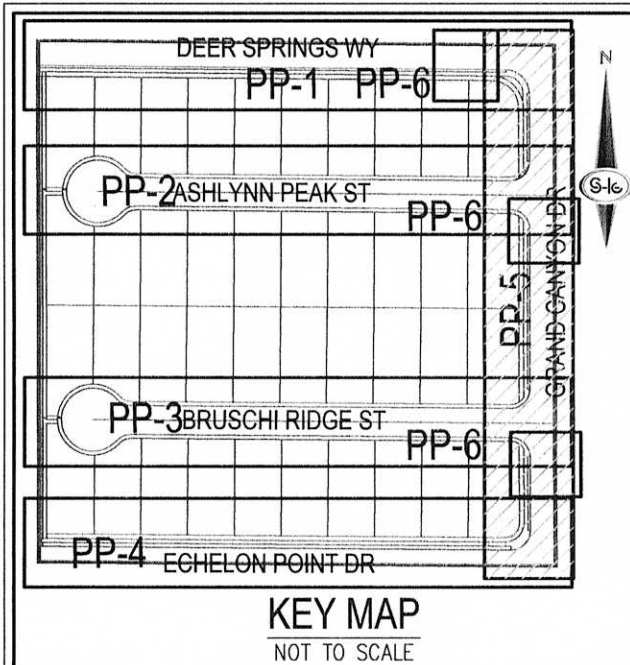
CITY OF LAS VEGAS BENCHMARK NUMBER: 6LV9019C4
RIVET AND PLATE IN TOP OF CURB ON THE NORTHEAST CORNER OF
DEER SPRINGS WAY AND GRAND CANYON DRIVE.
ELEVATION: 2724.21 US SURVEY FEET (NAVD88)
830.340 METERS
PER CITY OF LAS VEGAS BENCHMARKS, 2008 ADJUSTMENT
(UPDATED MAY 24, 2010)



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Avoid cutting underground utility lines. It's costly.

Call
811

OR
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AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544



LEGEND

- | | |
|--|-------------------------------------|
| | BOUNDARY LINE |
| | ROADWAY CENTERLINE |
| | RIGHT-OF-WAY |
| | PROPERTY LINE |
| | CURB AND GUTTER |
| | EXISTING CURB AND GUTTER |
| | FLOWLINE |
| | EDGE OF PAVEMENT (EP) |
| | SAWCUT LINE PER CCAUSD NO. 503 |
| | PROPOSED ELEVATION |
| | EXISTING ELEVATION |
| | FUTURE ELEVATION |
| | EXISTING CONTOUR (5-FT) |
| | EXISTING CONTOUR (1-FT) |
| | CUT/FILL TRANSITION LINE |
| | FIRE HYDRANT ASSEMBLY |
| | SIGHT VISIBILITY ZONE |
| | WROUGHT IRON FENCE |
| | PONY WALL |
| | RETAINING WALL |
| | DECORATIVE PERIMETER WALL |
| | DECORATIVE PERIMETER RETAINING WALL |
- SEE SHEET C-2 FOR ABBREVIATIONS AND QUANTITIES

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

[illegible]

CITY OF LAS VEGAS, NV



RICHMOND
AMERICAN HOMES

CONNOR HILLS

PLAN AND PROFILE - GRAND CANYON DR

ST 19 SE
R 60

DATE: 7/11/14

DRAFTER: CZ

DESIGNER: CZ

CHECKED: TJS

PROJECT NO.

