DS #: 4899-1

APN: 126.12.810.003

PROJECT: Skye Canyon - Parcel 2.27 - Update

SUBMITTAL: 3rd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: April 9, 2018
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-Parcel 2.27 - Update**			**COPIES TO:** Slater Hanifan Group
Cross Streets:	NEC of Grand Teton Blvd. & Egan Crest Dr.			KAG Development West LLC/ Ninety-Five Management, LLC
File Number:	F:\Depot\DSMemos\DS4899D.doc			Bart Anderson, P.E., DevCo
Parcel Number:	126-12-810-003			CCRFCD
Zoning Action:	TMP-70716			
FEMA Flood Zone	YES	NO **X**		
Proposed Storm Drain	YES **X**	NO		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	6/21/2017	7/3/2017 & 7/12/2017	Not Approved	$400.00	488286: $400
2nd Submittal	8/10/2017	8/29/2017	Conditional Approval	$400.00	489350: $400
CCRFCD	10/12/2017	10/31/2017	Concurrence Recv'd	N/C	N/C
3rd Submittal	4/2/2018	4/9/2018	See Comments Below	$100.00	494471: $100
			TOTAL FEES (LDDRS):	**$900.00**	**----**

REMARKS:

3rd Submittal: Update for minor grade revision at the entrance driveway (Pinyon Ridge Street)

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.

1. All roadway and flood control facilities as proposed and approved in ***Skye Canyon Phase 2 Infrastructures*** must be substantially constructed prior to the issuance of occupancy permits.

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.

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.

END OF REMARKS
ays

T/R/S: T19S/R59E/S12
AREA F-12

TRANSACTION REPORT

APR/09/2018/MON 04:24 PM

FAX(TX)

#	DATE	START T.	RECEIVER	COM.TIME	PAGE	TYPE/NOTE	FILE
001	APR/09	04:23PM	7022845399	0:00:33	2	MEMORY OK SG3	1000

CITY OF LAS VEGAS **INTER-OFFICE MEMORANDUM**			**DATE:** **April 9, 2018**
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-Parcel 2.27 - Update**			**COPIES TO:** Slater Hanifan Group
Cross Streets:	NEC of Grand Teton Blvd. & Egan Crest Dr.		KAG Development West LLC/ Ninety-Five Management, LLC
File Number:	F:\Depot\DSMemos\DS4899D.doc		Bart Anderson, P.E., DevCo
Parcel Number:	126-12-810-003		CCRFCD
Zoning Action:	TMP-70716		
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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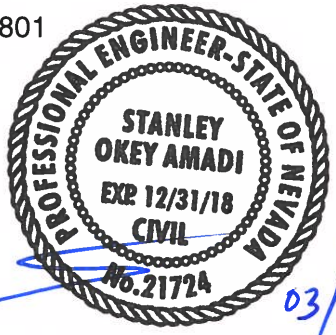
DRAINAGE PLAN REVISION LETTER

Skye Canyon Parcel 2.27
(Aka: Pinyon Chase)

City of Las Vegas, Nevada
Job No.: WSH1701.001
Date: March 2018

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:
Woodside Homes of Nevada
4670 S. Fort Apache Road, Suite 200
Las Vegas, Nevada 89147
Phone: 702-889-7800 ▪ Fax: 702-889-0801



03/29/18

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

WSH1701.000

March 29, 2018

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: Skye Canyon Parcel 2.27 (Aka: Pinyon Chase) – Drainage Plan Revision Letter (CLV DS4899 & Drawing No. 107Y5063-1)

Dear Mr. Sung:
Submitted for your review is this *Drainage Plan Justification Letter* to support the street profile revision to the Improvement Plans for Skye Canyon Parcel 2.27 (Aka: Pinyon Chase). The *Technical Drainage Study for Skye Canyon Parcel 2.27* (DS4899), received final approval from the City of Las Vegas Public Works Department on October 31, 2017. The improvement plans have also been approved by the City of Las Vegas with offsite construction permit issued by the City of Las Vegas on January 17, 2018.

This letter is intended to address the revision to the profile of Pinyon Ridge Street (the entry way) which provides access into the site from Eagle Canyon Avenue. The street profile for Pinyon Ridge Street is slightly lowered between the street intersections with Eagle Canyon Drive and Grey Pine Court which resulted in a revision to all the pertinent design grades along the street. However, the minimum and maximum slopes (0.60% & 3.39%) utilized in the street computation for the subject portion of the street as well as the adjacent finished floor elevations and storm drain invert elevations remain unchanged as approved with the technical drainage study. Therefore, the subject plan revision does not warrant any changes to the street and storm drain hydraulics nor to the finished floor analyses. The revised entry way hump still provides the minimum freeboard of 6-inches above the flow depth in Eagle Canyon Avenue. The storm drain HGLs at the low point in the revised street profile still maintains a minimum of 1.0-ft below the finished grade and inlet grate elevations.

Clouded copies of the previously approved grading plan sheets and the developed condition drainage basin map have been attached to this revision letter for comparison and verification of the revisions and impacts to site drainage. The approved WSPG output file for the main line storm drain is also attached for verification of the HGLs at the low point in the street. The proposed revision will not have any impacts to the prior approved drainage design of the site. Please refer to the accompanying revised grading plan and profile (Sheets G-2, G-4 & PP-4) prepared by Slater Hanifan Group (SHG) for verification. If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP

Stanley Okey Amadi, P. E.
Project Manager - Flood Control Division
pc: Mark Failla, P.E. - SHG
Tim Mulrooney, P.E. – SHG
Matt Key, E.I. - SHG

APPENDIX

Appendix A CLV Approval Letter

Appendix B Prior Approved Drainage Exhibit

Appendix C Prior Approved Improvement Plans

Appendix D Revised Improvement Plans (Folded)

APPENDIX A

CLV Approval Letter

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: October 31, 2017
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-Parcel 2.27**		**COPIES TO:** Slater Hanifan Group
Cross Streets:	NEC of Grand Teton Blvd. & Egan Crest Dr.		KAG Development West LLC/ Ninety-Five Management, LLC
File Number:	F:\Depot\DSMemos\DS4899C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	126-12-810-003		CCRFCD
Zoning Action:	TMP-70716		
FEMA Flood Zone	YES	NO X	
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			TOTAL FEES (LDDRS):	**$800.00**	----

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END OF REMARKS

ays

T/R/S: T19S/R59E/S12
AREA F-12

Expires: 11/29/2019 ORIGINAL

Print Date: 1/17/2018

City of Las Vegas
Off-site Construction Permit
Hard Card

Orig.Permit Date:
1/17/2018
Permitted By:
DAVID A GUERRA
Mod. by:

INSPECTIONS ARE REQUIRED FOR ALL PHASES OF CONSTRUCTION
TO SCHEDULE AN INSPECTION OR SOIL TEST CALL 229-4677 OR GO ONLINE TO
LASVEGASNEVADA.GOV/SCHEDULEINSPECTION
ALL REQUESTS MUST BE MADE 24 HOURS IN ADVANCE

Project/Permit Number:	Project Name:	Util Drawing No:
L17-00822 OffSite Civil	Skye Canyon II Parcel 2.27 Phase 1 (AKA Pinyon Cha	CLV Drawing No: 107Y5063-1
Key # : 874988		

Contractor:	Woodside Homes of Nevada, LLC	Associated Project#:	TYPE
Address:	4670 S Fort Apache Rd Ste 370		
	Las Vegas ,NV 89147		
Phone:	(702)889-7800		
EmailID:			

APN: 12612810003	Address:
Location:	SEC Eagle Canyon & Egan Crest
Project Description:	Civil Plans for a portion of TMP-70716 - TENTATIVE MAP - SKYE CANYON II PARCEL 2.27 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: KAG DEVELOPMENT WEST, LLC - For possible action on a request for a Tentative Map FOR A 110-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19.53 acres at the southeast corner of Eagle Canyon Avenue and Egan Crest Drive (APN 126-12-810-003), T-D (Traditional Development) Zone [ML (Medium-Low Density Residential) Skye Canyon Land Use Designation], Ward 6 (Ross) [PRJ-70623].

Permit Type	BeginDT	ExpireDT	Permit Comments
New	1/17/2018	11/29/2019	

I, prime contractor for the project, agree to the terms and conditions above and on the reverse side.

(Signature is on file).
Contractor or Representative Date

CLV-OIT Signoff Date

INSPECTOR(S): BUILDING & SAFETY INSPECTIONS LARRY JUDD (702)283-7328

Please call your area inspector prior to start of work to discuss inspections. It is the responsibility of the developer or his authorized representative to schedule construction inspections on the IVR/IWR system. Each phase must be inspected and approved prior to commencing the next phase of construction. Inspections and tests cannot be completed until material source and/or mix designs have been submitted and approved. The construction phases include but are not limited to the following:

1.) Bedding for any installed components.
2.) Backfill (pipe zone, trench, etc.)
3.) Placement of concrete or Asphalt.
4.) Placement of surface components.

After scheduling on the IVR/IWR system you must call your inspector to schedule a time.

