

DS #: 4721

APN: 125-07-410-001

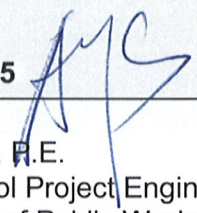
PROJECT: Skye Canyon Neighborhood Park

SUBMITTAL: Supplement

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		June 4, 2015 
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:	COPIES TO:
	Skye Canyon Neighborhood Park	Slater Hanifan Group
Cross Streets:	SWC Eagle Canyon Av & Mountain Landing St	Ninety-Five Management LLC
File Number:	F:\Depot\DSMemos\DS4721B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-07-410-001	CCRFCD
Zoning Action:	FMP-57264; SDR-58930	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/12/2015	2/26/2015	Not Approved	\$400.00	385438: \$400
Revised Memo	3/17/2015	3/17/2015	Conditional Approval	N/C	N/C
Supplement	5/14/2015 & 6/3/2015	6/4/2015	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	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.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

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/07
AREA G-07

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 1515
 DESTINATION ADDRESS 7022845399
 PSWD/SUBADDRESS
 DESTINATION ID
 ST. TIME 06/04 08:33
 USAGE T 00' 26
 PGS. 1
 RESULT OK

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

June 4, 2015

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:

Skye Canyon Neighborhood Park

COPIES TO:

Slater Hanifan Group

Cross Streets:

SWC Eagle Canyon Av & Mountain Landing St

Ninety-Five Management LLC

File Number:

F:\Depot\DSMemos\DS4721B.doc

Bart Anderson, P.E., DevCo

Parcel Number:

125-07-410-001

CCRCD

Zoning Action:

FMP-57264; SDR-58930

FEMA Flood Zone

YES

NO X

Proposed Storm Drain

YES

NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
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Revised Memo	3/17/2015	3/17/2015	Conditional Approval	N/C	N/C
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TOTAL FEES (LDDRS):				\$400.00	----

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X	is approved subject to conformance to all City standards and the following conditions:
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NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a



May 4, 2015

Woodside Homes of Nevada
4670 S. Fort Apache Road, Ste. 200
Las Vegas, Nevada 89147

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

**RE: SDR-58930 [PRJ-58730] - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2015**

Dear Applicant:

Your request for a SKYE CANYON CONCEPTUAL PARK REVIEW OF PARKS 1.5, 1.6 AND 2.13 on 17.58 gross acres located within the Skye Canyon Master Planned Community (Multiple APNS), Parks & Trails Skye Canyon Special Land Use Designation, Ward 6 (Ross) [PRJ-58730], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Approval of and conformance to the Skye Canyon Development Agreement and Parks Agreement, as well as all associated exhibits shall be required, if approved.
2. All parks are to be completed within 18 months of the start of construction, pursuant to the Skye Canyon Parks Agreement Section 5.D.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16, as it relates to the Skye Canyon Parks Agreement. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/16/15, except as amended by conditions herein.
5. The trash enclosure located on the south property line of Park 2.13 shall be revised to a mechanical equipment enclosure.
6. All "Future Phase 2" structures and amenities will require a separate conceptual plan review and is not part of this review and approval of Park 2.13.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702 229 6301

FAX 702 474 0352

TTY 7-1-1

www.lasvegasnevada.gov



2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD



7. If the basketball court located within Park 1.6 is to be lit, all lighting shall be directed away from the adjacent residential properties and maintain a maximum of 0.2 foot-candles at a residential property line in conformance with Title 19.08.040.E.5.c.

8. All trash enclosures shall be in conformance with Title 19.08.040.E.4.b and provide solid metal gates, and have a roof or trellis structure.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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 application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
12. 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.
13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for Park 2.13. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Unless otherwise allowed by the City Engineer, public streets and easements related to the parks that are in a future phase Final Map shall be deferred to the recordation of that Final Map.
16. An update to the previously approved Drainage Plan and Technical Drainage Study to address the linear park must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

May 4, 2015

17. Site development to comply with all applicable conditions of approval for the "Skye Canyon Tentative Map" (TMP-53058), the Kyle Canyon/Skye Canyon Development Agreement(s) and all other applicable site-related actions.

This action by the Department of Planning staff on May 4, 2015 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Peter Lowenstein, AICP
Planning Section Manager
Case Planning Division

PL:nl

cc:

Olympia Companies, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

Section 12, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

TRANSMITTAL

To: Albert Sung, P.E.
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Date: May 14, 2015
Project No.: OLY1404.000

From: Kellin Collins

Subject: Skye Canyon Neighborhood Park

CC: Doug Bergstrom, SHG **CC:** Steve Jones, SHG
CC: Brent Parrish, SHG **CC:** _____
CC: Chelsea Jensen, SHG **CC:** _____

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____
Date: _____ Time: _____

Copies	Description
<u>1</u>	<u>Supplement to the Technical Drainage Study for Skye Canyon Neighborhood Park</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Comments:

Please contact us if there are any questions at 702-284-5300. Thanks.

Signed: Kellin Collins
Kellin Collins

**TECHNICAL DRAINAGE STUDY
SUPPLEMENT**

Skye Canyon Neighborhood Park

City of Las Vegas, Nevada

Job No.: OLY1404.000

Date: May 2015

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:

Ninety-Five Management, LLC
11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141
Phone: 702-220-6565 • Fax: 702-220-6566



5/14/15

Kellin Collins

Kellin Collins, P.E.
NV Professional Engineer No. 21860

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Skye Canyon Neighborhood Park (Supplement) Date: May 2015
 Location of Development: a) Descriptive (Cross Streets): North/South: Mountain Landing Street
East/West: Eagle Canyon Avenue
 b) Section: 7 Township: 19 South Range: 60 East
 c) APN: 125-07-410-001

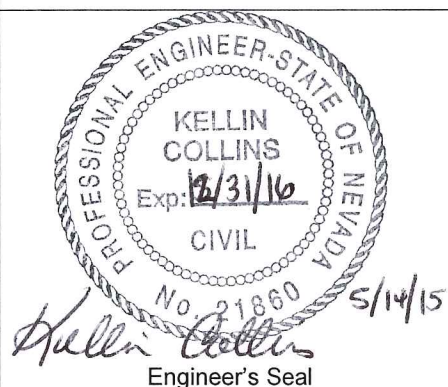
Name of Owner/Developer: Ninety-Five Management, LLC
 Telephone No.: 702-220-6565 Fax No.: 702-220-6566 E-mail Address: bwilliamson@olympiacompanies.com
 Address: 11411 Southern Highlands Parkway, Suite 300; Las Vegas, NV 89141

Contact Person – Name: Kellin Collins, P.E. Telephone No.: 702-284-5300
 *E-mail Address: kcollins@shg-inc.com Fax No.: 702-284-5399
 Firm: Slater Hanifan Group
 Address: 5740 S. Arville Street, Suite 216; Las Vegas, NV 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	☒ Park

1. Total Owned Land Area: At Site: ±1.7 acres Being Developed/Disturbed: ±1.7 acres
2. Is a portion or all of the subject property located in a FEMA Flood Hazard Area? ☐ Yes** ☒ No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ Yes** ☐ No
4. Proposed type of development (Residential, Commercial, Etc.): Park
5. Approximate upstream land area which drains to the subject site: ±8.0 acres
6. Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: Master Drainage Study for Kyle Canyon (SHG, DS4420); Master Drainage Study for Kyle Canyon (GCW, DS4091); TDS for Skye Canyon Phase 1 Infrastructure (SHG, DS4661), TDS for Skye Canyon Parcel 1.3 (SHG, DS4684)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Eagle Canyon Avenue
And Mountain Landing Street
8. Briefly describe your proposed schedule for the subject project: ASAP



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

Local Entity File No.	Revision	Date

REFERENCE: **SHG Job No. OLY1404.000**

STANDARD FORM 1

Updated 05/01/2008

OLY1404.000

May 14, 2015

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: Supplement No. 1 to the Technical Drainage Study for
Skye Canyon Neighborhood Park (DS4721A)**

Dear Mr. Sung:

This letter is submitted in response to the conditions of approval contained in the March 17, 2015 approval memorandum, regarding the above referenced project. A copy of the City of Las Vegas (CLV) Department of Public Works conditional approval letter has been provided in Appendix A and the conditions have been individually satisfied as follows:

1. **Comment:** *The pertinent Site Development Review (SDR-xxxxx) must be approved by the Planning Commission/City Council prior to the final approval of the subject drainage study;*

Response: The SDR for Skye Canyon has been approved; the associated identification is SDR-58930.

2. **Comment:** *The subject drainage study is based on the condition that the Skye Canyon Phase 1 Infrastructure and the perimeter streets (Eagle Canyon Avenue and Mountain Landing Street) are fully improved for onsite major storm events protection. The perimeter streets and all the associated storm drain facilities must be completed prior to the issuance of building permits for the subject development;*

Response: Upon review of the Skye Canyon Phase 1 Infrastructure hydrology, the following has been determined:

- The historical offsite flows impacting the subject site is limited to a small area to the west, estimated at approximately 1.5 acres. The subject site is generally not impacted by any flows from the north or south. Note that the subject site is located to the north and outside of a well-incised wash draining in an easterly direction. Refer to referenced Exhibit E, provided in Appendix B, for the subject site location and the surrounding historical drainage pattern.
- The Phase 1 Infrastructure improvements do not flood protect the subject site from the approximate 1.5-acre offsite watershed nor does it alter the offsite watershed. Refer to referenced Exhibit G, provided in Appendix B, for the subject site location and the surrounding Phase 1 Infrastructure drainage pattern.

- The Skye Canyon Parcel 1.3 grading does serve as flood protection for the subject site because it routes the approximate 1.5-acre offsite watershed south and away from the subject site. Refer to referenced Exhibit F, provided in Appendix B, for the subject site location and the Skye Canyon Phase 1 drainage pattern.

With Phase 1 Infrastructure improvements not serving as flood protection for the subject site, it is warranted that the building permit for the subject development can be issued prior to the completion of the perimeter streets (Eagle Canyon Avenue and Mountain Landing Street) associated with the Phase 1 Infrastructure. Additionally, it should be noted that Phase 1 of Skye Canyon Parcel 1.3 has been mapped, the grading plans are approved and the grading permits have been issued. The approved Skye Canyon Parcel 1.3 Phase 1 improvement plans have been provided in Appendix C for reference. The mapping, approval and grading permit issuance demonstrates the construction movement of Parcel 1.3 that serves as flood protection; therefore, the building permit for the subject development can be issued without any conditions.

A PDF of this Study are provided electronically in Appendix D. If you have any questions or require additional information, please do not hesitate to contact us at 702-284-5300.