RAH1310

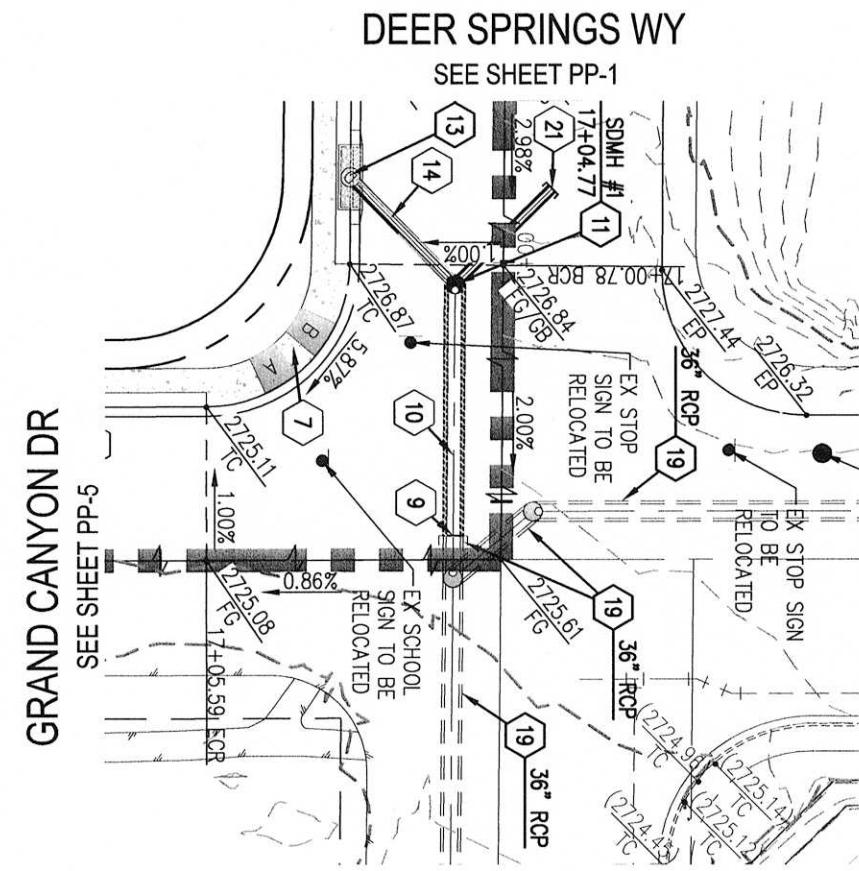


PP-5

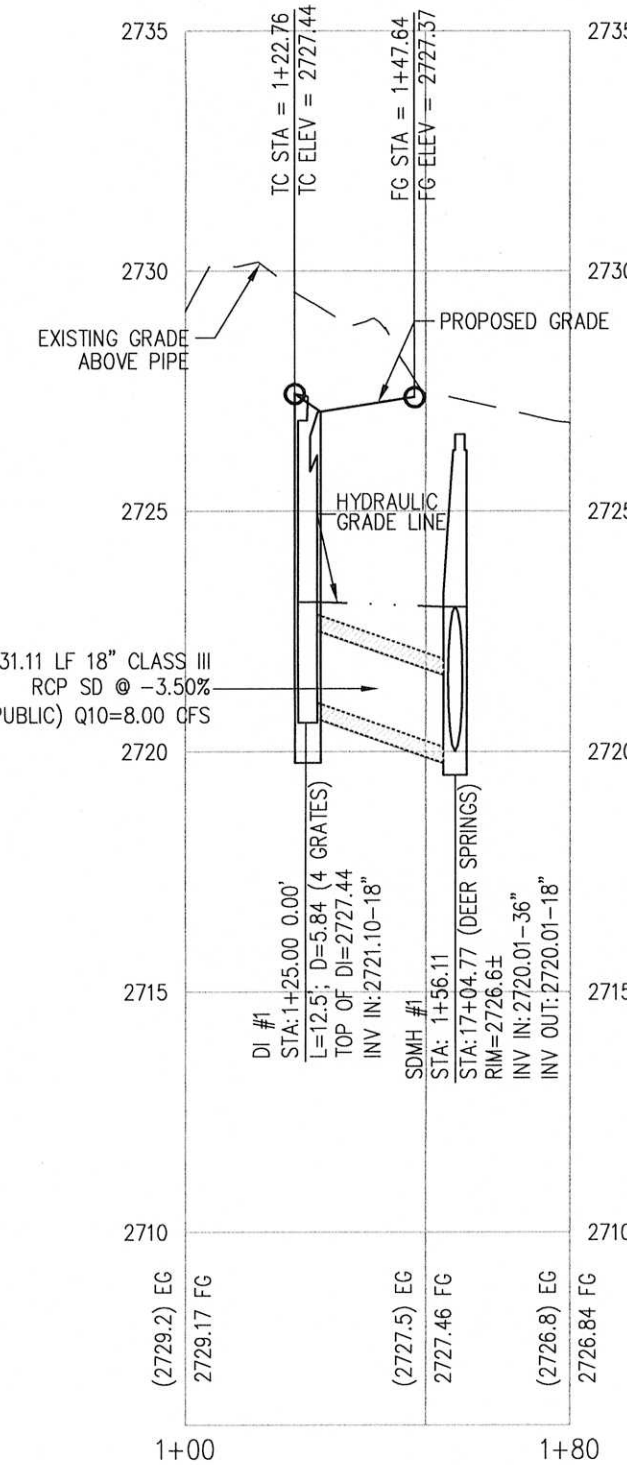
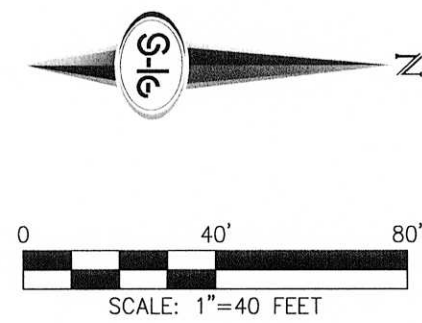
SHEET 9 OF 10