THIS CARD SHALL REMAIN ON SITE UNTIL PROJECT IS COMPLETE

White Copy – Contractor Blue Copy – OIT

APPENDIX B

Prior Approved WSPG Model

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0
T1 SKYE CANYON PARCEL 2.27 ADDENDUM NO.1
T2 BY OLYMPIA COMPANIES
T3 EAGLE CANYON LATERAL P4-L1 THRU PARCEL 2.27
SO   1000.002886.16 36                          2894.61
R    1029.002887.76 36       .013                          38.   1
JX   1029.002887.98 36 36    .013     3.0        2887.98        90.00
R    1070.002890.24 36       .013                          88.   1
R    1107.002892.25 36       .013                          38.   1
JX   1107.002892.25 36       .013
R    1171.412894.08 36       .013                          45.   1
R    1249.972894.87 36       .013                          43.   1
JX   1249.972895.37 30 30    .013    21.0        2895.37        90.00
R    1291.792895.79 30       .013                           5.   1
JX   1291.792896.29 24 24    .013    21.0        2896.29        90.00
R    1335.272896.72 24       .013
SH   1335.272896.72 24
CD  18  4              1.5
CD  24  4              2.
CD  30  4              2.5
CD  36  4              3.
CD  42  4              3.5
CD  48  4              4.
CD  54  4              4.5
CD  60  4              5.
CD  66  4              5.5
CD  72  4              6.
CD  78  4              6.5
```

11.0

0 0 1

DATE: 8/ 9/2017
TIME: 15:11

F0515P
WATER SURFACE PROFILE - CHANNEL DEFINITION LISTING PAGE 1

CARD CODE	SECT NO	CHN TYPE	NO OF PIERS	AVE PIER WIDTH	HEIGHT 1 DIAMETER	BASE WIDTH	ZL	ZR	INV DROP	Y(1)	Y(2)	Y(3)	Y(4)	Y(5)	Y(6)	Y(7)	Y(8)	Y(9)	Y(10)
CD	18	4			1.50														
CD	24	4			2.00														
CD	30	4			2.50														
CD	36	4			3.00														
CD	42	4			3.50														
CD	48	4			4.00														
CD	54	4			4.50														
CD	60	4			5.00														
CD	66	4			5.50														
CD	72	4			6.00														
CD	78	4			6.50														

F 0 5 1 5 P PAGE NO 3

WATER SURFACE PROFILE - TITLE CARD LISTING

HEADING LINE NO 1 IS -

SKYE CANYON PARCEL 2.27 ADDENDUM NO.1

HEADING LINE NO 2 IS -

BY OLYMPIA COMPANIES

HEADING LINE NO 3 IS -

EAGLE CANYON LATERAL P4-L1 THRU PARCEL 2.27

F 0 5 1 5 P PAGE NO 2

WATER SURFACE PROFILE - ELEMENT CARD LISTING

ELEMENT NO 1 IS A SYSTEM OUTLET

	STATION	INVERT	SECT	W S ELEV
U/S DATA	1000.00	2886.16	36	2894.61

ELEMENT NO 2 IS A REACH

	STATION	INVERT	SECT	N	RADIUS	ANGLE	ANG PT	MAN H
U/S DATA	1029.00	2887.76	36	0.013	0.00	0.00	38.00	1

ELEMENT NO 3 IS A JUNCTION

	STATION	INVERT	SECT	LAT-1	LAT-2	N	Q3	Q4	INVERT-3	INVERT-4	PHI 3	PHI 4
U/S DATA	1029.00	2887.98	36	36	0	0.013	3.0	0.0	2887.98	0.00	90.00	0.00

ELEMENT NO 4 IS A REACH

	STATION	INVERT	SECT	N	RADIUS	ANGLE	ANG PT	MAN H
U/S DATA	1070.00	2890.24	36	0.013	0.00	0.00	88.00	1

ELEMENT NO 5 IS A REACH

	STATION	INVERT	SECT	N	RADIUS	ANGLE	ANG PT	MAN H
U/S DATA	1107.00	2892.25	36	0.013	0.00	0.00	38.00	1

ELEMENT NO 6 IS A JUNCTION

	STATION	INVERT	SECT	LAT-1	LAT-2	N	Q3	Q4	INVERT-3	INVERT-4	PHI 3	PHI 4
U/S DATA	1107.00	2892.25	36	0	0	0.013	0.0	0.0	0.00	0.00	0.00	0.00

THE ABOVE ELEMENT CONTAINED AN INVERT ELEV WHICH WAS NOT GREATER THAN THE PREVIOUS INVERT ELEV -WARNING
THE ABOVE ELEMENT CONTAINED AN INVERT ELEV WHICH WAS NOT GREATER THAN THE PREVIOUS INVERT ELEV -WARNING

ELEMENT NO 7 IS A REACH

	STATION	INVERT	SECT	N	RADIUS	ANGLE	ANG PT	MAN H
U/S DATA	1171.41	2894.08	36	0.013	0.00	0.00	45.00	1

ELEMENT NO 8 IS A REACH

	STATION	INVERT	SECT	N	RADIUS	ANGLE	ANG PT	MAN H
U/S DATA	1249.97	2894.87	36	0.013	0.00	0.00	43.00	1

ELEMENT NO 9 IS A JUNCTION

	STATION	INVERT	SECT	LAT-1	LAT-2	N	Q3	Q4	INVERT-3	INVERT-4	PHI 3	PHI 4
U/S DATA	1249.97	2895.37	30	30	0	0.013	21.0	0.0	2895.37	0.00	90.00	0.00

ELEMENT NO 10 IS A REACH

U/S DATA	STATION	INVERT	SECT		N			RADIUS	ANGLE	ANG PT	MAN H
	1291.79	2895.79	30		0.013			0.00	0.00	5.00	1

F 0 5 1 5 P

WATER SURFACE PROFILE - ELEMENT CARD LISTING

ELEMENT NO 11 IS A JUNCTION

U/S DATA	STATION	INVERT	SECT	LAT-1	LAT-2	N	Q3	Q4	INVERT-3	INVERT-4	PHI 3	PHI 4
	1291.79	2896.29	24	24	0	0.013	21.0	0.0	2896.29	0.00	90.00	0.00

ELEMENT NO 12 IS A REACH

U/S DATA	STATION	INVERT	SECT		N			RADIUS	ANGLE	ANG PT	MAN H
	1335.27	2896.72	24		0.013			0.00	0.00	0.00	0

ELEMENT NO 13 IS A SYSTEM HEADWORKS

U/S DATA	STATION	INVERT	SECT	W S ELEV
	1335.27	2896.72	24	0.00