Respectfully Submitted,
SLATER HANIFAN GROUP



Kellin Collins, P.E.
Assistant Project Manager - Flood Control Division

pc: Steve Jones, P.E. – SHG
Jerry Slater, P.E., LEED-AP – SHG

LIST OF APPENDICIES

Appendix A – CLV Conditional Approval Letter

Appendix B – Reference Material: Technical Drainage Study for Skye Canyon - Phase 1 Infrastructure

- Approval Letter(s)
- Drainage Exhibits

Appendix C – Reference Material: Skye Canyon Parcel 1.3 Phase 1 Approved Improvement Plan

Appendix D – Data CD

APPENDIX A

CLV Conditional Approval Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 17, 2015
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:	COPIES TO:
	Skye Canyon Neighborhood Park	Slater Hanifan Group
Cross Streets:	SWC Eagle Canyon Av & Mountain Landing St	Ninety-Five Management LLC
File Number:	F:\Depot\DSMemos\DS4721A-Rev.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-07-410-001	CCRFCD
Zoning Action:	FMP-57264; SDR-xxxxx	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/12/2015	2/26/2015	Not Approved	\$400.00	385438: \$400
Revised Memo	3/17/2015	3/17/2015	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$400.00	****

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 until the pertinent <i>Site Development Review</i> (SDR-xxxxx) is approved by the Planning Commission / City Council

Note to Land Development: The improvement plans of the subject project is allowed to be submitted for processing. However, no permits will be issued until the pertinent *Site Development Review* (SDR-xxxxx) is approved by the Planning Commission / City Council

1. The pertinent *Site Development Review* (SDR-xxxxx) must be approved by the Planning Commission / City Council prior to the final approval of the subject drainage study.
2. The subject drainage study is based on the condition that the *Skye Canyon Phase 1 Infrastructure* and the perimeter streets (*Eagle Canyon Avenue* and *Mountain Landing Street*) are fully improved for onsite major storm events protection. The perimeter streets and all the associated storm drain facilities must be completed prior to the issuance of building permits for the subject development.

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/07
AREA G-07

APPENDIX B

Reference Material

Technical Drainage Study for Skye Canyon – Phase 1 Infrastructure, by SHG

Approval Letter(s)

CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			September 15, 2014
TO: Land Development Services Department of Building & Safety			FROM: Albert Sung, P.E. <i>oalc</i> Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
	Skye Canyon – Phase 1 Infrastructure		Slater Hanifan Group
Cross Streets:	NEC of Grand Teton Blvd. & Hualapai Way		K A G Development South, LLC / Ninety-Five Management, LLC
File Number:	F:\Depot\DSMemos\DS4661C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-07-301-001 & 125-07-301-002; 125-07-401-001 & 125-07-401-002		CCRFCFCD
Zoning Action:	TMP-53058		
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	3/19/2014	4/17/2014	Not Approved	\$400.00	351277: \$400
2 nd Submittal	5/14/2014	6/12/2014	Conditionally Approved	\$400.00	356797: \$400
Supplemental	8/25/2014	9/15/2014	See Comments Below	----	----
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

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

1. The *Kyle Canyon Master Drainage Study* is proposing to revise the hydrology and facilities identified in the *Clark County Regional Flood Control District's (CCRFCFCD) 2008 Las Vegas Valley Flood Control Master Plan Update*. A *Master Plan Amendment (MPA)* must be submitted to the *City of Las Vegas* for approval. The *City of Las Vegas* will coordinate the MPA submittal to CCRFCFCD for approval. The Master Developer will be responsible for preparing all submittals needed for CCRFCFCD along with any and all presentations. The MPU must be approved by the *City of Las Vegas City Council* prior to the final approval of the *Master Drainage Study*.
2. For all culvert entrances or exits located outside of the Public Right-of-Way or dedicated "Public Drainage Easement to be Privately Maintained" must be recorded by separate document prior to the final acceptance of the improvement plans unless they are to be recorded by parcel or final map. Also, show the easement on the grading plan.

3. In an overview perspective for the proposed *Phase 1 Infrastructures, Racel Street* with its regional storm drain act as the sole perpetuation pathway for offsite flows during a major storm event in the interim condition (reference Sheets GR-01 & GR-02).

In a worst case scenario that the upstream culvert entrance is completely clogged, ie, the 100-year flow will be conveyed on the *Racel Street* surface. Provide a hydraulic calculation for the worst case 100-year water surface in *Racel Street*. The finish floor elevation of future houses in the PODs adjacent to *Racel* shall be above the corresponding water surface or flood wall for protection to that effect. This shall serve as a guideline in the future technical drainage studies for the PODs.

4. Provide a detail grading around the culvert entrance at *Racel Street Storm Drain* and make sure freeboard requirements are satisfied.
5. All drainage facilities proposed in this *Phase 1 Infrastructure Study* are considered interim facilities and must be maintained by the master developer until the facilities are formally accepted by the *City of Las Vegas*.
6. Structural plans for the storm drain improvements must be submitted for review. Provide a soil report, structural calculations and specifications, wet stamped structural sets and a grading plan to the *City of Las Vegas Building Department* for processing (call *Building Department* to confirm their submittal requirements). The engineer must provide a copy of *Building Department* approval of the structures to *Flood Control* prior to final acceptance of the technical drainage study.
7. The project proposes to build a temporary drainage facility on the west side of *Hualapai Way*. Prior to final plan approval the developer must complete a **Maintenance and Liability Agreement** for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *Flood Control* for approval. Once the drainage study is conditionally approved, the engineer/developer should contact the *City's Land Development Section* (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

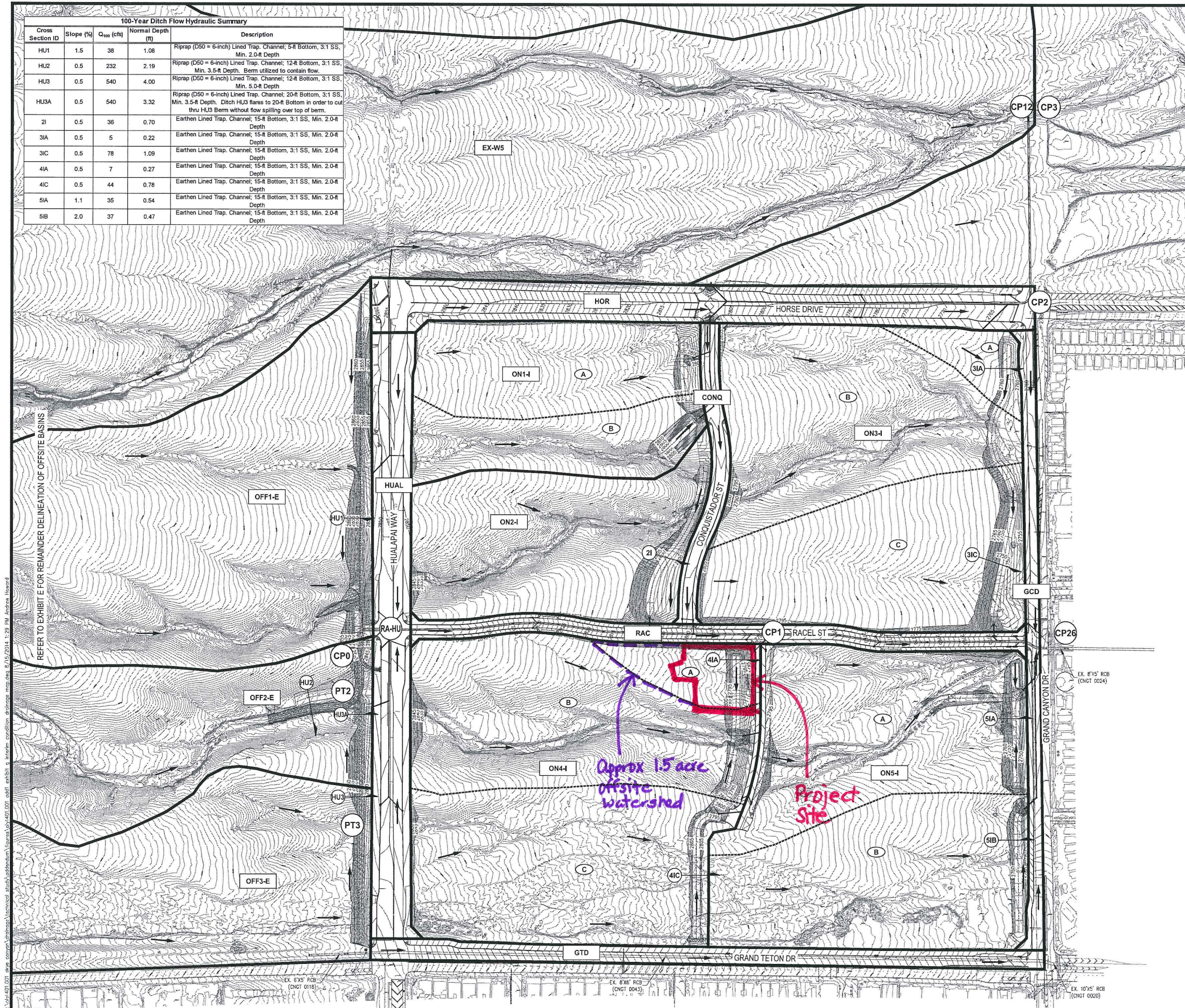
8. **Sheet SD-09:** Review and revise an appeared low point "61.95TC" in *Grand Canyon Drive* at the intersection with *Grand Teton Drive*.
9. Technical drainage studies are required for each of the POD's. The technical drainage studies for the POD's may not be conditional approved until the final approval of the pertinent infrastructure drainage study is obtained.
10. Building permits for the homes within the individual POD's will not be issued until construction of the street and flood control infrastructure around the POD is substantially complete or interim protection is provided per the approved technical drainage study.

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/07
AREA G-07

Drainage Exhibits



100-Year Ditch Flow Hydraulic Summary				
Cross Section ID	Slope (%)	Q ₁₀₀ (cfs)	Normal Depth (ft)	Description
HU1	1.5	38	1.08	Riprap (D50 = 6-inch) Lined Trap, Channel; 5-ft Bottom, 3:1 SS, Min. 2.0-ft Depth
HU2	0.5	232	2.19	Riprap (D50 = 6-inch) Lined Trap, Channel; 12-ft Bottom, 3:1 SS, Min. 3.5-ft Depth. Berm utilized to contain flow.
HU3	0.5	540	4.00	Riprap (D50 = 6-inch) Lined Trap, Channel; 12-ft Bottom, 3:1 SS, Min. 5.0-ft Depth
HU3A	0.5	540	3.32	Riprap (D50 = 6-inch) Lined Trap, Channel; 20-ft Bottom, 3:1 SS, Min. 3.5-ft Depth. Ditch HU3 flares to 20-ft Bottom in order to cut thru HU3 Berm without flow spilling over top of berm.
2I	0.5	36	0.70	Earthen Lined Trap, Channel; 15-ft Bottom, 3:1 SS, Min. 2.0-ft Depth
3IA	0.5	5	0.22	Earthen Lined Trap, Channel; 15-ft Bottom, 3:1 SS, Min. 2.0-ft Depth
3IC	0.5	78	1.09	Earthen Lined Trap, Channel; 15-ft Bottom, 3:1 SS, Min. 2.0-ft Depth
4IA	0.5	7	0.27	Earthen Lined Trap, Channel; 15-ft Bottom, 3:1 SS, Min. 2.0-ft Depth
4IC	0.5	44	0.78	Earthen Lined Trap, Channel; 15-ft Bottom, 3:1 SS, Min. 2.0-ft Depth
5IA	1.1	35	0.54	Earthen Lined Trap, Channel; 15-ft Bottom, 3:1 SS, Min. 2.0-ft Depth
5IB	2.0	37	0.47	Earthen Lined Trap, Channel; 15-ft Bottom, 3:1 SS, Min. 2.0-ft Depth

0180360

SCALE - 1"=180' FEET

N

LEGEND

BASIN BOUNDARY

BASIN ID

PRO-RATED SUBBASIN BOUNDARY

PRO-RATED SUBBASIN ID

FLOW DIRECTION

CONCENTRATION POINT

FLOWMASTER SECTION

Basin Flow Rate Summary (Interim Condition)			
Basin/Concentration Point ID	Area (ac)	Q ₁₀₀ (cfs)	Q ₁₅ (cfs)
ON1-I	16.8	38	14
ON2-I	15.8	36	13
ON3-I	35.4	78	29
ON4-I	39.1	90	33
ON5-I	32.3	72	27
CONQ	2.2	6	3
RAC	4.6	13	6
HOR	10.4	30	14
GCD	3.4	10	5
GTD	4.7	14	7
HUAL	9.2	26	11
OFF1-E	60.3	114	43
OFF2-E	86.8	160	60
OFF3-E	101.2	146	48
*OFF18	351.4	480	182
*OFF20	42.0	85	33
*OFF21	337.9	462	179
*EX-W5	285.4	443	165