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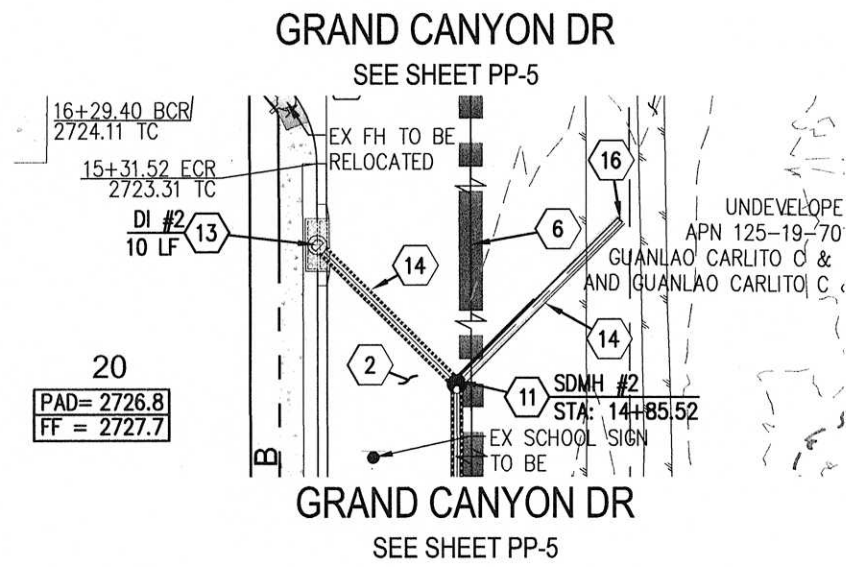
J:\Vant310 connor hills (deer springs grand canyon)\dwg\improv\van310grp.dwg 8/21/2014 1:26 PM Christopher Zhang



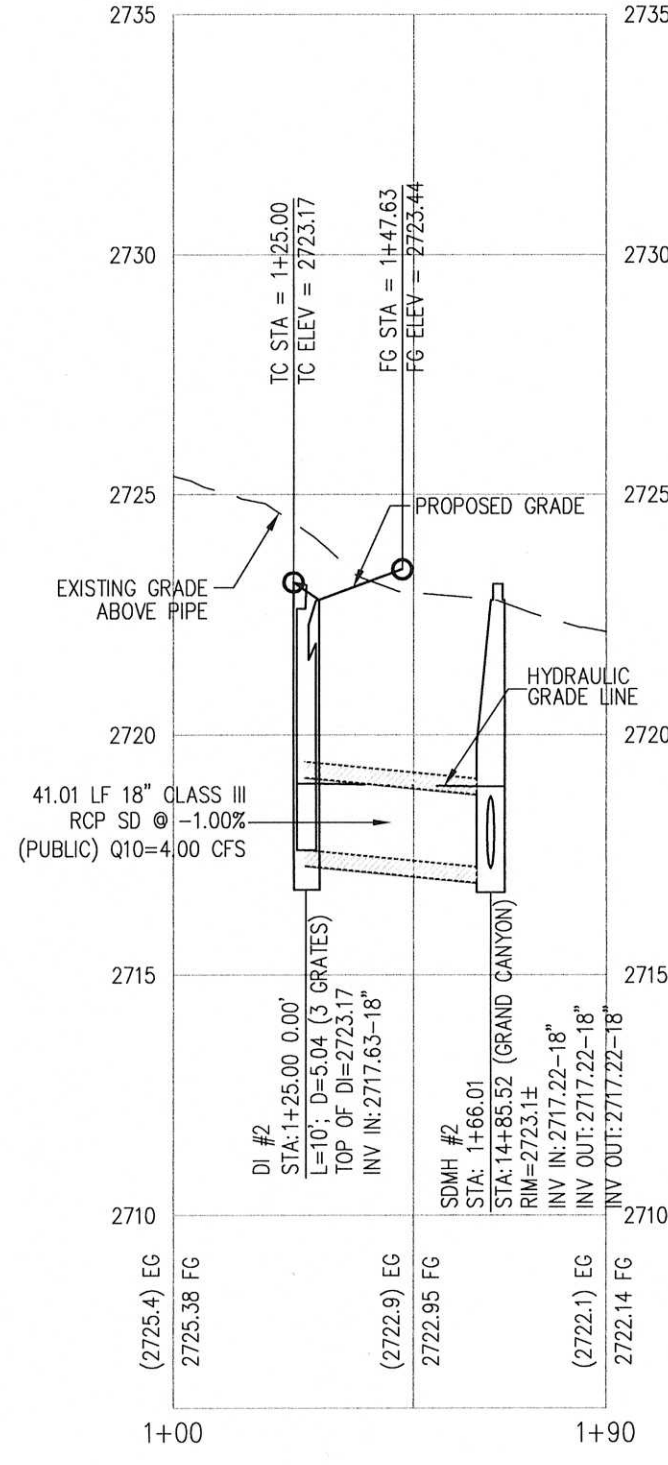
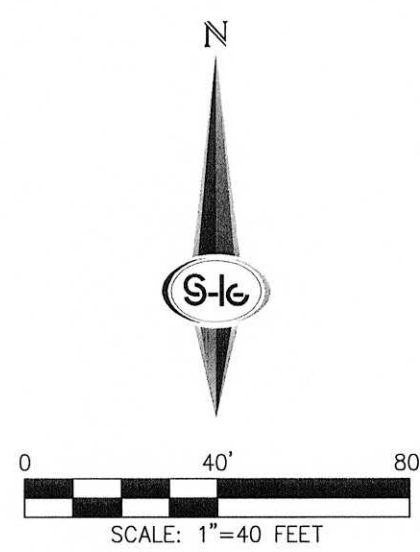
STORM DRAIN LATERAL #1