NO EDIT ERRORS ENCOUNTERED-COMPUTATION IS NOW BEGINNING
** WARNING NO. 2 ** - WATER SURFACE ELEVATION GIVEN IS LESS THAN OR EQUALS INVERT ELEVATION IN HDWKDS, W.S.ELEV = INV + DC

LICENSEE: SLATER HANIFAN GROUP F0515P

WATER SURFACE PROFILE LISTING

SKYE CANYON PARCEL 2.27 ADDENDUM NO.1
BY OLYMPIA COMPANIES
EAGLE CANYON LATERAL P4-L1 THRU PARCEL 2.27

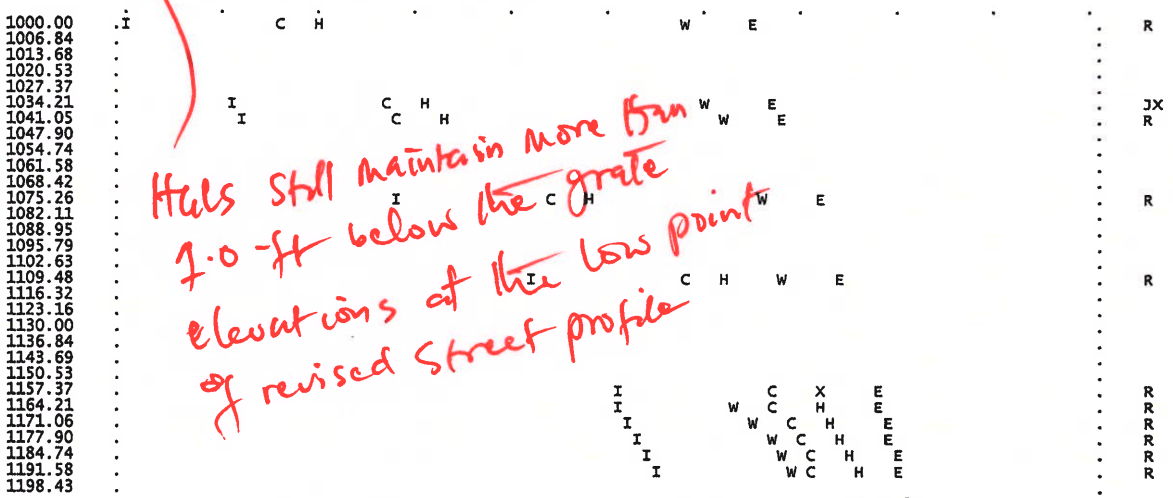
STATION	INVERT ELEV	DEPTH OF FLOW	W.S. ELEV	Q	VEL	VEL HEAD	ENERGY GRD.EL.	SUPER ELEV	CRITICAL DEPTH		HGT/ DIA	BASE/ ID NO.	ZL	NO PIER	AVBPR
L/ELEM	SO					SF AVE	HF			NORM DEPTH			ZR		
1000.00	2886.16	8.450	2894.610	56.0	7.92	0.974	2895.584	0.00	2.427		3.00	0.00	0.00	0	0.00
29.00	0.05517					.007049	0.20			1.240			0.00		
1029.00	2887.76	7.225	2894.985	56.0	7.92	0.974	2895.959	0.00	2.427		3.00	0.00	0.00	0	0.00
JUNCT STR	0.00000					.006681	0.00						0.00		
1029.00	2887.98	7.209	2895.189	53.0	7.50	0.873	2896.062	0.00	2.366		3.00	0.00	0.00	0	0.00
41.00	0.05512					.006314	0.26			1.202			0.00		
1070.00	2890.24	5.505	2895.745	53.0	7.50	0.873	2896.618	0.00	2.366		3.00	0.00	0.00	0	0.00
37.00	0.05432					.006314	0.23			1.206			0.00		
JUNCT STR	0.00000					.006314	0.00						0.00		
1107.00	2892.25	3.881	2896.131	53.0	7.50	0.873	2897.004	0.00	2.366		3.00	0.00	0.00	0	0.00
47.10	0.02841					.006314	0.30			1.450			0.00		
1154.10	2893.59	3.000	2896.588	53.0	7.50	0.873	2897.461	0.00	2.366		3.00	0.00	0.00	0	0.00
HYDRAULIC JUMP													0.00		
1154.10	2893.59	1.824	2895.412	53.0	11.79	2.157	2897.569	0.00	2.366		3.00	0.00	0.00	0	0.00
7.17	0.02841					.012751	0.09			1.450			0.00		
1161.27	2893.79	1.891	2895.683	53.0	11.29	1.979	2897.662	0.00	2.366		3.00	0.00	0.00	0	0.00
5.87	0.02841					.011378	0.07			1.450			0.00		
1167.14	2893.96	1.971	2895.930	53.0	10.76	1.799	2897.729	0.00	2.366		3.00	0.00	0.00	0	0.00
4.27	0.02841					.010112	0.04			1.450			0.00		
1171.41	2894.08	2.056	2896.136	53.0	10.26	1.635	2897.771	0.00	2.366		3.00	0.00	0.00	0	0.00
8.12	0.01006					.009486	0.08			2.015			0.00		
1179.53	2894.16	2.062	2896.224	53.0	10.23	1.625	2897.849	0.00	2.366		3.00	0.00	0.00	0	0.00

WATER SURFACE PROFILE LISTING

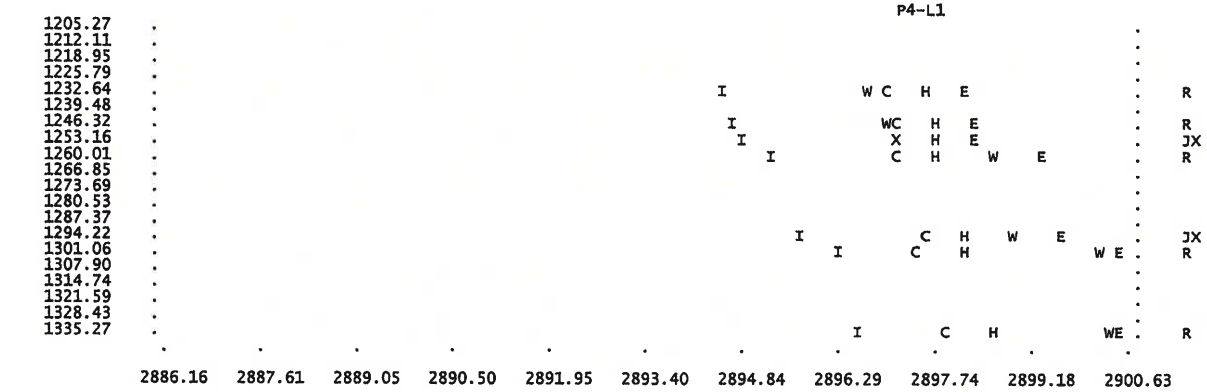
SKYE CANYON PARCEL 2.27 ADDENDUM NO.1
BY OLYMPIA COMPANIES
EAGLE CANYON LATERAL P4-L1 THRU PARCEL 2.27

STATION / L/ELEM	INVERT ELEV / SO	DEPTH OF FLOW	W.S. ELEV	Q	VEL	VEL HEAD / SF AVE	ENERGY GRD.EL. / HF	SUPER ELEV	CRITICAL DEPTH / NORM DEPTH	HGT/ DIA	BASE/ ID NO.	ZL / ZR	NO PIER	AVBPR
49.93	0.01006					.008940	0.45		2.015			0.00		
1229.46	2894.66	2.154	2896.818	53.0	9.75	1.477	2898.295	0.00	2.366	3.00	0.00	0.00	0	0.00
16.62	0.01006					.007993	0.13		2.015			0.00		
1246.08	2894.83	2.254	2897.085	53.0	9.30	1.343	2898.428	0.00	2.366	3.00	0.00	0.00	0	0.00
3.89	0.01006					.007177	0.03		2.015			0.00		
1249.97	2894.87	2.366	2897.236	53.0	8.86	1.220	2898.456	0.00	2.366	3.00	0.00	0.00	0	0.00
JUNCT STR	0.00000					.006444	0.00					0.00		
1249.97	2895.37	3.356	2898.726	32.0	6.52	0.660	2899.386	0.00	1.927	2.50	0.00	0.00	0	0.00
41.82	0.01004					.006087	0.25		1.660			0.00		
1291.79	2895.79	3.234	2899.024	32.0	6.52	0.660	2899.684	0.00	1.927	2.50	0.00	0.00	0	0.00
JUNCT STR	0.00000					.004226	0.00					0.00		
1291.79	2896.29	4.046	2900.336	11.0	3.50	0.190	2900.526	0.00	1.189	2.00	0.00	0.00	0	0.00
43.48	0.00989					.002364	0.10		0.984			0.00		
1335.27	2896.72	3.719	2900.439	11.0	3.50	0.190	2900.629	0.00	1.189	2.00	0.00	0.00	0	0.00

SKYE CANYON PARCEL 2.27 ADDENDUM NO.1
BY OLYMPIA COMPANIES
EAGLE CANYON LATERAL P4-L1 THRU PARCEL 2.27



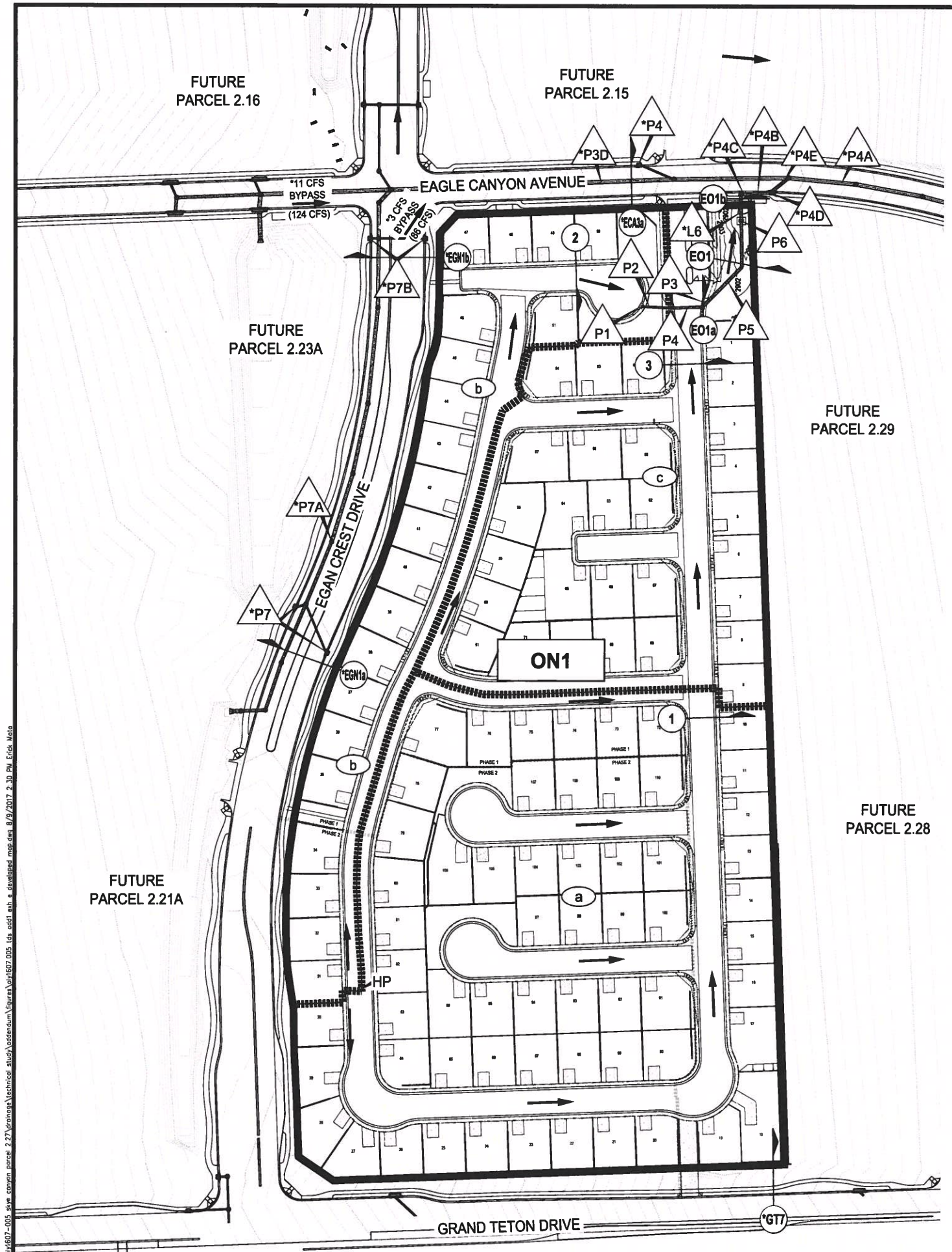
Hals still maintain more than 1.0-ft below the grate elevations at the low point of revised street profile

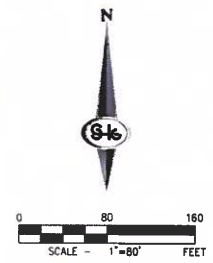


N O T E S
1. GLOSSARY
   I = INVERT ELEVATION
   C = CRITICAL DEPTH
   W = WATER SURFACE ELEVATION
   H = HEIGHT OF CHANNEL
   E = ENERGY GRADE LINE
   X = CURVES CROSSING OVER
   B = BRIDGE ENTRANCE OR EXIT
   Y = WALL ENTRANCE OR EXIT
2. STATIONS FOR POINTS AT A JUMP MAY NOT BE PLOTTED EXACTLY?

APPENDIX C

Prior Approved Drainage Exhibit





LEGEND	
	BASIN BOUNDARY
ID	BASIN ID
	PRO-RATED SUBBASIN BOUNDARY
ID	PRO-RATED SUBBASIN ID
	FLOW DIRECTION
ID	CONCENTRATION POINT
ID	FLOWMASTER SECTION
ID	FACILITY ID
XX CFS	SURFACE FLOW
(XX CFS)	STORM DRAIN FLOW

Developed Condition Flow Rate Summary