REFERENCED FROM GC WALLACE RYLE CANYON MASTER DRAINAGE STUDY

Concentration Points Summary (Interim Condition)			
Basin/Concentration Point ID	Area (sq-mi)	Q ₁₀₀ (cfs)	Q ₁₅ (cfs)
PT2 (OFF20 + OFF2-E)	0.20	232	83
PT3 (OFF21 + OFF3-E)	0.69	540	202
RA-HU (CP0 + OFF1-E)	0.99	704	255
CP0 (PT2 + PT3)	0.89	655	241
CP1 (RA-HU + ON2-I + ON4-I + RAC + CONQ)	1.09	721	257
CP2 (ON1-I + HOR)	0.04	68	28
CP3 (CP12 + CP2)	1.04	771	288
CP12 (OFF18 + EX-W5)	1.00	756	281
CP26 (CP1 + ON3-I + ON5-I + GCD)	1.20	757	270

Prorated Flow Summary (Interim Condition)			
Basin	Q ₁₀₀ (cfs)	Area (acres)	Unit Flow (cfs/acre)
ON1-I	38	16.8	2.3
Subbasin	Q ₁₀₀ (cfs)	Area (acres)	Unit Flow (cfs/acre)
ON1-IA	22	9.8	2.3
ON1-IB	16	7.0	2.3
TOTAL	38	16.8	
Basin	Q ₁₀₀ (cfs)	Area (acres)	Unit Flow (cfs/acre)
ON3-I	78	35.4	2.2
Subbasin	Q ₁₀₀ (cfs)	Area (acres)	Unit Flow (cfs/acre)
ON3-IA	5	2.2	2.2
ON3-IB	38	17.1	2.2
ON3-IC	35	16.1	2.2
TOTAL	78	35.4	
Basin	Q ₁₀₀ (cfs)	Area (acres)	Unit Flow (cfs/acre)
ON4-I	90	39.1	2.3
Subbasin	Q ₁₀₀ (cfs)	Area (acres)	Unit Flow (cfs/acre)
ON4-IA	7	3.0	2.3
ON4-IB	39	17.1	2.3
ON4-IC	44	19.1	2.3
TOTAL	90	39.1	
Basin	Q ₁₀₀ (cfs)	Area (acres)	Unit Flow (cfs/acre)
ON5-I	72	32.3	2.2
Subbasin	Q ₁₀₀ (cfs)	Area (acres)	Unit Flow (cfs/acre)
ON5-IA	36	16.3	2.2
ON5-IB	36	16.0	2.2
TOTAL	72	32.3	

SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

PHONE (702) 284-5300 FAX (702) 284-5399

DATE: MAY 2014

DRAFTER: AJH

DESIGNER: AJH

CHECKED: SMJ

PROJECT NO. OLY1401.001

EXHIBIT G

SHEET 1 OF 1

NINETY-FIVE MANAGEMENT, LLC.

SKYE CANYON - PHASE 1 INFRASTRUCTURE

INTERIM CONDITION DRAINAGE MAP

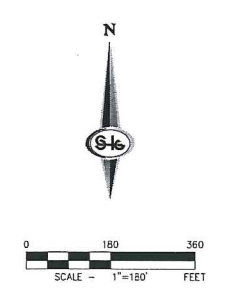
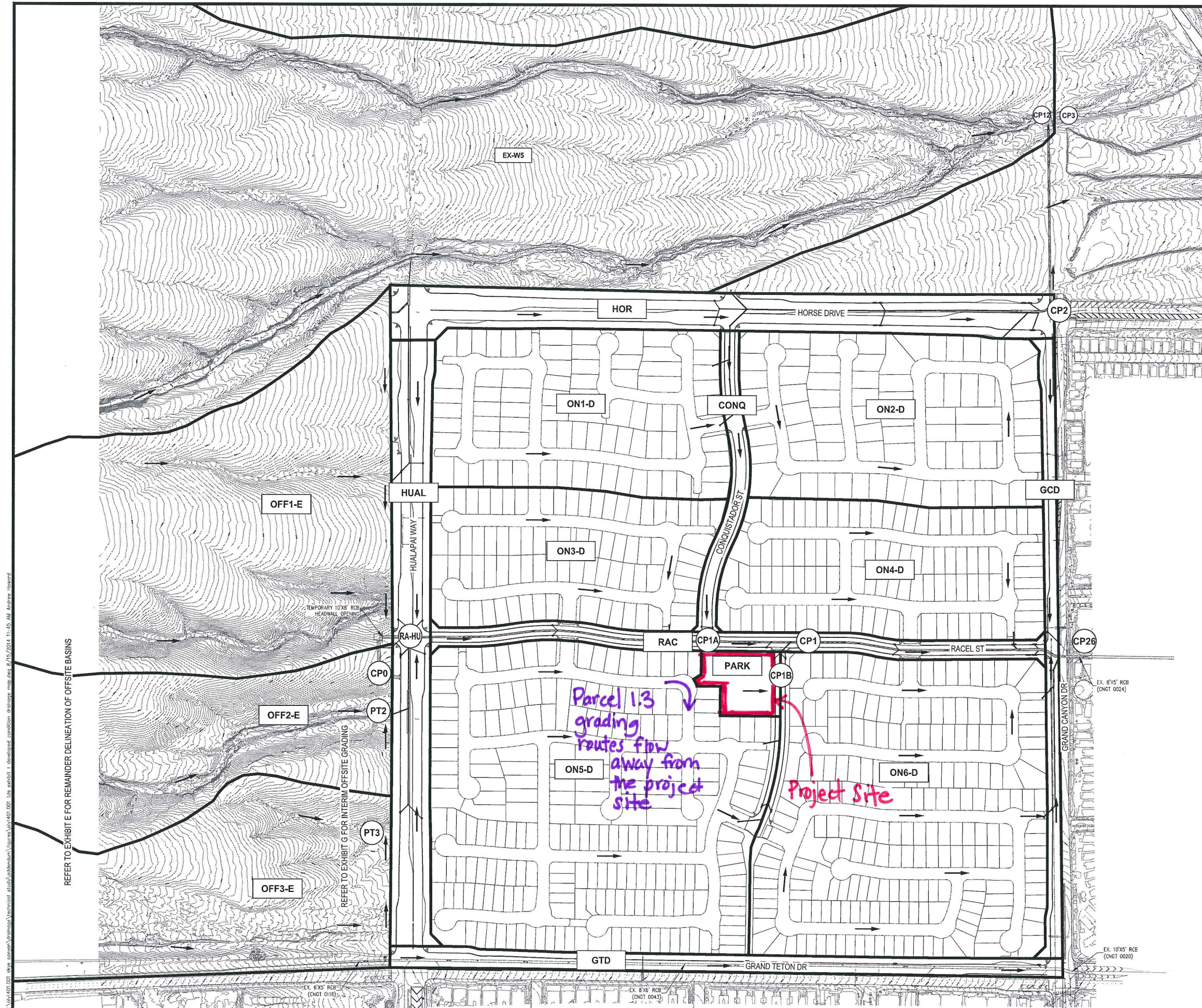
N:\proj\001\001.sxd skye canyon\drainage\technical\skye\condition\drainage\map.dwg 8/15/2014 11:45 AM Andrew Howard

REFER TO EXHIBIT E FOR REMAINDER DELINEATION OF OFFSITE BASINS

REFER TO EXHIBIT G FOR INTERIM OFFSITE GRADING

Parcel 1,3
grading
routes flow
away from
the project
site

Project Site



LEGEND	
	BASIN BOUNDARY
	BASIN ID
	FLOW DIRECTION
	CONCENTRATION POINT

Basin Flow Rate Summary (Developed Condition)			
Basin/Concentration Point ID	Area (ac)	Q ₁₀₀ (cfs)	Q ₁₀ (cfs)
ON1-D	17.8	47	21
ON2-D	19.3	45	18
ON3-D	14.8	39	17
ON4-D	16.1	49	24
ON5-D	37.3	107	52
ON6-D	32.3	93	46
CONQ	2.2	6	3
RAC	4.6	13	6
PARK	1.8	4	1
HOR	10.4	30	14
GCD	3.4	10	5
GTD	4.7	14	7
HUAL	9.2	26	11
OFF1-E	60.3	114	43
OFF2-E	86.8	160	60
OFF3-E	101.2	146	48
*OFF18	351.4	480	182
*OFF20	42.0	85	33
*OFF21	337.9	462	179
*EX-W5	285.4	443	165

*REFERENCED FROM GC WALLACE/KYLE CANYON MASTER DRAINAGE STUDY

Concentration Points Summary (Developed Condition)			
Basin/Concentration Point ID	Area (sq-mi)	Q ₁₀₀ (cfs)	Q ₁₀ (cfs)
PT2 (OFF20 + OFF3-E)	0.20	232	83
PT3 (OFF21 + OFF3-E)	0.69	540	202
RA-HU (CP0 + HUAL + OFF1-E)	0.99	704	255
CP0 (PT2 + PT3)	0.89	655	241
CP1 (CP1A + CP1B + RAC + CONQ)	1.09	728	262
CP2 (ON1-D + ON2-D + HOR)	0.07	121	53
CP3 (CP12 + CP2)	1.04	795	296
CP12 (OFF18 + EX-W5)	1.00	756	281
CP1A (RA-HU + ON3-D)	1.02	700	251
CP1B (ON5-D + PARK)	0.06	110	53
CP26 (CP1 + ON4-D + ON6-D + GCD)	1.17	760	275

NINETY-FIVE MANAGEMENT, LLC.
SKYE CANYON - PHASE 1 INFRASTRUCTURE
DEVELOPED CONDITION DRAINAGE MAP

DATE: MAY 2014
DRAFTER: AJH
DESIGNER: AJH
CHECKED: SMJ
PROJECT NO.
OLY1401.001

APPENDIX C

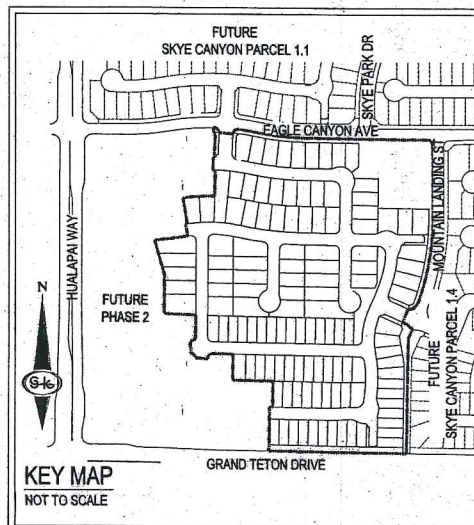
Reference Material

Skye Canyon Parcel 1.3 Phase 1 Approved Improvement Plans, by SHG



IMPROVEMENT PLANS FOR SKYE CANYON PARCEL 1.3 - PHASE 1

A SINGLE FAMILY RESIDENTIAL PROJECT
APN: 125-07-410-001



LEGAL DESCRIPTION
BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 19
SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARING
NORTH 89°11'30" WEST, BEING THE BEARING OF THE SOUTH
LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS PER FILE
151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY
RECORDER'S OFFICE.