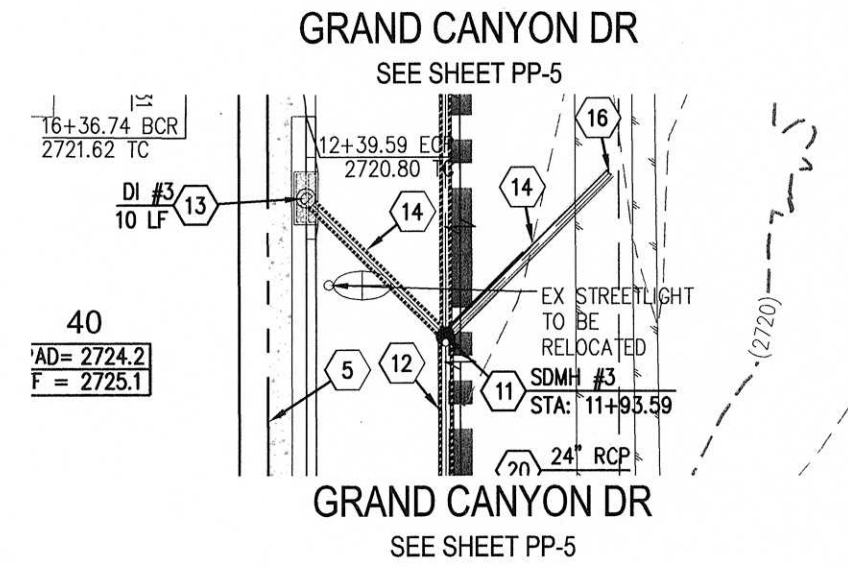
PROFILE
HOR. : 1"=40'
VERT. : 1"=4'



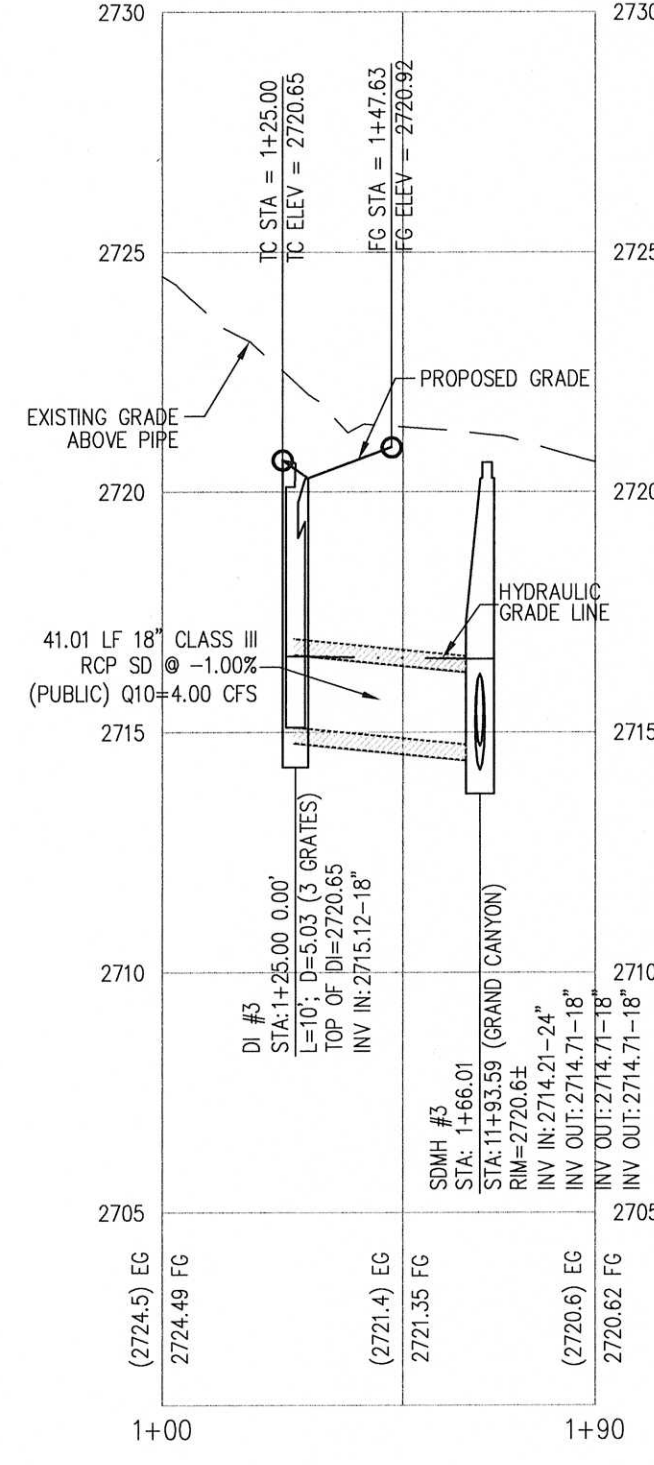
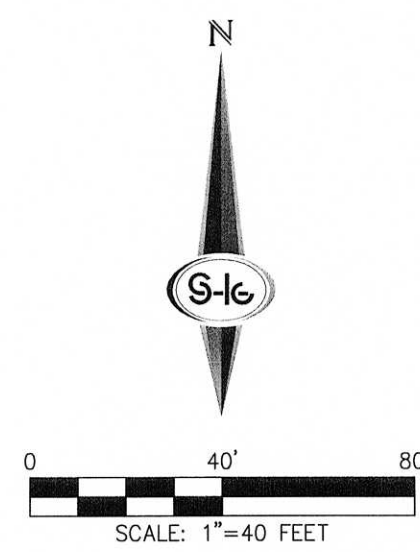
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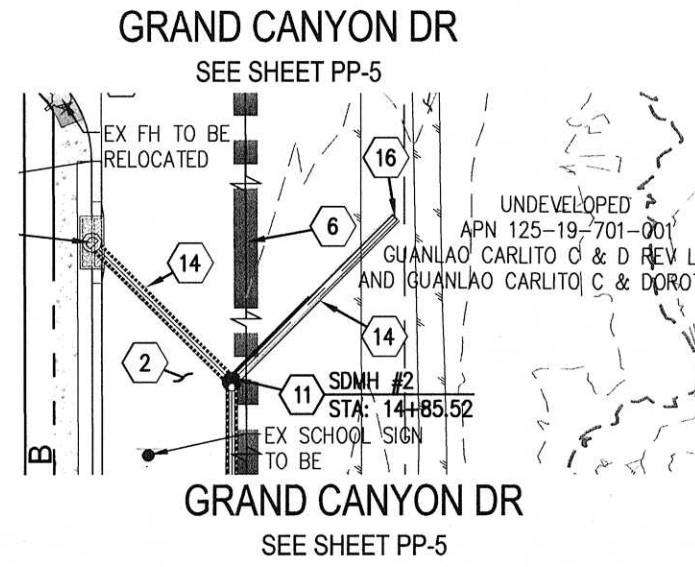
PROFILE
HOR. : 1"=40'
VERT. : 1"=4'