Basin/Concentration Point ID	Area (ac)	Q_{100} (cfs)	Q_{10} (cfs)
ON1	18.1	53	27

Emergency Overflow Hydraulic Section Summary

Section ID	Q_{100} (cfs)	Width (ft)	Type of Analysis	Depth (ft)	Velocity (fps)
Section EO1 (Q = ON1)	53.0	5.0	Normal Depth	0.97	5.18
			**Weir	2.28	4.66

**Utilized most Conservative Flow Depth from two Weir Conditions (EO1a & EO1b) occcuring in this area.

Prorated Flow Summary

Basin ID	Q_{100} (cfs)	Area (acres)	100-yr Unit Flow (cfs/acre)
ON1	53	18.1	2.9
Subbasin ID	**Q_{100} (cfs)**	**Area (acres)**	**100-yr Unit Flow (cfs/acre)**
ON1 (a)	27	9.4	2.9
ON1 (b)	11	3.7	2.9
ON1 (c)	15	5.1	2.9
TOTAL	***53***	***18.1***	

Developed Condition 100-Year Street Flow Summary

Section ID	Slope (%)	Q_{100} (cfs)	Depth (ft)	Velocity (fps)	DxV
1 Q = ON1a	3.88	27	0.40	5.4	2.2
	0.66		0.49	2.6	1.3
2 Q = ON1b	4.16	11	0.29	5.1	1.5
	0.64		0.40	2.2	0.9
3 Q = ON1(a + c)	3.39	42	0.46	5.4	2.5
	0.60		0.58	3.2	1.8
*ECA3a	4.94	17	0.38	5.3	2.0
*EGN1a	2.46	4	0.29	2.9	0.8
*EGN1b	0.50	2.5	0.38	1.6	0.6
*GT7	3.50	2	0.27	3.5	0.9

*Referenced from the Skye Canyon Phase 2 Infrastructure Study.

Revised hump of Street profile maintains 6" above flow depth

Min & max Slopes for Street Section 3 remains same as previously approved w/ TOS Thereby street profile revision has no impact

Recommended Flood Control Facility Summary

Facility ID	Facility Description	Design Flow (cfs) Q_{100}	Notes
P1	Proposed 5-ft Type CM2 Sump DI	11	
P2	Proposed 24" RCP	11	
P3	(2) Proposed 10-ft Type CM2 Sump DI's	42	21 cfs collected per inlet
P4	Proposed 30" RCP	32	
P5	Proposed 36" RCP	53	Ties into Existing Facility *L6
P6	NDOT Type II 2'x4' Single Grate Field Inlet	<1	Collects Minimal Landscape Area Flow
*P3D	Existing 48" RCP	210	
*P4	(2) Existing 5-ft Type CM2 DIs	6	18" RCP North, 30" RCP South Lateral (Q shown is total for both inlets)
*P4A	Existing 48" RCP	269	
*P4B	Existing 36" RCP	53	
*P4C	Existing 5-ft Type CM2 DI	Nuisance	
*P4D	Existing 36" RCP	56	
*P4E	Existing 7.5-ft Type CM2 DI	3	Inlet Grates Replaced with Solid Plates
*P7	(2) Existing 5-ft Type CM2 DIs	3	
*P7A	Existing 36" to 42" RCP Transition	84	
*P7B	(2) Existing 5-ft Type CM2 DIs	2	18" RCP laterals (West Inlet Provided as Nuisance)
*L6	Existing 36" RCP	53	Stub Utilized for Facility P1 Tie In

*Referenced from the Skye Canyon Phase 2 Infrastructure Study

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT, LLC.

SKYE CANYON - PARCEL 2.27

DEVELOPED CONDITION DRAINAGE MAP

DATE: AUGUST 2017
DRAFTER: ETM
DESIGNER: ETM
CHECKED: SOA
PROJECT NO. OLY1607.005

EXHIBIT E
SHEET 1 OF 1

\\data\Data\oly\1607-005 skye canyon parcel 2.27\engineering\technical studies\addendum\figures\oly1607-005 tds exhibit e developed main.dwg 8/9/2017 2:30 PM Erick Mota

APPENDIX D

Prior Approved Improvement Plans

J:\oly1607-005 skye canyon parcel 2.27\dwg\improv\oly1607-005 grd.dwg 8/9/2017 4:34 PM Jesse McSpadden

MATCHLINE - SEE SHEET G-1

MATCHLINE - SEE SHEET G-3

MATCHLINE - SEE SHEET G-4



SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2890 TO ALL SP01 GRADES WHERE THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2901.00)

SOILS REPORT

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC

PROJECT NO. 12208-LVR DATED March 30, 2016

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 45,826 CU YDS
FILL= 148,766 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

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.

GRADING NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, 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. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
8. 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 ALL EXISTING UTILITY STRUCTURES AND FACILITIES. ANY DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION WILL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR/REPLACE FACILITIES IF ENGINEER/OWNER IS NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. 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.