BENCHMARK
USDA BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF
TELEPHONE POLE #269947, SOUTHWEST CORNER OF THE U.S.
95/KYLE CANYON TURNOFF.
ELEVATION = 2817.61 FEET, 858.810 METERS
N.A.V.D. 86 DATUM
PER THE CLARK COUNTY VERTICAL CONTROL LAST REVISED 2003

NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHYSICAL CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED A CONSTRUCTION UNIT UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: [HTTP://WWW.STATEATV.US/NEPSC/STORM01.HTM](http://www.stateatv.us/nepsc/storm01.htm) PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST SUBMIT TO NDEP A NOTICE OF INTENT FOR INCLUSION UNDER STORMWATER PERMIT NO. NVW100000 ALONG WITH THE APPROPRIATE FILING FEE.

APPROVALS

Allen Panella 01-08-15
CITY ENGINEER - ALLEN PANELLA PE, #74029 DATE

TO THESE: THESE PLANS BY THE CITY ENGINEER, LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OF RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEViate FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FORM STANDARDS. THE ENGINEER SHALL RESERVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE USER OF STANDARDS DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

K Miller 12/3/14
LAS VEGAS FIRE AND RESCUE DATE

Chris Knight
CHRIS KNIGHT, DIRECTOR
BUILDING AND SAFETY
1-8-15
DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.


JEFFREY LANGLEY
11-26-14
CENTRAL TELEPHONE CO. DBA CENTURTELINK
DATE

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

NOTE: THIS PROJECT PLAN APPROVAL CONTINGENT ON
122932 SKYE CANYON PHASE 1 SKYE CANYON PARKWAY
122934 SKYE CANYON PHASE 1 GRAND TETON DRIVE
122936 SKYE CANYON PHASE 1 HUALAPAI WAY
122933 SKYE CANYON PHASE 1 EAGLE CANYON & SKYE PARK DRIVE
PLAN APPROVAL

APPROVED FOR CONSTRUCTION

1. DISHARFER, JSM
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 123112 DATE: 12/31/14

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM LAS VEGAS VALLEY WATER DISTRICT.

NY ENERGY Mary Martin 12-2-2014 DATE

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

Pamela Kinsky 12-1-14
SOUTHWEST GAS DATE

OK Danenchee Khabay 11-26-77
COX COMMUNICATIONS LAS VEGAS, INC. DATE

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.



Call before you
do UnderGround

1-702-455-6000
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300

S-I-E GROUP
SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5309

[illegible]

CITY OF LAS VEGAS, NEVADA

Woodside Homes
BETTER BY DESIGN


SKYE CANYON

DATE: 10/20/14

DRAFTER: JM/AC

CHECKED: CAL

PROJECT NO.
OLY1401-002

COREY A.
LIEBER
Exp. 12/31/15
CIVIL

Id. No. 015875
1124-14
61

C-1
SHEET 1 OF 35

\\oly1401-002 skye canyon 1-3\dwg\improv\parcel 1-3 phase 1\oly1401-002 pl-3 covr-1.dwg 11/24/2014 9:36 AM Jesse McSpadden

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 OTHER 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".

- WALL NOTES:

- _____

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

- _____

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DIRECTION 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 ENCROACHMENT INTO EXISTING STREETS WHERE WARRANTED IMMEDIATELY AFTER WORKER ACTIVITIES, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNAGE IS PROVIDED.

- _____

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.

-

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.

- STANDARD

NONE

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE #6325 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.

- APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 8% FOR 25 FT PRIOR TO OR AFTER GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6% (IFC § 503.2.)

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13 FT INS. [FC § 503.2.1]

- _____

LWHD PROJECT #123112

- _____

[illegible]

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS

- [illegible]

NOTES

- _____

DRAINAGE				
1.	60" TYPE III STORM DRAIN MANHOLE	EA	3	--
2.	5.0' TYPE "CM2" DROP INLET	EA	2	--
3.	10.0' TYPE "CM2" DROP INLET	EA	2	--
4.	12.5' TYPE "CM2" DROP INLET	EA	1	--
5.	20.0' TYPE "CM2" DROP INLET	EA	1	--
6.	18" RCP CLASS IV STORM DRAIN	LF	211	--
7.	24" RCP CLASS IV STORM DRAIN	LF	205	--
8.	30" RCP CLASS IV STORM DRAIN	LF	23	--
9.	36" RCP CLASS IV STORM DRAIN	LF	--	21
10.	RIPRAP D50-8", THK=16"	SF	1,081	--
11.	8" WIDE CONCRETE VALLEY GUTTER 1/10" TYPE I AGGREGATE BASE	SF	7,949	--
12.	SIDEWALK UNDER DRAIN	SF	3	--

1.	4" PVC SEWER LATERAL (PRIVATE)	LF	6,302	-
2.	8" PVC SEWER PIPE (PUBLIC)	LF	-	5,680
3.	STANDARD 48" SEWER MANHOLE (PUBLIC)	EA	-	25
4.	6" SEWER PIPE CAP	EA	-	5
5.	BACK WATER VALVE	EA	65	-
6.	8" C-900 WATER QUALITY SEWER PIPE (PUBLIC)	EA	-	439

1.	FIRE HYDRANT ASSEMBLY W/6" GATE VALVE PER UDACS PLATE NO. 40	EA	-	
2.	6" PVC WATER PIPE (CLASS 150)	LF	-	234
3.	8" PVC WATER PIPE (CLASS 150)	LF	-	25
4.	8" DIP WATER PIPE (CLASS 55)	LF	-	16
5.	8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39	EA	-	7
6.	8" X 6" TEE PER UDACS PLATE NO. 31	EA	-	8
7.	8" X 6" TEE PER UDACS PLATE NO. 31	EA	-	8
8.	8" 5 DEGREE BEND WITH RESTRAINED JOINTS	EA	-	4
9.	8" 11.25 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	9
10.	8" 22.5 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	125
11.	8" 45 DEGREE BEND PER UDACS PLATE NO. 31	EA	-	1
12.	CAP AND 2" BLOW-OFF ASSEMBLY W/CAP PER UDACS PLATE NO. 36	EA	-	800
13.	1" COPPER SERVICE W/ 3/4" METER & 1" RPPA PER UDACS PLATE NO. 2	EA	-	400
14.	1" COPPER SERVICE W/ 3/4" METER & 1" RPPA PER UDACS PLATE NO. 4 & 8	EA	-	-
15.	1" COPPER SERVICE W/ 1" METER & 1" RPPA PER UDACS PLATE NO. 4 & 8	EA	-	-
16.	6" PVC IRRIGATION SLEEVE	LF	800	-
17.	6" PVC IRRIGATION SLEEVE	LF	400	-

1.	2" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	6,730	-
2.	STANDARD 18" TYPE "L" ISLAND CURB & GUTTER W/ 6" TYPE I AGGREGATE BASE	LF	353	-
3.	STANDARD 8" TYPE "A" ISLAND CURB & GUTTER TYPE I AGGREGATE BASE	LF	297	-
4.	STANDARD 30" TYPE "ROLL" CURB & GUTTER W/ 6" TYPE I AGGREGATE BASE	LF	8,854	-
5.	4" W/D CONCRETE SIDEWALK W/ 4" TYPE II AGGREGATE BASE	SF	43,648	-

1.	30" STOP SIGN WITH POST (R-1)	EA	10	-
2.	2" STREET NAME SIGN (O-3, BROWN W/ WHITE LETTERS)(6 POLES X 2 PER POLE=12)	EA	10	-
3.	BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	11	-
4.	100W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	31	-
5.	1-1/4" PVC STREET LIGHT COVER WITH (2) #4 AND (1) #8 CONDUCTORS	LF	4,632	-
6.	NO. 3-1/2 PULL BOX W/MATERIAL COVER	EA	5	-
7.	150 AMP SERVICE PEDESTAL (HR)	EA	-	-
8.	200 AMP SERVICE PEDESTAL (SLT)	EA	1	-

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.

EXISTING PROPERTY LINE

PROPOSED CURB AND GUTTER WITH
EIGHT-FOOT WALK AT BACK OF CURB

NONE

RIGHT-OF-WAY AT BACK OF CURB
STRUCTURE CURB AND GUTTER WITH
RIGHT-OF-WAY AT BACK OF CURB
SAWCUT LINE PER CCAUSD NO. 500.2

WATER PIPE
WATER PIPE FITTING
DATE VALVE

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

SANITARY SEWER PIPE
SANITARY SEWER LATERAL
SANITARY SEWER FLOW ARROW
BACK WATER VALVE
SEWER POINT OF CONNECTION

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.
CALL BEFORE
YOU DO
OVERHEAD

BASIS OF BEARING
NORTH 89°13'00" WEST, BEING THE BEARING OF THE SOUTH
LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 24
TOWNSHIP 16 SOUTH, RANGE 50 EAST, N.W.M., AS PER R.
151, PAGE 14, OF SURVEYS, ON FILE IN THE COUNTY
RECORDER'S OFFICE.

REFLECTOR
PAVEMENT MARKERS
GRADE BREAK LINE
FLOWLINE
PROPOSED ELEVATION
EXISTING ELEVATION

BENCHMARK
UTAH BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST
OF TELEPHONE POLE #268947, SOUTHWEST CORNER OF THE
95/KYLE CANYON TURNOFF.
ELEVATION = 2817.61 FEET, 858,810 METERS
N.A.Y.D. 88 DATUM
PER CLARK COUNTY VERTICAL CONTROL LAST REVISED 200

Call before you Dig
Avoid safety underground
utility lines. It's simple.

EXISTING CONTOUR (5-Ft)
 EXISTING CONTOUR (1-Ft)
 PROPOSED CONTOUR (5-Ft)
 PROPOSED CONTOUR (1-Ft)
 PROPOSED PAV ELEVATION
 FINISHED FLOOR ELEVATION

1-800-227-2600
OR
1-702-455-8000

UTILITY LOCATION NOTE TO CONTRACTOR

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATIVE MAKES THAT ALL EXISTING UTILITIES ARE SHOWN HEREIN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG. 1 (800) 227-2600.

Call before you dig. Call 800-4-A-DAIRY.