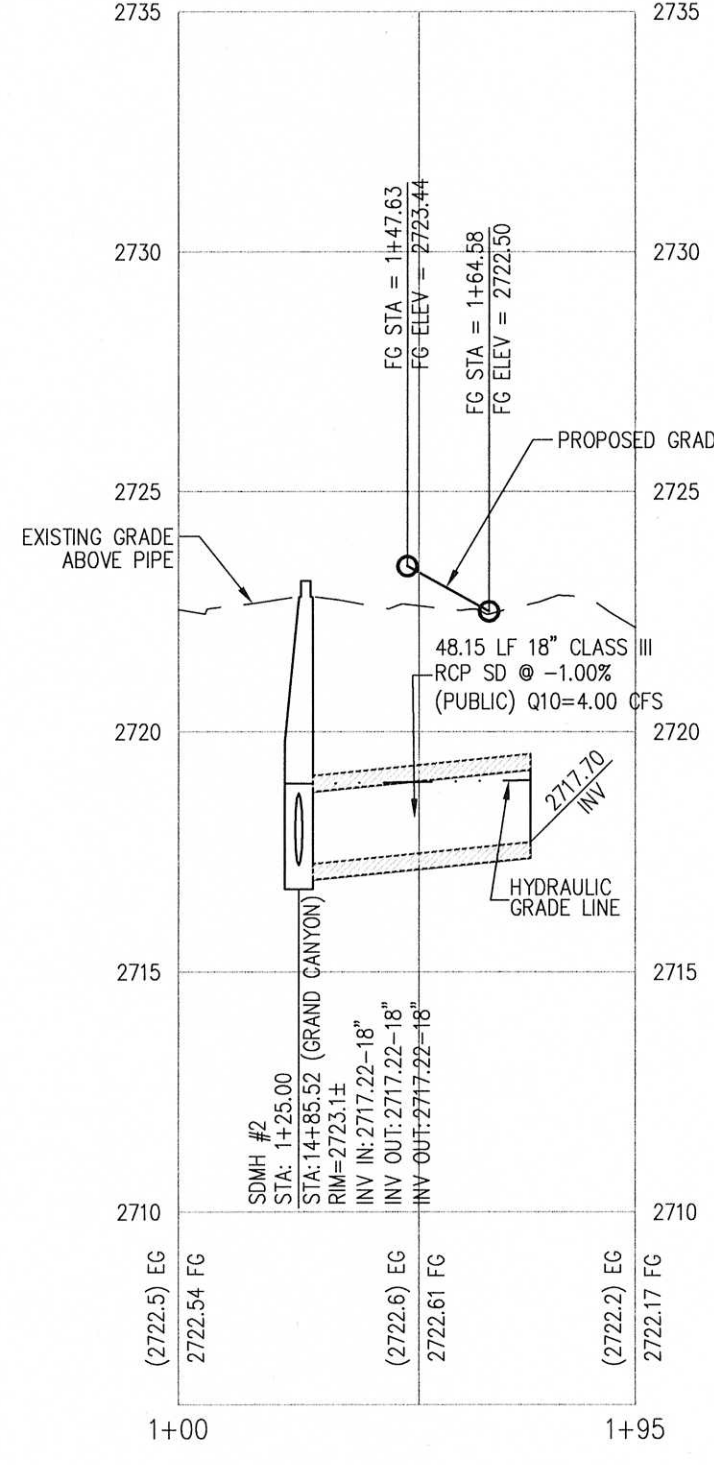
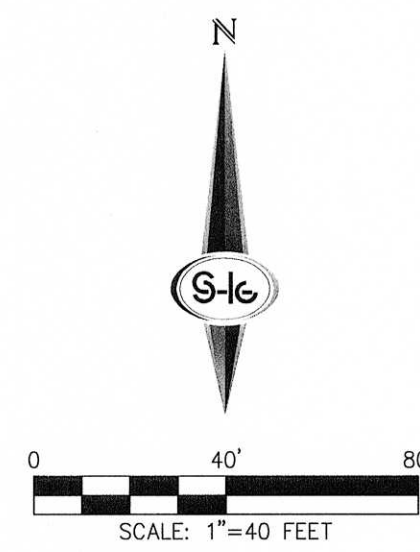
STORM DRAIN LATERAL #3