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(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 BE RESPONSIBLE FOR INSPECTING ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE AND EQUIPMENT STORAGE AND MAINTENANCE AREAS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT THAT RESULTS IN STORMWATER DISCHARGE FROM THE PROJECT SITE. ALL BMPS MUST HAVE BEEN DISCHARGED TO OR ACCUMULATED IN THE PROJECT SITE BEFORE THEY CAN BE REMOVED 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 BY THE OWNER AND/OR THE CITY OF LAS VEGAS BUILDING DEPARTMENT. ALL BMPS NECESSARY TO COMPLY WITH THE PERMIT SHALL 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, WITH SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
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, WITH SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, 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 AND EQUIPMENT STORAGE AND MAINTENANCE AREAS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT THAT RESULTS IN STORMWATER DISCHARGE FROM THE PROJECT SITE. ALL BMPS MUST HAVE BEEN DISCHARGED TO OR ACCUMULATED IN THE PROJECT SITE BEFORE THEY CAN BE REMOVED 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. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C1750E, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED HYDROLOGICAL DRAINAGE STUDY #25899 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

TIMOTHY M. MULROONEY PE 22938 — DATE 8/10/17

DRAINAGE EASEMENT NOTE

ALL PRIVATE STREETS, DRAINAGE EASEMENTS AND COMMON LOTS ARE PUBLIC DRAINAGE EASEMENTS PRIVATELY MAINTAINED BY THE H.O.A.

BONDABLE DRAINAGE QUANTITIES (PRIVATE)

8' WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	5,120
60" TYPE III STORM DRAIN MANHOLE	EA	1
5.0' TYPE "CMZ" DROP INLET	EA	1
10.0' TYPE "CMZ" DROP INLET	EA	2
24" RCP CLASS IV STORM DRAIN	LF	44
30" RCP CLASS IV STORM DRAIN	LF	42
36" RCP CLASS IV STORM DRAIN	LF	144

GRADING NOTES

1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217.1. CURB FLOW DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 232, CASE I & 2&3
10. INSTALL 5.0' TYPE "CMZ" DROP INLET PER CCAUSD #412.1 AND #421
11. INSTALL 10.0' TYPE "CMZ" DROP INLET PER CCAUSD #412.1 AND #421
12. INSTALL 48" TYPE III STORM DRAIN MANHOLE PER CCAUSD #406
13. PERIMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER DEVELOPER
14. INSTALL WROUGHT IRON FENCE W/ACCESS GATES, DESIGN BY OTHERS
15. INSTALL WROUGHT IRON FENCE, DESIGN BY OTHERS
16. INSTALL WROUGHT IRON GATES PER DETAIL 37 ON SHEET D-3
17. CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18. CONSTRUCT 2"x4" ROOT BARRIER PER DETAIL 1 AND CONCRETE APRON PER NDOT STD. R-41, AND R-41.1. SEE DETAILS ON SHEET D-3

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
Call before you UnderGround 1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.)
1-702-227-2929

CALL SOUTHWEST GAS AT 702-451-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.

0 30 60 SCALE - 1"=30' FEET

N

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

SKYE CANYON II PARCEL 2.27

GRADING PLAN II

S 12 T 19 R 59

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DATE: 8/10/17
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM

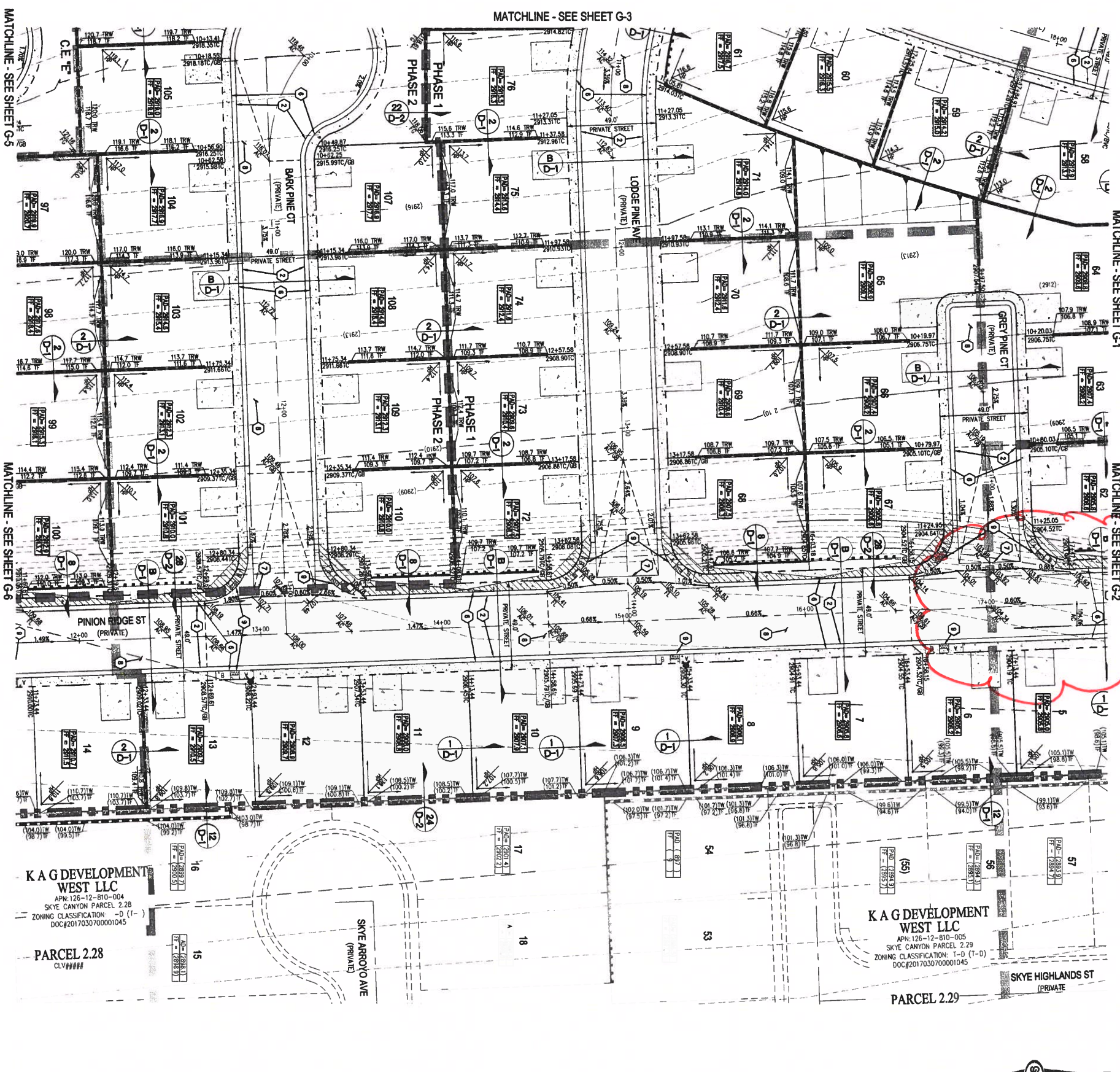
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OLY1607-005

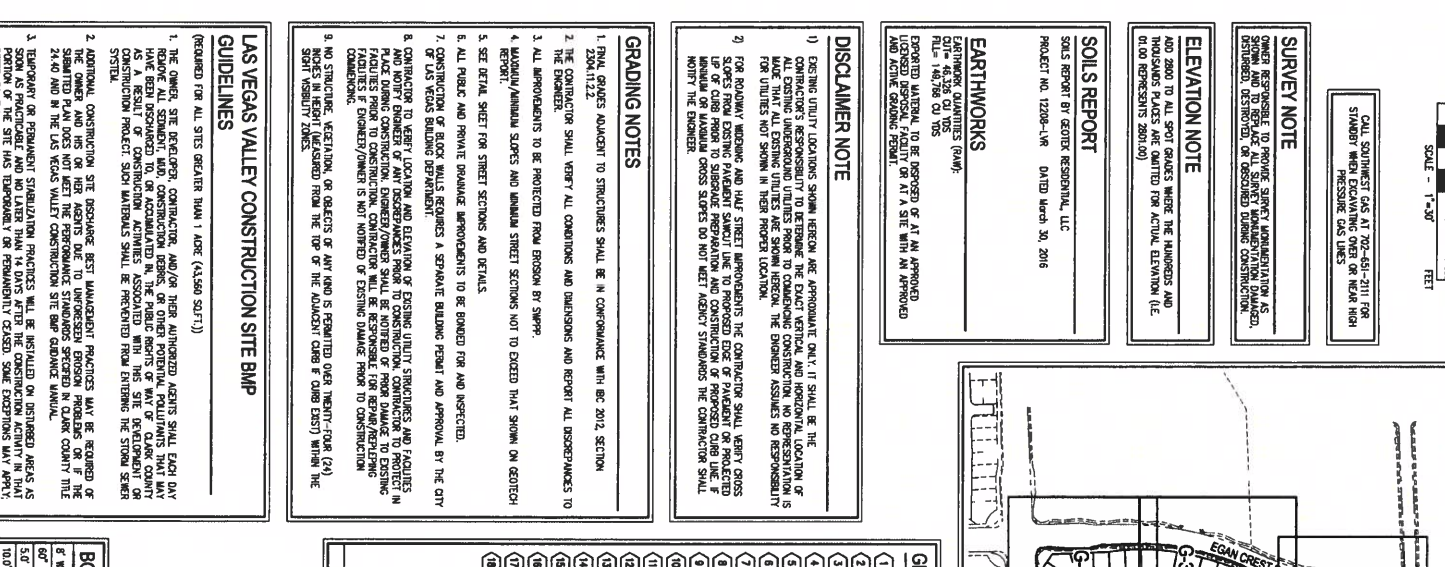
TIMOTHY M. MULROONEY — STATE OF NEVADA — No. 22938 — Exp. 12/31/2017 — CIVIL — PROFESSIONAL ENGINEER — 8/10/17

G-2
SHEET 5 OF 18

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

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SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

SOILS REPORT

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC

PROJECT NO. 12208-LVR DATED March 30, 2016

EARTHWORKS

EARTHWORK QUANTITIES (RAW):

CUT= 46,326 CU YDS

FILL= 148,766 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

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 UTILITIES SHOWN AND ANY OTHERS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON OR THAT THE UTILITIES SHOWN ARE IN THEIR PROPER LOCATION. 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 SLOPES FROM EXISTING PAVEMENT SURFACE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM GROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

GRADING NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, SECTION 3304.11.2.2.
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. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
8. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES IN PLACE DURING CONSTRUCTION. ENGINEER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. ENGINEER/OWNER SHALL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. 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.

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQFT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY 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 CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE, BUT NOT LATER THAN SEVEN DAYS AFTER A STORMWATER DISCHARGE HAS PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. SEE PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NAR100000, SECTION II.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS NECESSARY TO COMPLY WITH THE PERMIT AT LEAST ONCEEVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NAR100000, SECTION II.A.12.
5. 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.

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2300C0750E, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

GRADING NOTES

1) FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2) CONSTRUCT NEW ROLL CURB AND GUTTER PER CCAUSD NO. 217 STA. CURB FLOW DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3) CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4) CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5) CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6) CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7) CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8) INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9) CONSTRUCT SIDEWALK RAMP USING CORNER TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 & 2.
10) INSTALL 5.0' TYPE "CMU" DROP INLET PER CCAUSD #412.1 AND #421
11) INSTALL 10.0' TYPE "CMU" DROP INLET PER CCAUSD #412.1 AND #421
12) INSTALL 48" TYPE III STORM DRAIN MANHOLE PER CCAUSD #408
13) PERIMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER DEVELOPER
14) INSTALL WROUGHT IRON FENCE W/ACCESS GATES. DESIGN BY OWNERS
15) INSTALL WROUGHT IRON FENCE. DESIGN BY OWNERS
16) INSTALL WROUGHT IRON GATES PER DETAIL 37 ON SHEET D-3
17) CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18) CONSTRUCT 2'X 4' MNDOT TYPE R INLET AND CONCRETE APRON PER MDOT STD. R-42.1 AND R-42.2. SEE DETAILS ON SHEET D-3

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

BONDABLE DRAINAGE QUANTITIES (PRIVATE)

8' WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	5,120
60" TYPE III STORM DRAIN MANHOLE	EA	1
5.0' TYPE "CMU" DROP INLET	EA	1
10.0' TYPE "CMU" DROP INLET	EA	2
24" RCP CLASS IV STORM DRAIN	LF	44
30" RCP CLASS IV STORM DRAIN	LF	42
36" RCP CLASS IV STORM DRAIN	LF	144

DRAINAGE EASEMENT NOTE

ALL PRIVATE STREETS, DRAINAGE EASEMENTS AND COMMON LOTS ARE PUBLIC DRAINAGE EASEMENTS PRIVATELY MAINTAINED BY THE H.O.A.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY #SSR892 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

TIMOTHY M. McGROONEY, P.E. 22938 — DATE 8/10/17

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
Call (Before You Dig) UnderGround 1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.)
1-702-227-2929

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.

0 30 60
SCALE - 1"=30' FEET

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

SKYE CANYON II PARCEL 2.27

GRADING PLAN IV

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

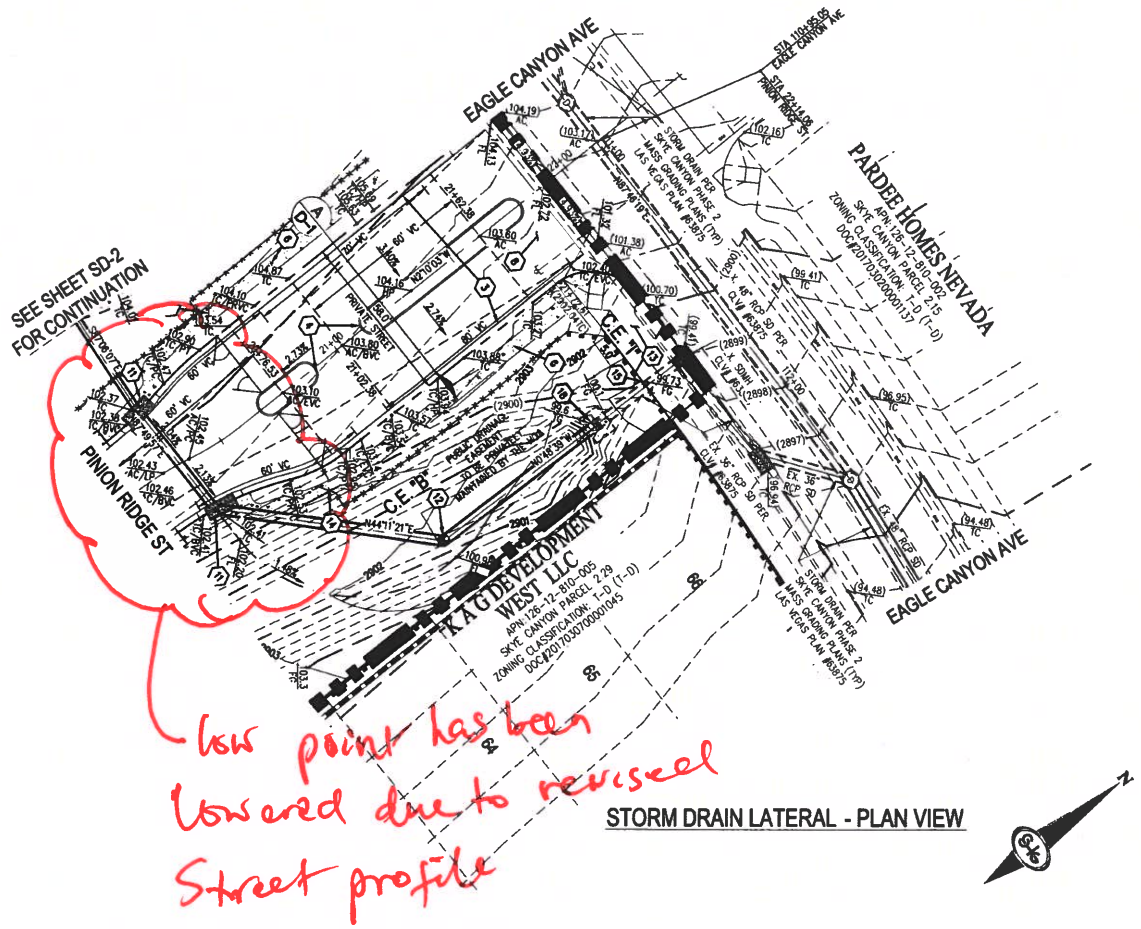
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

T 12
R 59

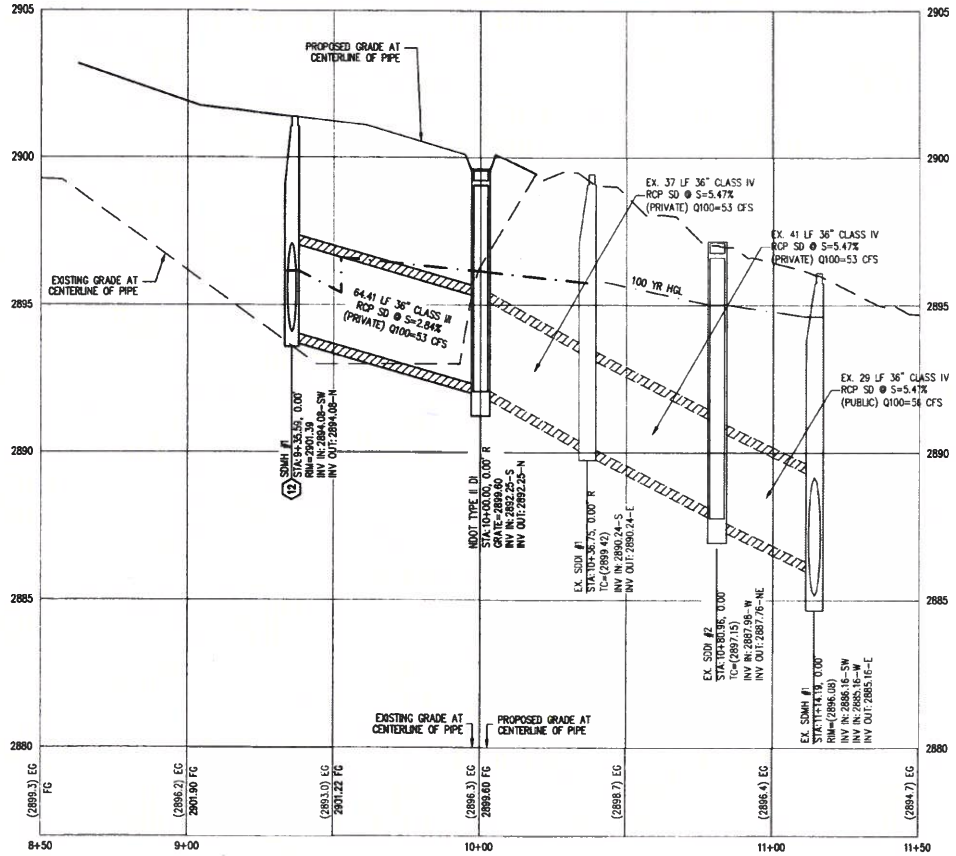
DATE: 8/10/17
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM
PROJECT NO. OLY1607-005

PROFESSIONAL ENGINEER — STATE OF NEVADA — TIMOTHY M. McGROONEY — No. 22938 — Exp. 12/31/2017 — CIVIL

G-4
SHEET 7 OF 18



STORM DRAIN LATERAL - PLAN VIEW



STORM DRAIN LATERAL - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'

SCALE - 1"=30' (0, 30, 60 FEET)

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

SOILS REPORT

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC

PROJECT NO. 12208-LVR DATED March 30, 2016

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 46,326 CU YDS
FILL= 149,766 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

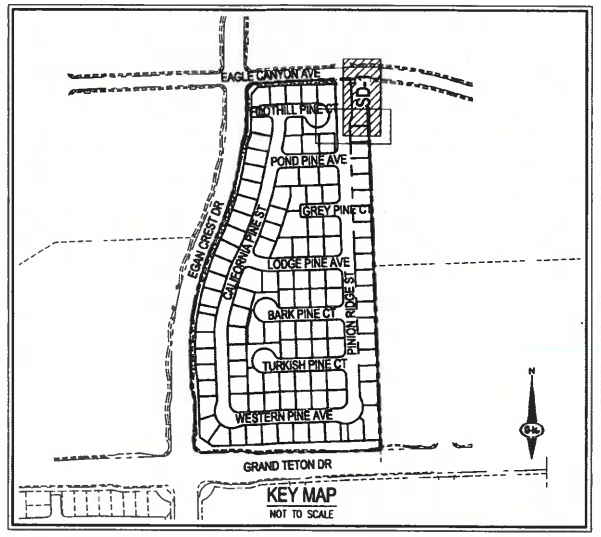
DISCLAIMER NOTE

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.