3 FR 15M
TEERING SERVICES MANAGER
213114

CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

#56627

[illegible]

Woodside Homes
BETTER BY DESIGN

20E

DATE:	10/20/14
DRAFTER:	JM/AC
DESIGNER:	MAK
CHECKED:	CAI

PROJECT NO.
OLY1401-002

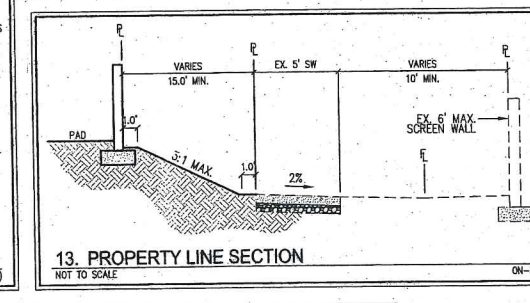
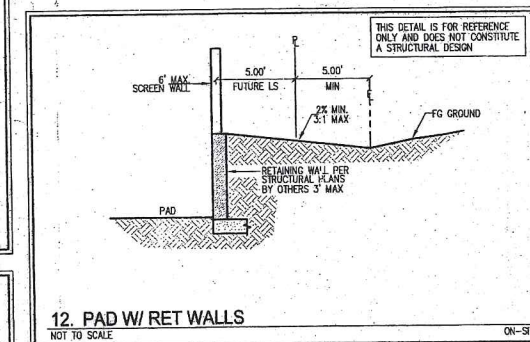
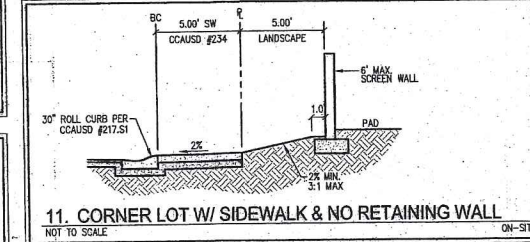
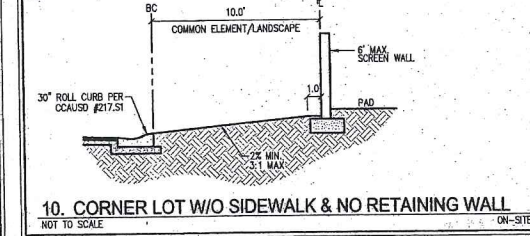
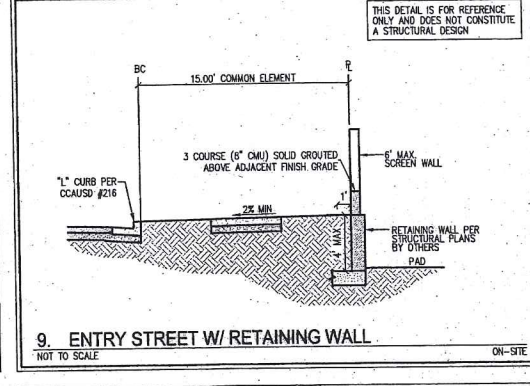
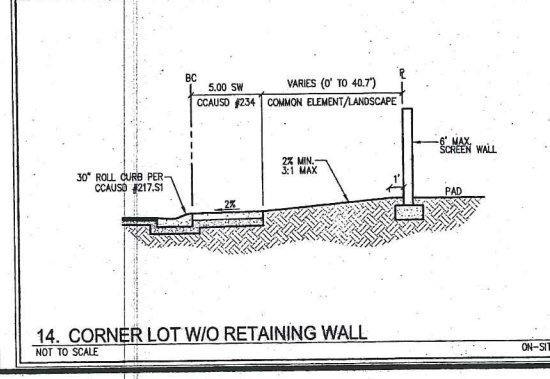
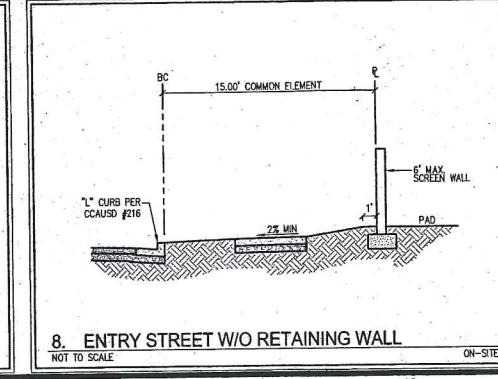
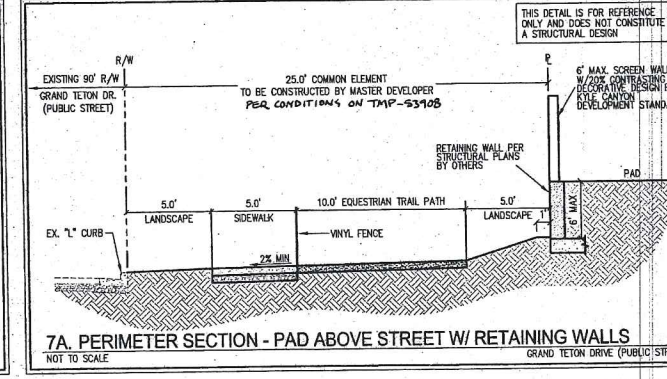
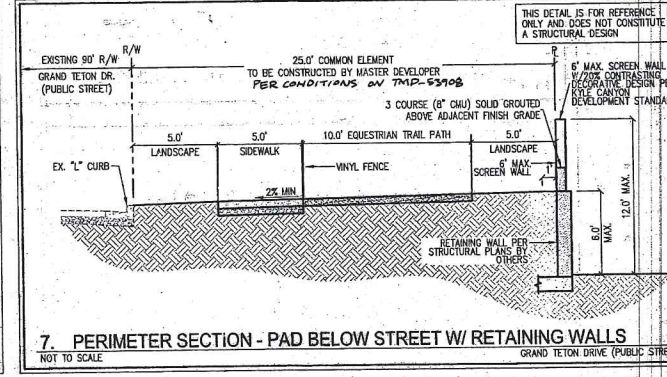
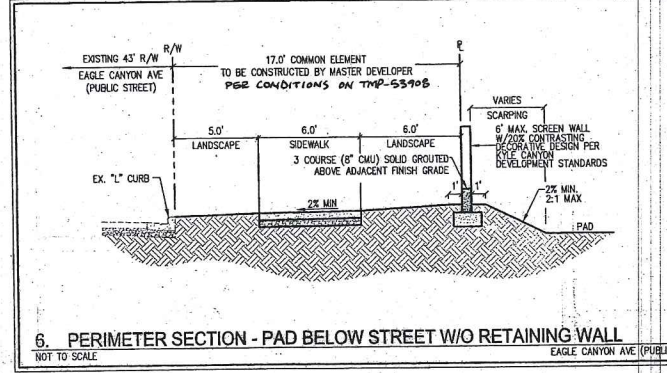
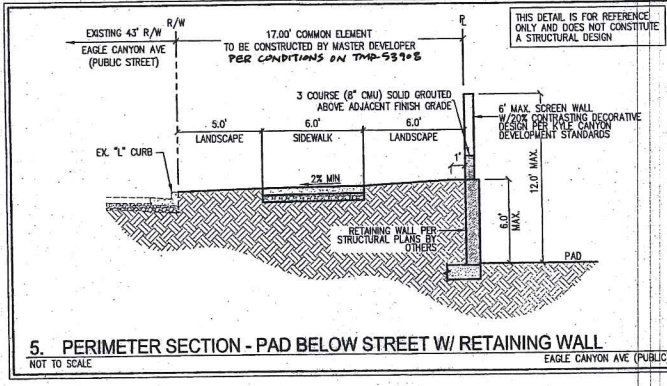
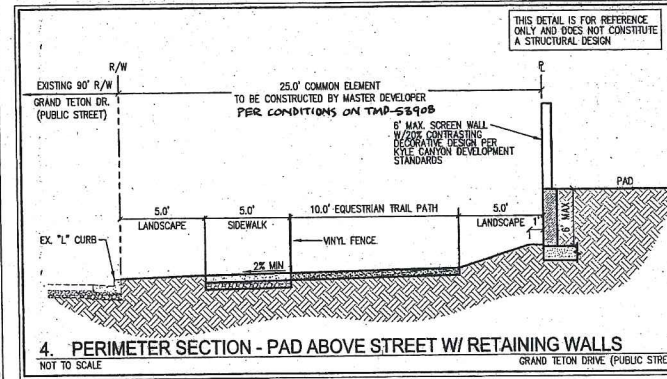
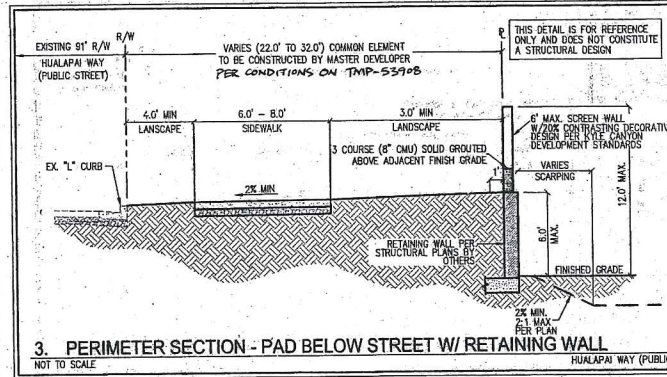
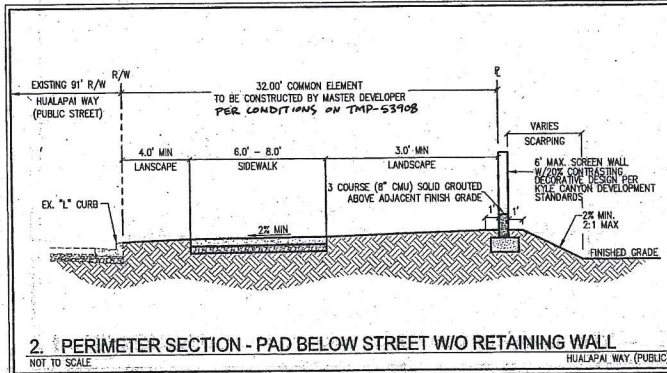
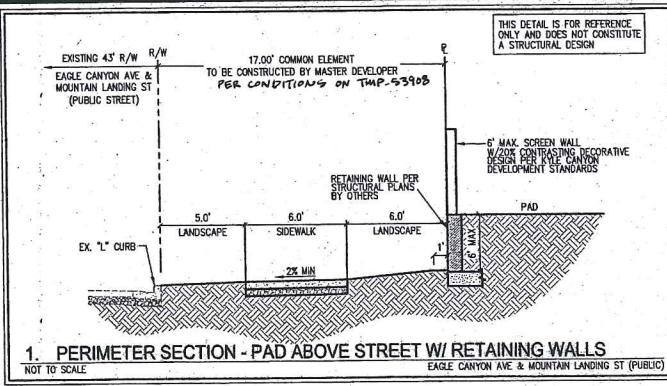
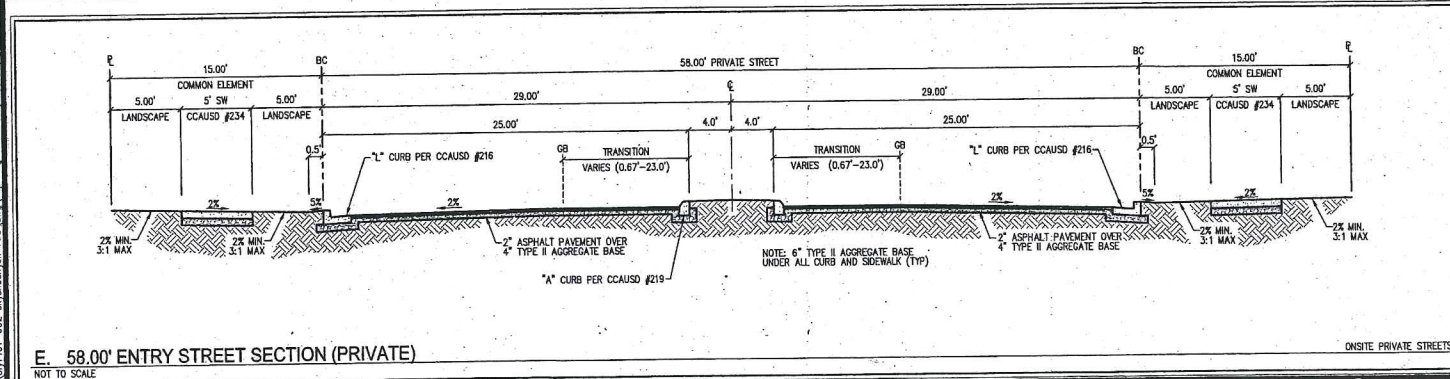
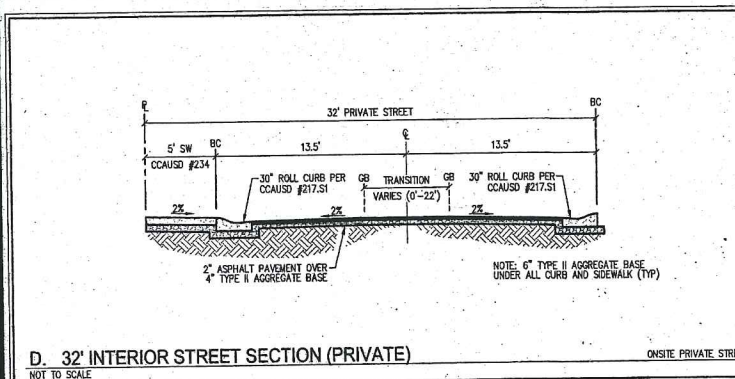
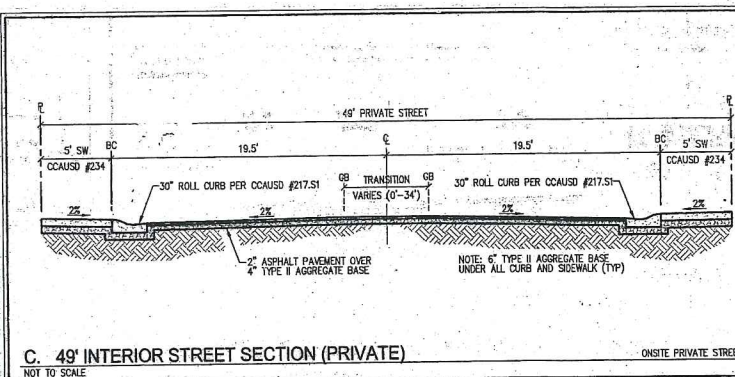
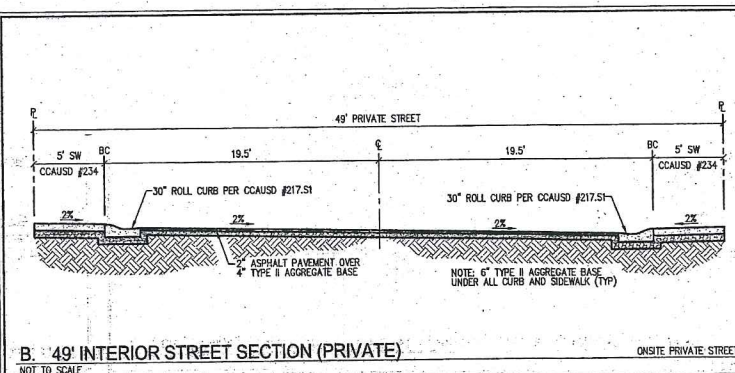
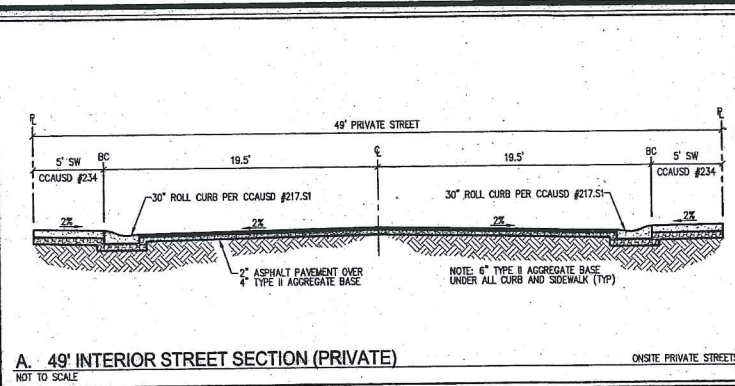
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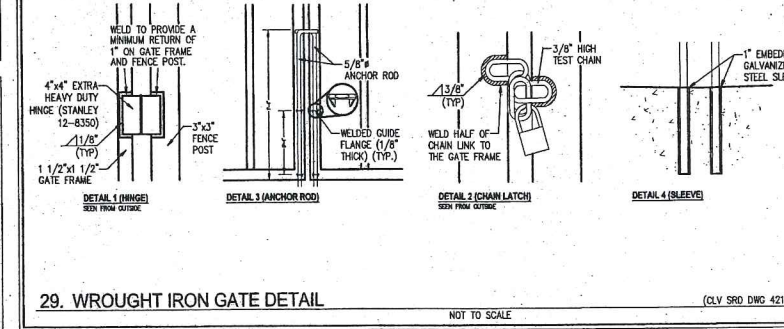