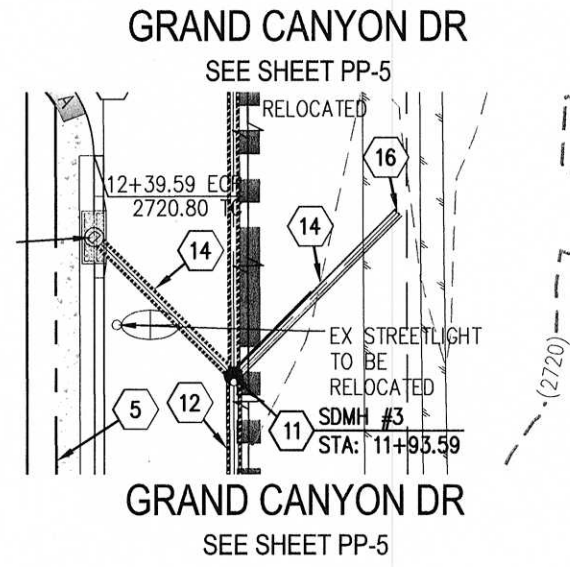
PROFILE
HOR. : 1"=40'
VERT. : 1"=4'



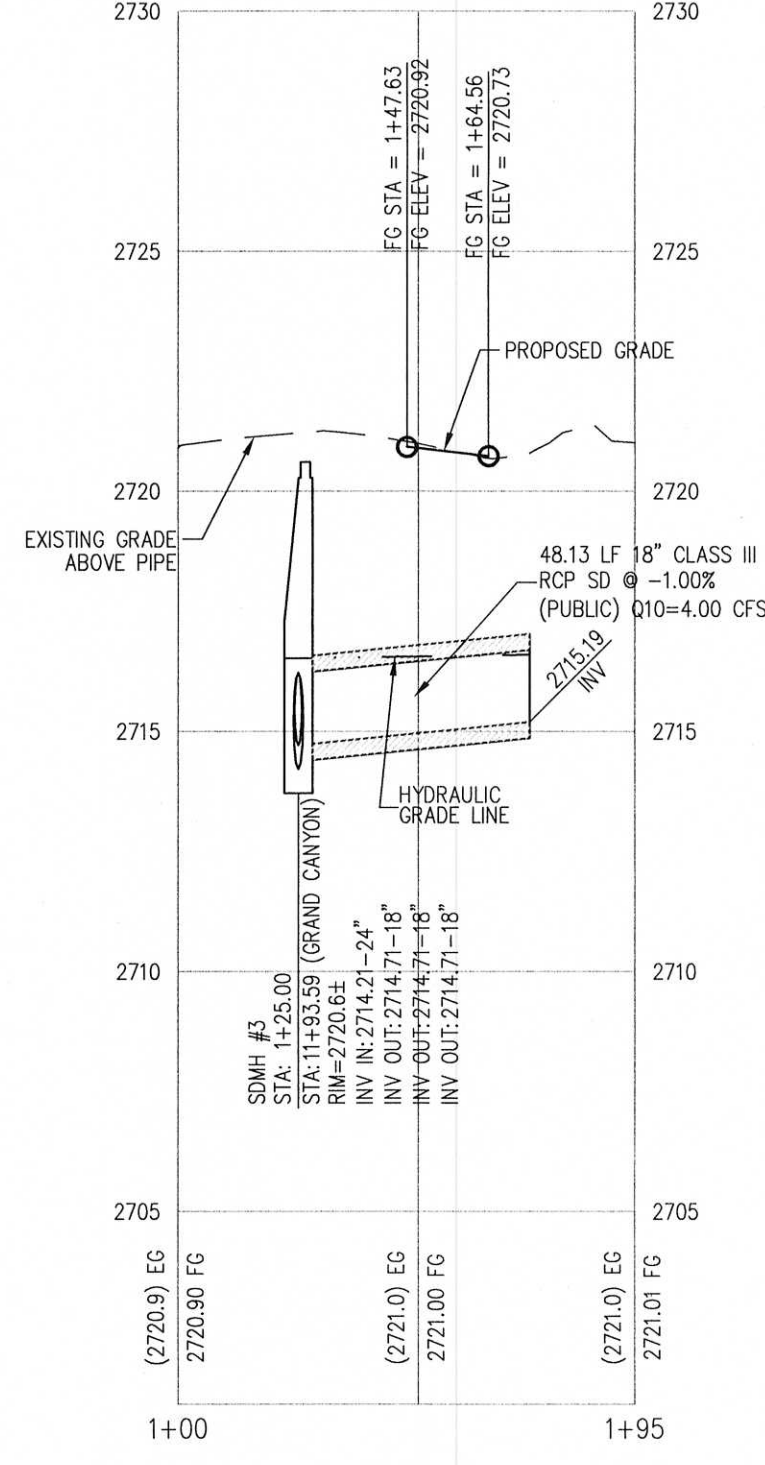
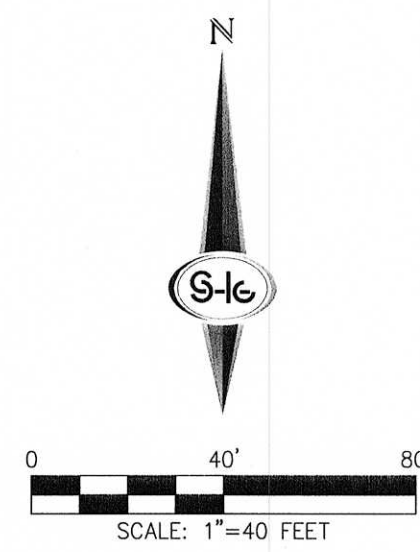
STORM DRAIN LATERAL #4