GRADING NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, 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. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
8. 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/REPLEPING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. 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.



GRADING NOTES

1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217 SL CURB FLOW LINES LESS THAN 0.60% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I & 235.1
10. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
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13. PERIMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER DEVELOPER
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15. INSTALL WROUGHT IRON FENCE, DESIGN BY OTHERS
16. INSTALL WROUGHT IRON GATES PER DETAIL 37 ON SHEET D-3
17. CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18. CONSTRUCT 2' X 4' NDOT TYPE II INLET AND CONCRETE APRON PER NDOT STD. R-4.2.1 AND R-4.2.7. SEE DETAILS ON SHEET D-3

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(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, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY 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 CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION II.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 A RAIN 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION II.A.12.
5. 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.

BONDABLE DRAINAGE QUANTITIES (PRIVATE)

8' WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	5,120
60" TYPE III STORM DRAIN MANHOLE	EA	1
5.0' TYPE "CM2" DROP INLET	EA	1
10.0' TYPE "CM2" DROP INLET	EA	2
24" RCP CLASS IV STORM DRAIN	LF	44
30" RCP CLASS IV STORM DRAIN	LF	42
36" RCP CLASS IV STORM DRAIN	SF	144

DRAINAGE EASEMENT NOTE

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FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2300X0175OE, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY #DS4898 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

TIMOTHY M. MULROONEY, P.E. 22935 — 8-23-17 DATE

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

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

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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 294-5300 FAX (702) 294-5399

NO.	DESCRIPTION	DATE	BY	APP'D	APP'D DATE

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

SKYE CANYON II PARCEL 2.27

PLAN AND PROFILE - STORM DRAIN LATERAL

B12 T19 R60

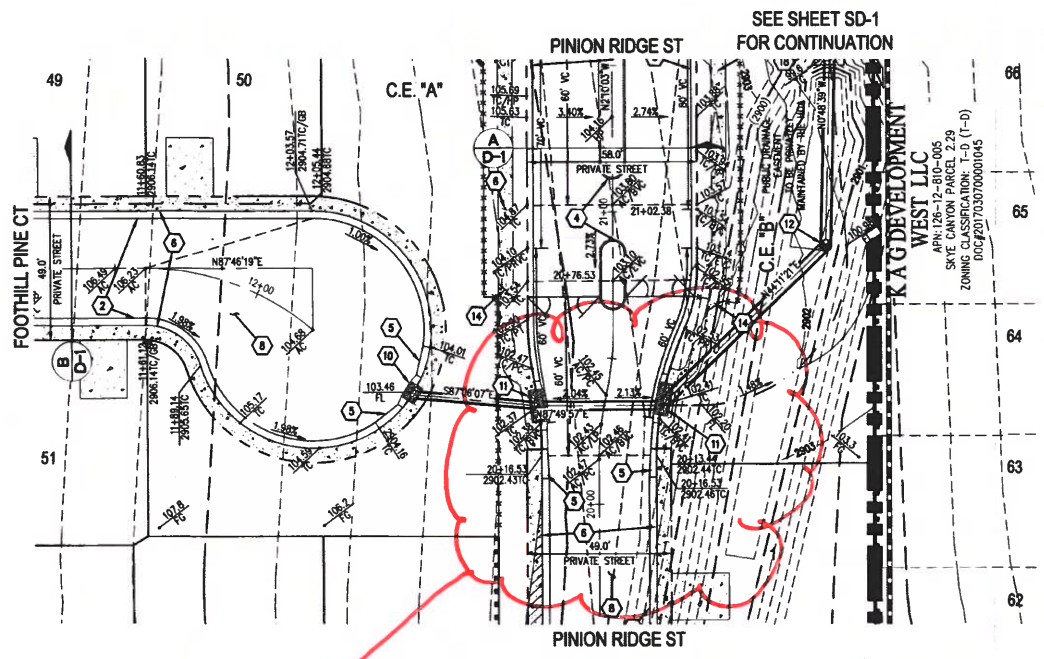
DATE: 8/10/17
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM

PROJECT NO. OLY1607-005

TIMOTHY M. MULROONEY — PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 22935 — Exp. 12/31/2017 — CIVIL

SD-1
SHEET 17 OF 18

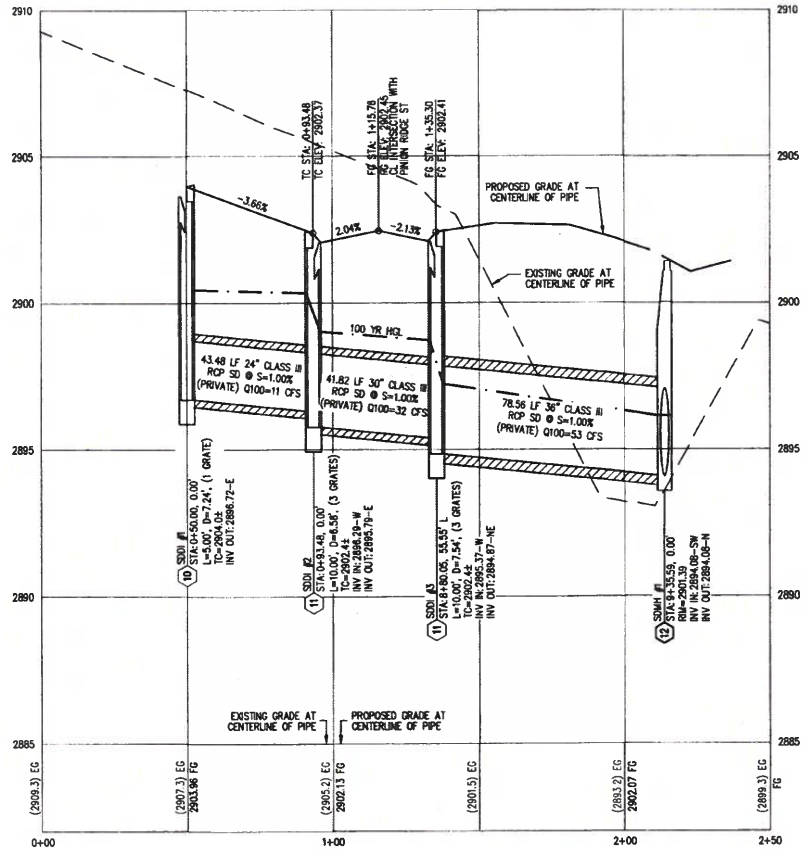
\OLY1607-005.dwg, skye canyon parcel 2.27\dwg\xrefs\OLY1607-005 (mp).dwg, 8/29/2017 3:10 PM, Erwin Sicundo



Low point has been lowered due to revised Street profile

N

DROP INLETS 1, 2 & 3 - PLAN VIEW



DROP INLETS 1, 2 & 3 - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'

0 30 60
SCALE - 1"=30' FEET

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES

SURVEY NOTE

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ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

SOILS REPORT

SOILS REPORT BY GEOTEK RESIDENTIAL, LLC

PROJECT NO. 12208-LVR DATED March 30, 2016

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 46,326 CU YDS
FILL= 149,766 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

DISCLAIMER NOTE

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GRADING NOTES

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4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
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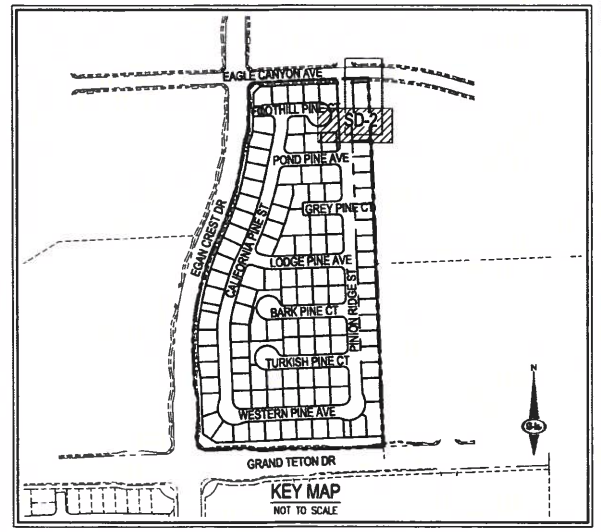
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3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, 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 A RAIN 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
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GRADING NOTES

1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217 S1. CURB FLOW LINES LESS THAN 0.50% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 & 235.1
10. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