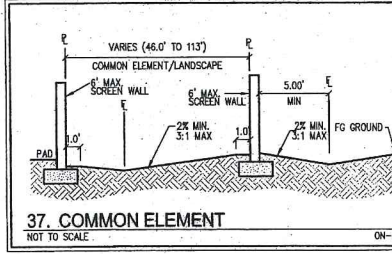
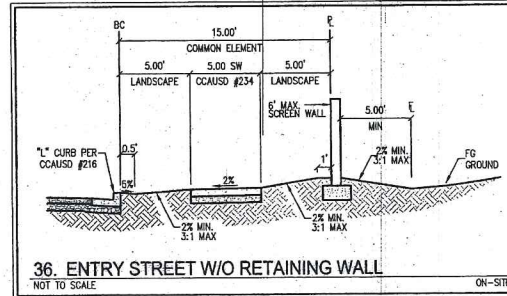
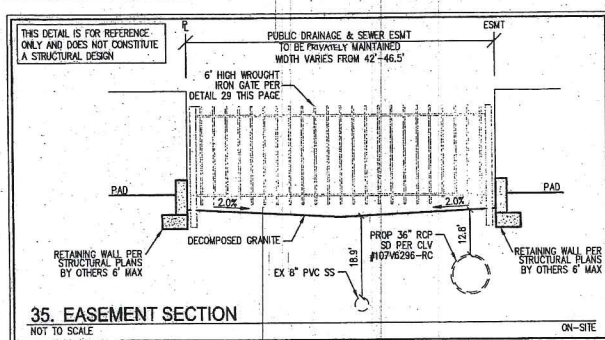
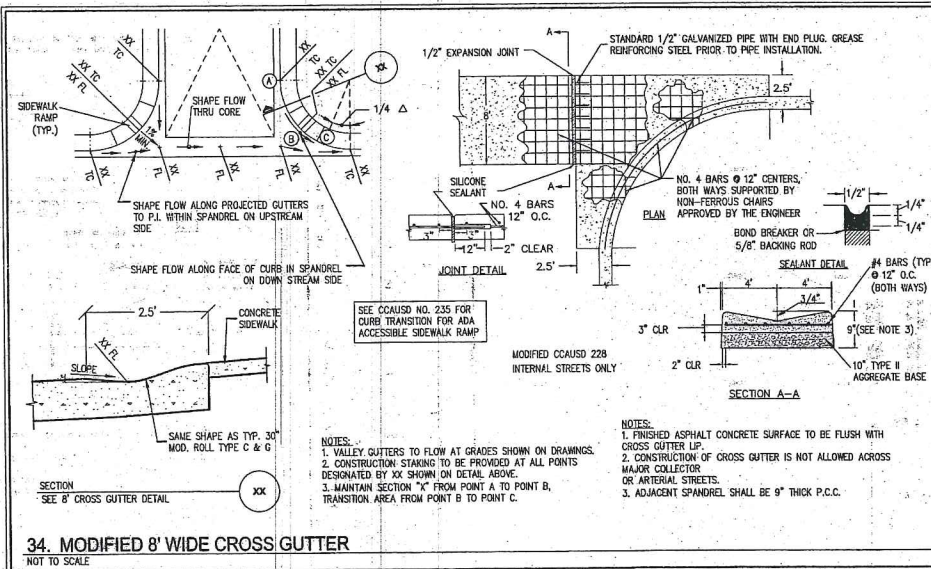
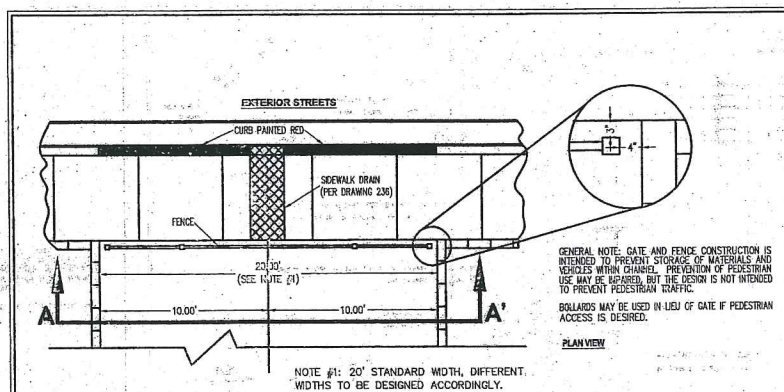
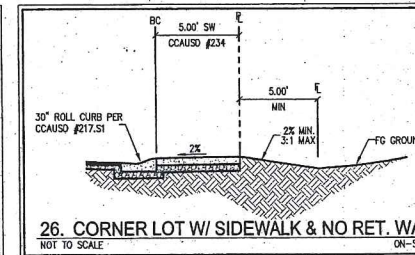
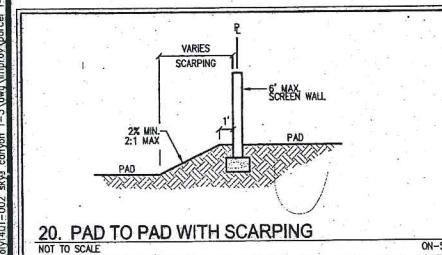
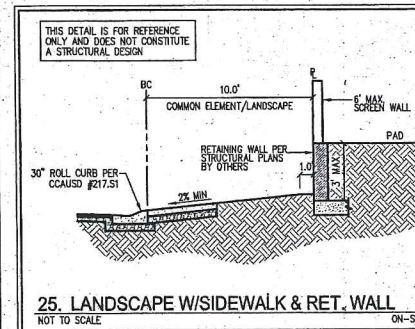
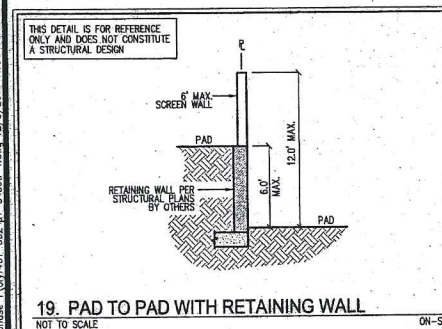
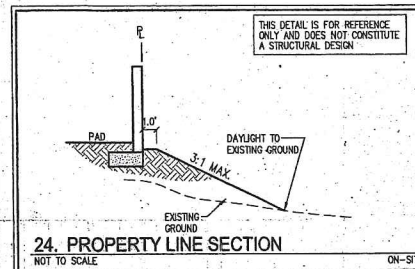
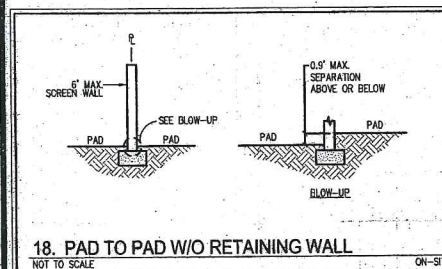
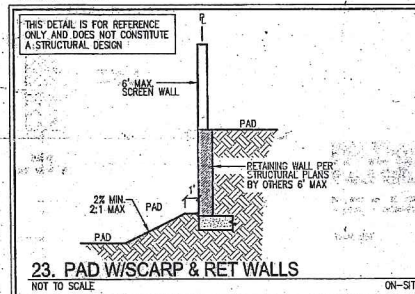
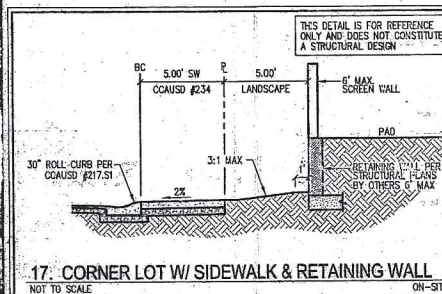
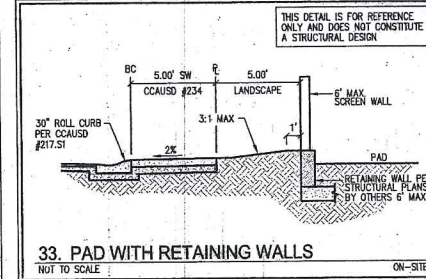
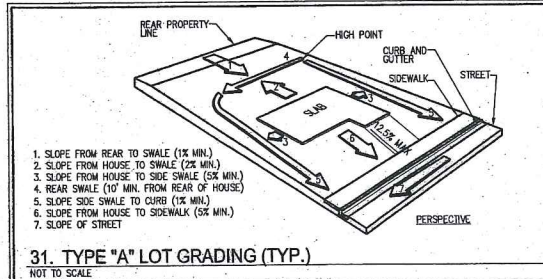
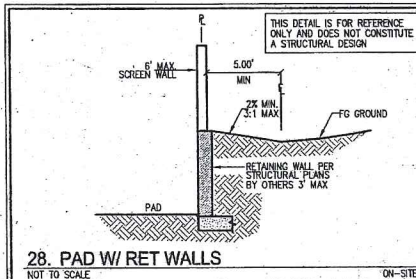
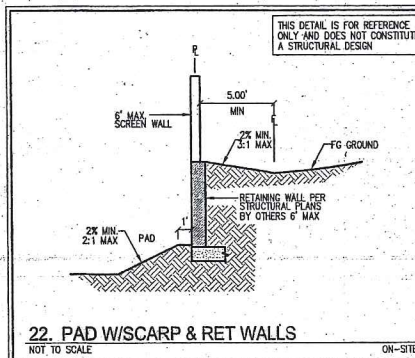
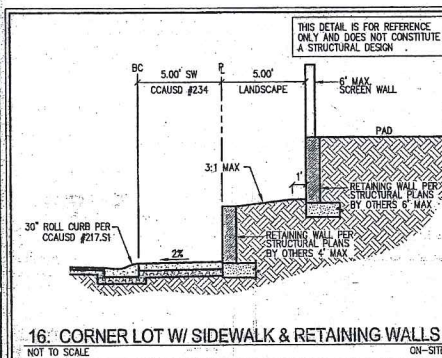
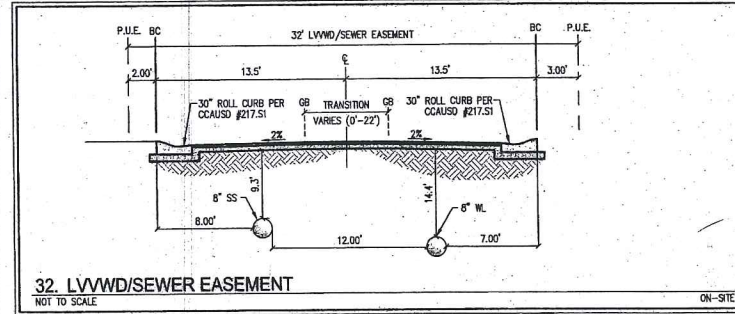
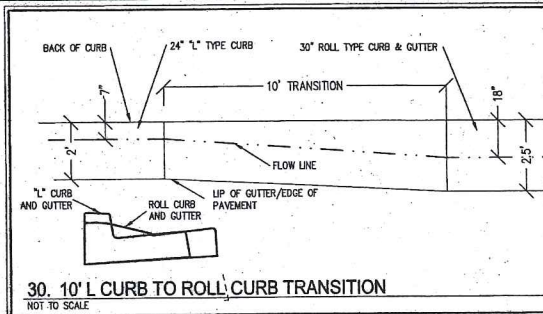
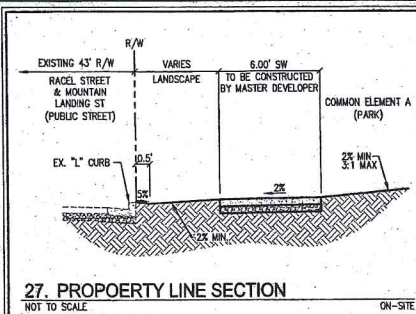
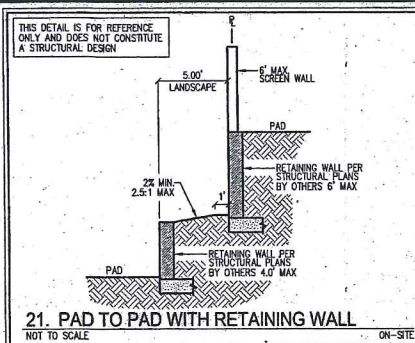
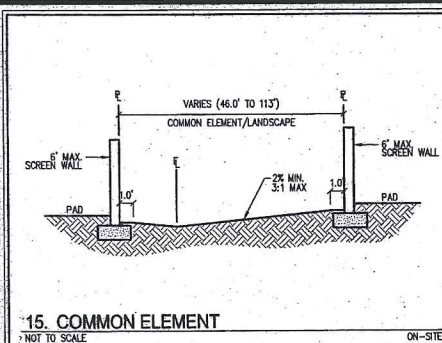
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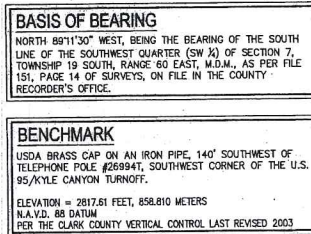
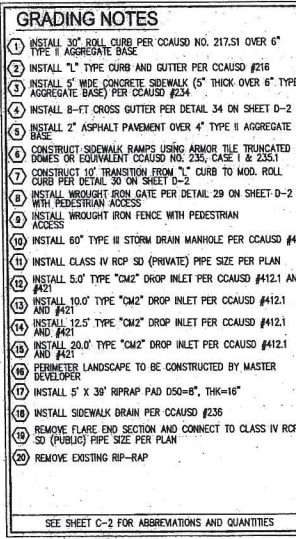
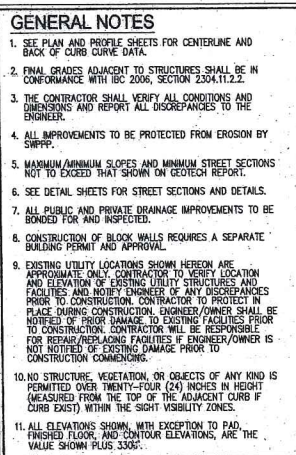
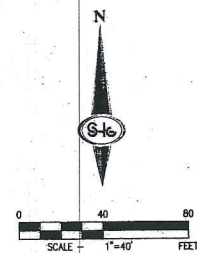
SHEET 2 OF 35