PROFILE
HOR. : 1"=40'
VERT. : 1"=4'

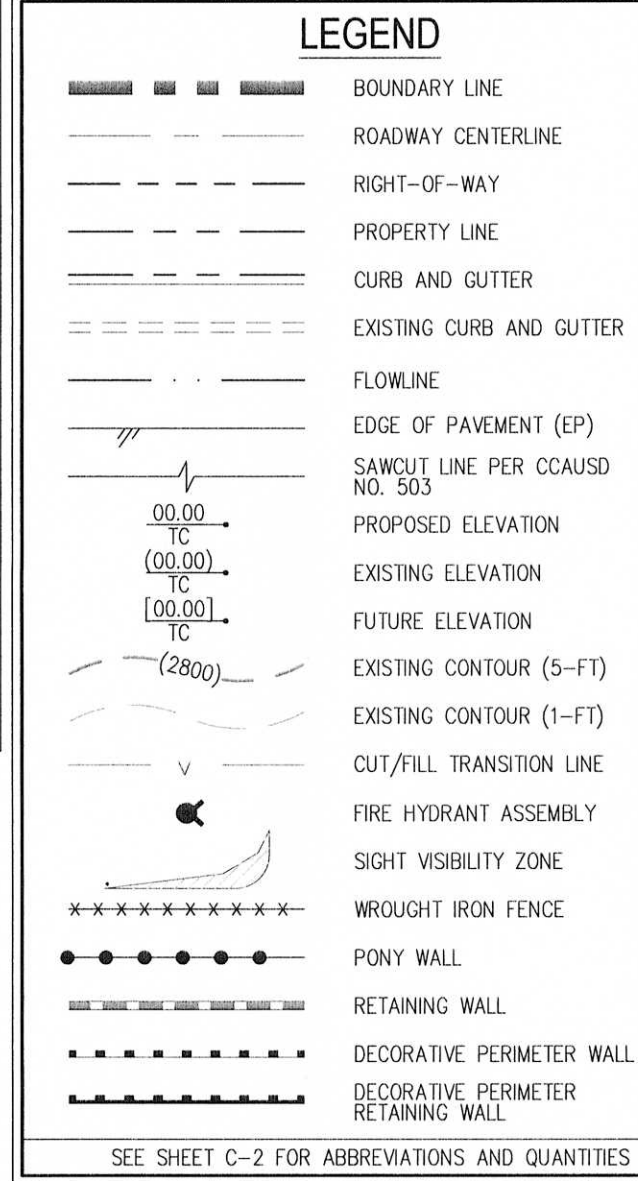
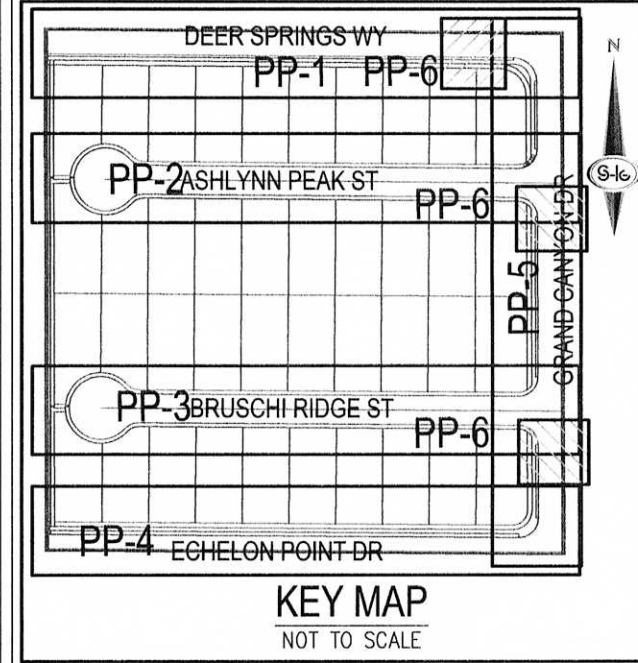