10745009-1.3-

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RAMP TRANSITION LENGTHS			
RAMP NO.	GRADE % "B" TO "A"	"A" (FT) MIN.	"B" (FT) MIN.
1	-6 TO -5.01	4.5'	21.5'
2	-5 TO -4.01	4.5'	15.0'
3	-4 TO -3.01	4.5'	12.0'
4	-3 TO -2.01	4.5'	9.5'
5	-2 TO 2	8.0'	8.0'
6	2.01 TO 3	9.5'	4.5'
7	3.01 TO 4	12.0'	4.5'
8	4.01 TO 5	15.0'	4.5'
9	5.01 TO 6	21.5'	4.5'

SEWER NOTES

1. INSTALL 48" DIAMETER SANITARY SEWER MANHOLE WITH PRECAST BASE PER DCSWS 50-1A, SD-19
2. INSTALL 72" DIAMETER SANITARY SEWER MANHOLE PER DCSWS 50-1A AND SD-19
3. MANHOLE SHALL BE CORROSION PROTECTED WITH AGENCY APPROVED FACTORY INSTALLED PVC LINER OR FIELD APPLIED COATING PER DCSWS SECTION 3.16(A) (A AND B)

SEE SHEET C-2 FOR QUANTITIES, LEGEND & ABBREVIATIONS

APPROVED FOR CONSTRUCTION

M. P. SHAPIRO, JR.

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER

PROJECT NO. 123112 DATE 12/31/14

DISCLAIMER NOTE
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXCEPT 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.

LEGAL DESCRIPTION
BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH,
RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.

CALL BEFORE
YOU DO
OVERHEAD

1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC
SIGNAL SYSTEMS AND STREET LIGHT
SYSTEM CONDUITS. IT'S COSTLY.



**Call before you
do UnderGround**
1-702-455-6000
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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

Call
811

OR
 1-800-227-2600

AND
 CLARK COUNTY TRADING OPERATIONS
 1-702-455-8000

S-I-G
SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 264-5399

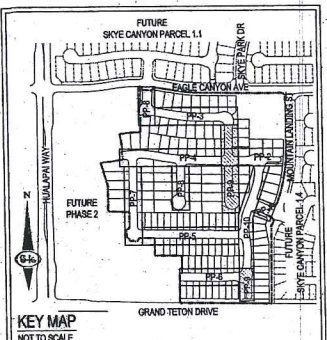
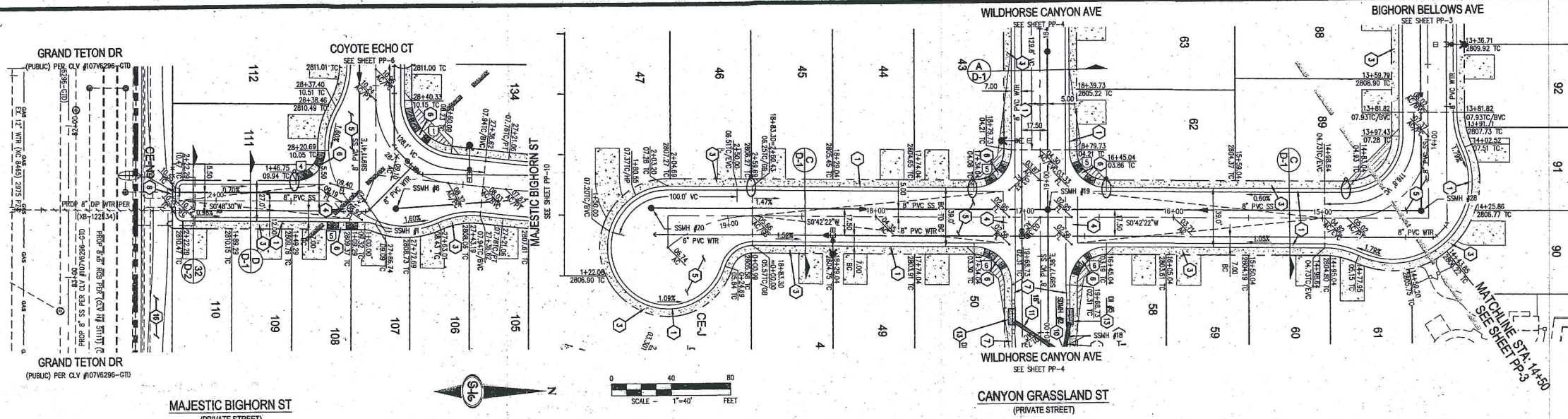
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Woodside Homes
BETTER BY DESIGN