STORM DRAIN LATERAL #5



PROFILE
HOR. : 1"=40'
VERT. : 1"=4'

- ### CONSTRUCTION NOTES
1. CONSTRUCT 2.5" AC PAVEMENT WITH 6" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
 2. CONSTRUCT 3.5" AC PAVEMENT WITH 7" TYPE II AGGREGATE BASE OVER NATIVE MATERIAL PER SOILS REPORT.
 3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216.
 4. CONSTRUCT 8" CROSS GUTTER PER CCAUSD NO. 228.
 5. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234.
 6. SAWCUT AND MATCH EXISTING IMPROVEMENTS.
 7. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1.
 8. INSTALL SIDEWALK DRAIN PER CCAUSD NO. 236.
 9. FIELD VERIFY, REMOVE EXISTING CAP AND CONNECT TO EXISTING STORM DRAIN STUB.
 10. INSTALL 36" RCP CLASS III STORM DRAIN.
 11. INSTALL 60" TYPE II STORM DRAIN MANHOLE PER CCAUSD NO. 401 & 405.
 12. INSTALL 24" RCP CLASS III STORM DRAIN.
 13. INSTALL TYPE CM2 DROP INLET PER CCAUSD NO. 412.1 & 421. SEE PROFILE, SHEET PP-6.
 14. INSTALL 18" RCP CLASS III STORM DRAIN.
 15. INSTALL 6" HIGH WROUGHT IRON FENCE PER DETAIL 9 ON SHEET D-1.
 16. INSTALL STUB AND CAP.
 17. CONSTRUCT 4" U-CHANNEL PER DETAIL 8 ON SHEET D-1.
 18. CONSTRUCT 4" U-CHANNEL PER DETAIL 11 ON SHEET D-1.
 19. EXISTING STORM DRAIN PER TOWN CENTER 60/75 NO. 5, CLV DWG NO. 1074719-5.
 20. EXISTING STORM DRAIN PER GRAND CANYON/ROME MIDDLE SCHOOL, CLV DWG NO. 715-163.
 21. CONSTRUCT STUB AND CAP 10' PAST CENTERLINE OF DEER SPRINGS WAY.
 22. DRAINAGE AND PEDESTRIAN ACCESS EASEMENT TO BE PRIVATELY MAINTAINED.
- SEE SHEET C-2 FOR ABBREVIATIONS, LEGEND & QUANTITIES



DISCLAIMER NOTE

1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 IN THEIR PROPER LOCATION.

2. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

SOILS REPORT BY: ANGLE ENGINEERING
PROJECT NO. 26164-1, DATED 12/06/13

EARTHWORK QUANTITIES (RAW):
CU/F = 19.307 CU YDS/FILL = 8.160 CU YDS

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X', (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), PER FIRM PANEL 32003C1745E, DATED SEPTEMBER 27, 2002.

BASIS OF BEARING

NORTH 00°03'58" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 11 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

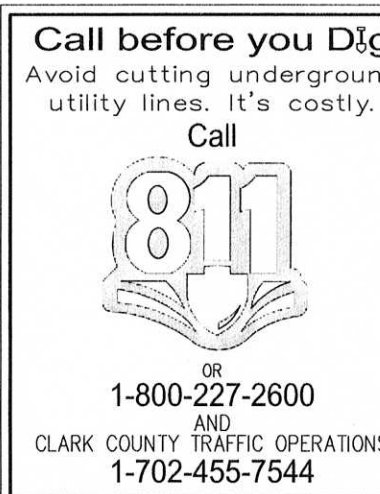
BENCHMARK

CITY OF LAS VEGAS BENCHMARK NUMBER: 6LV5013C4
RIVET AND PLATE IN TOP OF CURB ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE.

ELEVATION: 2724.21 US SURVEY FEET (NAVD88)
830.340 METERS

PER CITY OF LAS VEGAS BENCHMARKS, 2008 ADJUSTMENT (UPDATED MAY 24, 2010)

- ### GENERAL NOTES
1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2009, SECTION 2304.11.2.2.
 2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
 4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
 6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CLARK COUNTY BUILDING DEPARTMENT.
 7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLETING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCEMENT.
 8. 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.



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

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

CONNOR HILLS

PLAN AND PROFILE - STORM DRAIN LATERAL

DATE: 7/11/14

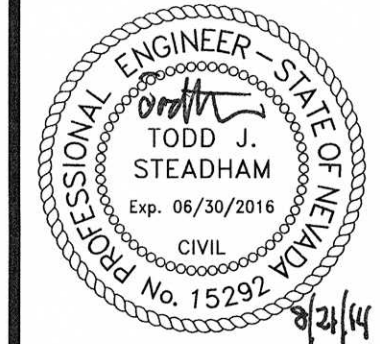
DRAFTER: CZ

DESIGNER: CZ

CHECKED: TJS

PROJECT NO.

RAH1310



PP-6

SHEET 10 OF ----

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