SKYE CANYON PARCEL 1.3 - PHASE 1
PLAN AND PROFILE - BIGHORN BELLOWES AVE

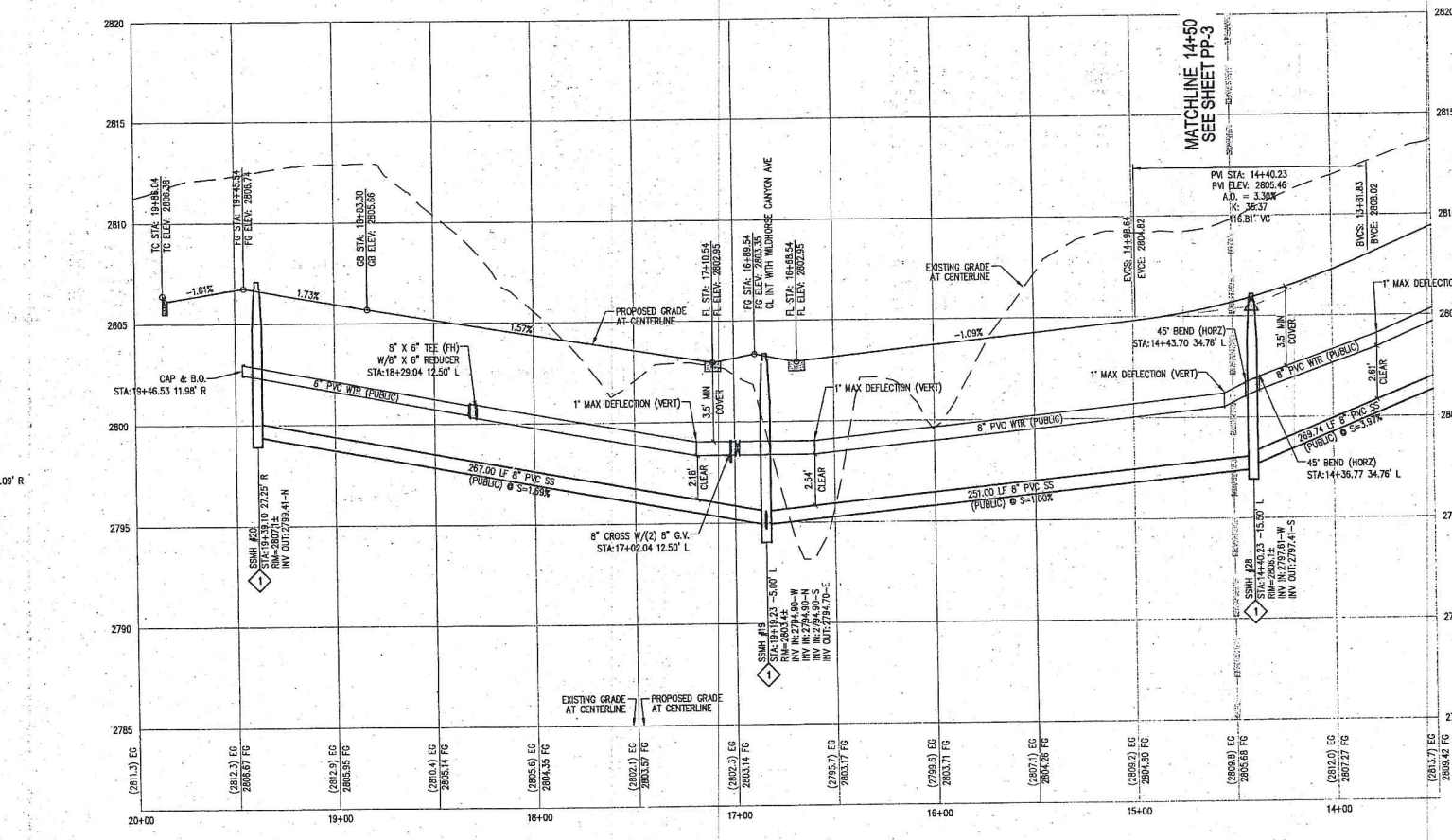
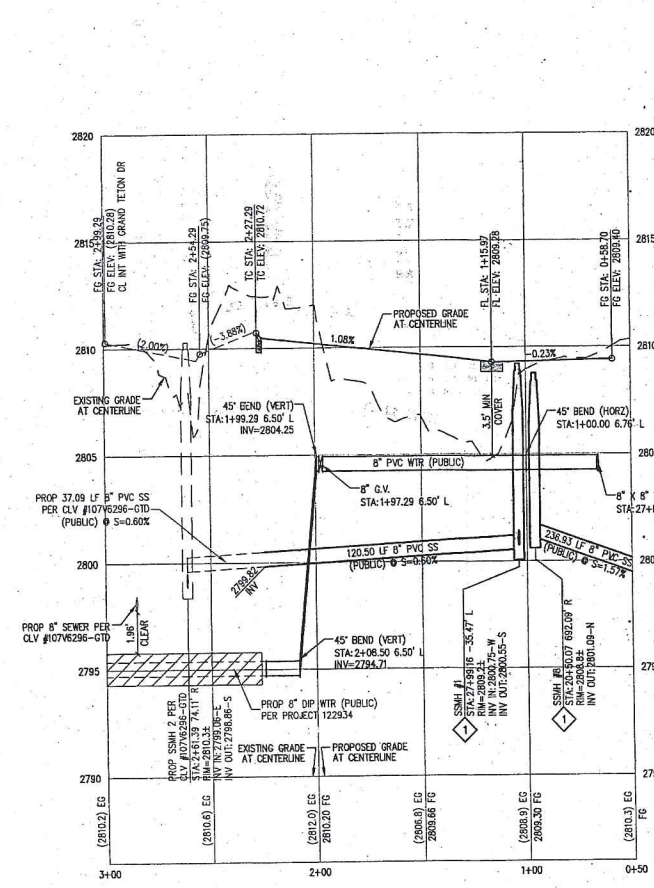
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12-31 PP-3 SHEET 11 OF 35 107Y5009-1.3	

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- ### GENERAL NOTES
1. SEE PLAN AND PROFILE SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.
 2. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH E.C. 2008, SECTION 2004.11.2.2.
 3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 4. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SLOTTED.
 5. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
 6. SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
 7. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BOND FOR AND INSPECTED.
 8. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL.
 9. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. 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/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
 10. 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 EXIST) WITHIN THE SIGHT VISIBILITY ZONES.
 11. ALL ELEVATIONS SHOWN, WITH EXCEPTION TO PAD, FINISHED FLOOR, AND CONTIGUOUS ELEVATIONS, ARE THE VALUE SHOWN PLUS 3300.

- ### GRADING NOTES
1. INSTALL 30" ROLL CURB PER CCAUSD NO. 217.51 OVER 6" TYPE II AGGREGATE BASE.
 2. INSTALL "L" TYPE CURB AND GUTTER PER CCAUSD #216.
 3. INSTALL 5" WIDE CONCRETE SIDEWALK (5" THICK OVER 6" TYPE II AGGREGATE BASE) PER CCAUSD #234.
 4. INSTALL 8" FT CROSS GUTTER PER DETAIL 34 ON SHEET D-2.
 5. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE.
 6. CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT CCAUSD NO. 235, CASE 1 & 2.3.1.
 7. CONSTRUCT 10" TRANSITION FROM 1" CURB TO MOO, ROLL CURB PER DETAIL 30 ON SHEET D-2.
 8. INSTALL WROUGHT IRON GATE PER DETAIL 29 ON SHEET D-2 WITH PEDESTRIAN ACCESS.
 9. INSTALL WROUGHT IRON FENCE WITH PEDESTRIAN ACCESS.
 10. INSTALL 60" TYPE III STORM DRAIN MANHOLE PER CCAUSD #405.
 11. INSTALL CLASS IV ROP 30 (PRIVATE) PIPE SIZE PER PLAN.
 12. INSTALL 5.0" TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
 13. INSTALL 10.0" TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
 14. INSTALL 12.5" TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
 15. INSTALL 20.0" TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421.
 16. PERMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER.
 17. INSTALL 5' X 3' RIPRAP PAD D50-8", THK=16".
 18. INSTALL SIDEWALK DRAIN PER CCAUSD #235.
 19. REMOVE FLARE END SECTION AND CONNECT TO CLASS IV ROP.
 20. SD (PUBLIC) PIPE SIZE PER PLAN.
 21. REMOVE EXISTING RIP-RAP.



- ### SEWER NOTES
1. INSTALL 48" DIAMETER SANITARY SEWER MANHOLE WITH PRECAST BASE PER DCSWCS SD-1A, SD-1B.
 2. INSTALL 72" DIAMETER SANITARY SEWER MANHOLE PER DCSWCS SD-1A AND SD-1B.
 3. MANHOLE SHALL BE CORROSION PROTECTED WITH AGENCY APPROVED FACTORY INSTALLED PVC LINER OR FIELD APPLIED COATING PER DCSWCS SECTION 3.16.8 (A AND B).
- SEE SHEET C-2 FOR QUANTITIES, LEGEND & ABBREVIATIONS

- ### SEWER CONNECTION NOTE
- ONE OR MORE SEGMENTS OF THE DOWNSIDE SEWER SYSTEM THAT WILL SERVE THIS PROJECT HAS NOT BEEN COMPLETED AND/OR ACCEPTED FOR MAINTENANCE BY THE CITY OF LAS VEGAS. ANY WORK DONE ON THIS PROJECT PRIOR TO THE COMPLETION AND/OR ACCEPTANCE OF THE DOWNSIDE SEWER SYSTEM(S) SHALL BE DONE AT THE DEVELOPER'S OWN RISK. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO PREVENT THE PHYSICAL CONNECTION OF THIS PROJECT INTO THE DOWNSIDE SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

- ### BASIS OF BEARING
- NORTH 89°11'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.
- ### BENCHMARK
- USDA BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE #20947, SOUTHWEST CORNER OF THE U.S. 95/KYLE CANYON TURNOFF.
- ELEVATION = 2817.61 FEET, 838.810 METERS
N.A.V.D., 88 DATUM
PER THE CLARK COUNTY VERTICAL CONTROL, LAST REVISED 2003

RAMP TRANSITION LENGTHS FOR 1:12 SIDE SLOPES

CASE NO.	GRADE "B" TO "A"	"A" MIN.	"B" MIN.
1	-6 TO -5.01	4.5'	21.5'
2	-5 TO -4.01	4.5'	15.0'
3	-4 TO -3.01	4.5'	12.0'
4	-3 TO -2.01	4.5'	9.5'
5	-2 TO 2	8.0'	8.0'
6	2.01 TO 3	9.5'	4.5'
7	3.01 TO 4	12.0'	4.5'
8	4.01 TO 5	15.0'	4.5'
9	5.01 TO 6	21.5'	4.5'

SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1

- ### WATER NOTES
- MINIMUM 24" COVER PER UDACS SEC. 2.08.04 GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION
- ### LEGAL DESCRIPTION
- BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

- ### DISCLAIMER NOTE
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- ### Call before you Dig
- Call before you dig. Avoid hitting underground utility lines. It's costly.
- Call before you do UnderGround
1-702-455-6000
1-702-432-5300

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PHONE (702) 284-5300 FAX (702) 284-5390

Woodside Homes
BETTER BY DESIGN

SKYE CANYON PARCEL 1.3 - PHASE 1
PLAN AND PROFILE - CANYON GRASSLAND ST

DATE: 10/20/14
DRAFTER: JM/AC
DESIGNER: MAK
CHECKED: CAL
PROJECT NO.: OLY1401-002

PP-9
SHEET 17 OF 35

APPENDIX D

PDF of Study on CD