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16. INSTALL WROUGHT IRON GATES PER DETAIL 37 ON SHEET D-3
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SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

BONDABLE DRAINAGE QUANTITIES (PRIVATE)

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60" TYPE III STORM DRAIN MANHOLE	EA	1
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FLOOD CERTIFICATION

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TIMOTHY M. MULROONEY, P.E. 22938 — DATE 8/29/17

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

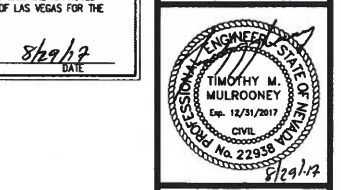
SKYE CANYON II PARCEL 2.27

PLAN AND PROFILE - DROP INLETS 1, 2 & 3

S12 T19 R59

DATE: 8/10/17
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM

PROJECT NO.
OLY1607-005

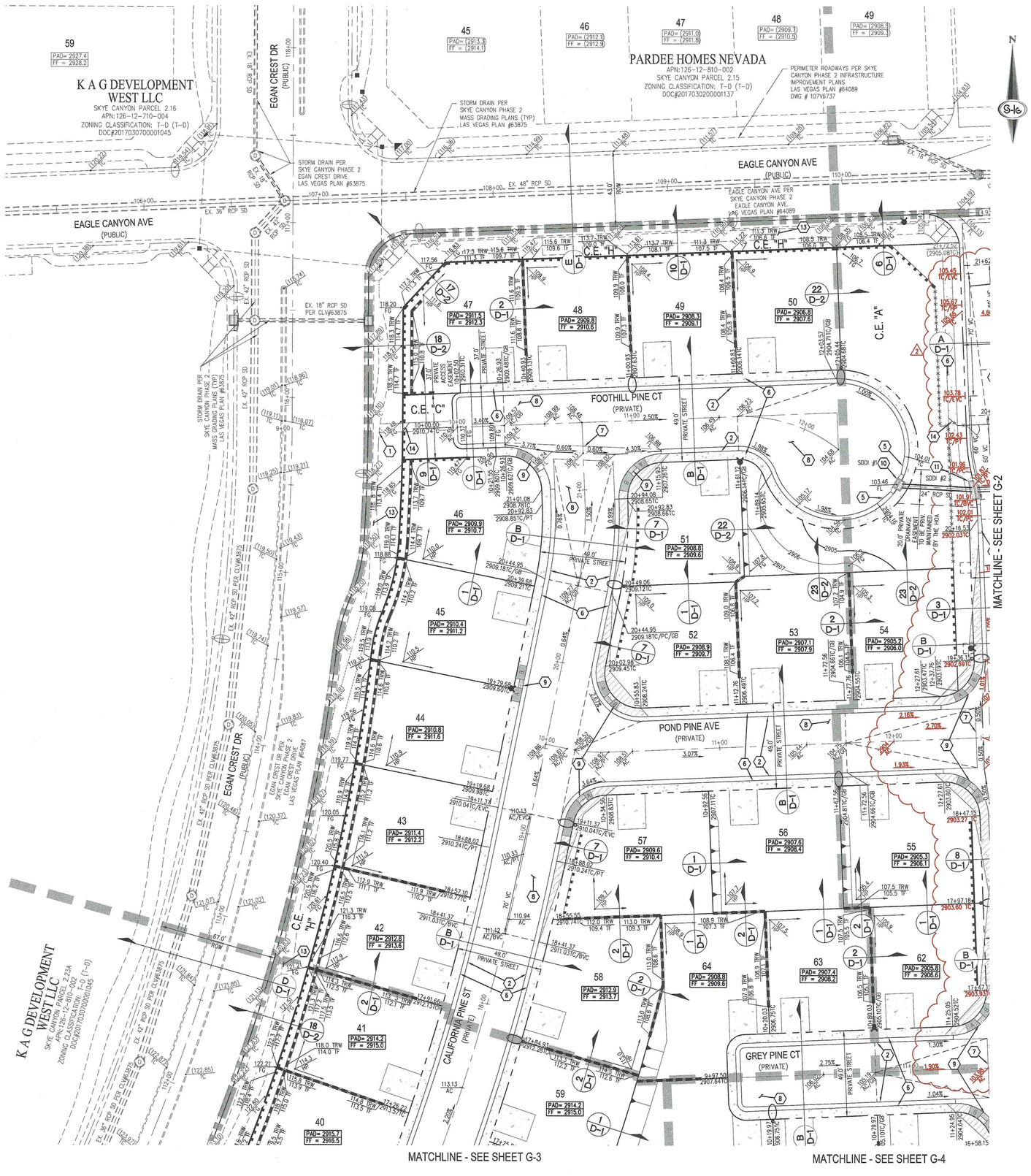


SD-2
SHEET 18 OF 18

J:\oly1607-005 skye canyon parcel 2.27\dwg\arpacks\oly1607-005 prp.dwg 8/29/2017 3:11 PM Erwin Saconde

APPENDIX E

Revised Improvement Plans (Folded)



SCALE - 1"=30' (0, 30, 60 FEET)

CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES

SURVEY NOTE

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ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00)

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SOILS REPORT BY GEOTEK RESIDENTIAL, LLC.
PROJECT NO. 12208-LVR DATED March 30, 2016

UPDATED SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
PROJECT NO. 12208-LVR DATED 03/30/2016 UPDATED 07/10/2017

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 63,293 CU YDS
FILL= 54,056 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

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.

GRADING NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, 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. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
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9. 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.

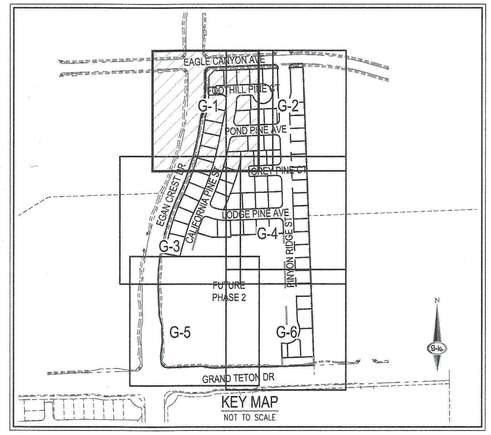
LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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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 CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, 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 A RAIN 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. 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.

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2300301750E, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



GRADING NOTES

1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217.S1. CURB FLOW LINES LESS THAN 0.50% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 & 235.1
10. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
11. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
12. INSTALL 48" TYPE III STORM DRAIN MANHOLE PER CCAUSD #406
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14. INSTALL WROUGHT IRON FENCE W/ACCESS GATES, DESIGN BY OTHERS
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19. INSTALL RIP RAP D50 = 6" THICKNESS = 12" TO 5' BEYOND THE UNIT BOUNDARY (WHERE SHOWN)

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

BONDABLE DRAINAGE QUANTITIES (PRIVATE)

8' WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	5,120
48" TYPE III STORM DRAIN MANHOLE	EA	1
5.0' TYPE "CM2" DROP INLET	EA	1
10.0' TYPE "CM2" DROP INLET	EA	2
24" RCP CLASS IV STORM DRAIN	LF	44
30" C905 CLASS IV STORM DRAIN	LF	42
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
1	REMOVE IRRIGATION METER, EXTEND MODEL & PHASE LINE, REVISE GRADING AT ENTRANCE, & RENUMBER LOTS	3/7/18	BCS	-	-

CITY OF LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

SKYE CANYON II PARCEL 2.27 - PHASE 1 (AKA PINYON CHASE) GRADING PLAN I

S:12 T:19 R:59

DATE: 12/28/2017
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM

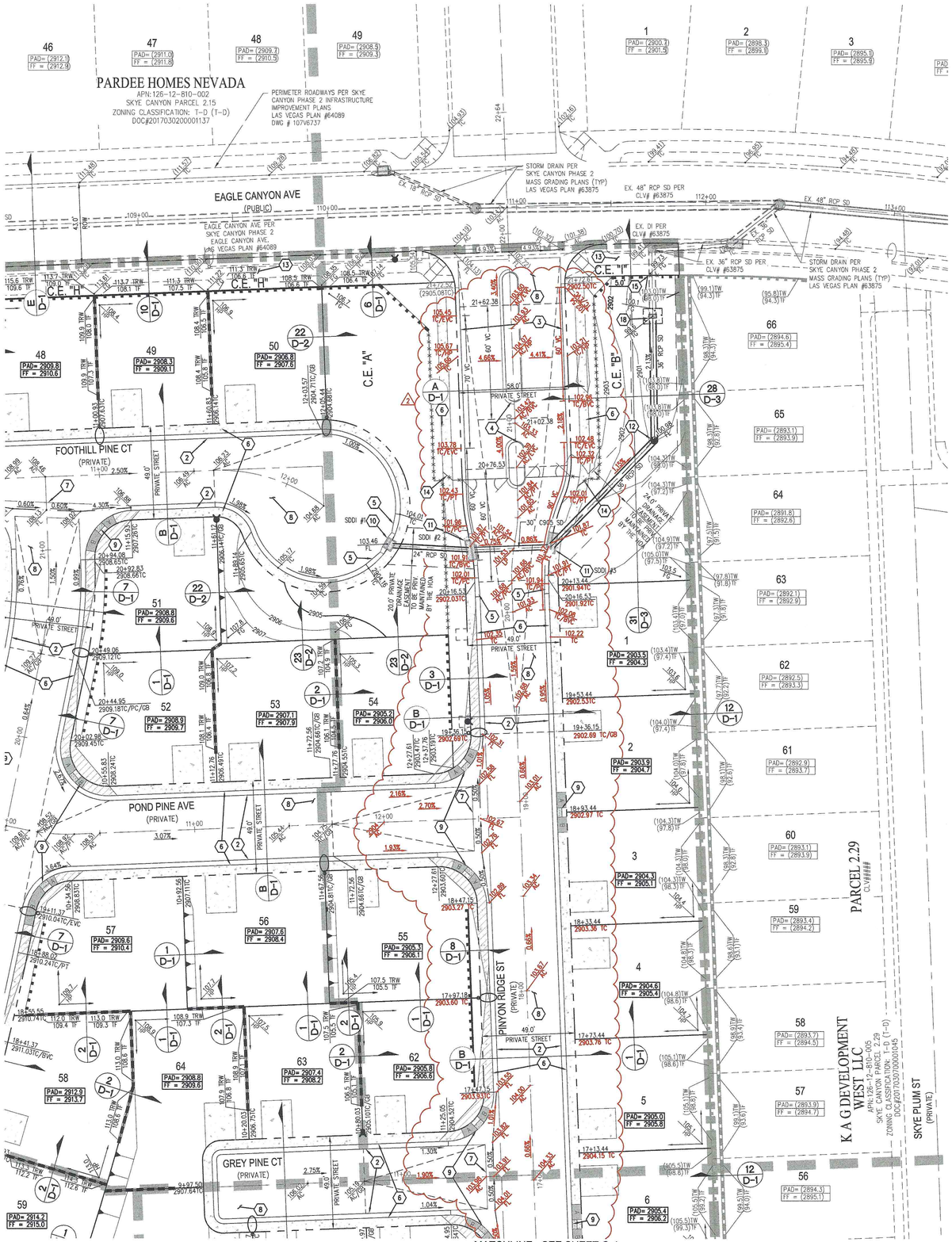
PROJECT NO.
OLY1607-005

PROFESSIONAL ENGINEER — TIMOTHY M. MULROONEY — Exp. 12/31/2019 — CIVIL — STATE OF NEBRASKA — No. 22938 — 3/29/19

G-1
SHEET 4 OF 33

L17-00822
107Y5063-1

J:\oly\1607-005 skye canyon parcel 2.27\dwg\improv\phase 1\oly1607-005 grd-1.dwg 3/29/2018 11:09 AM Bryan Sorrentino





0 30 60
SCALE - 1"=30' FEET

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PROJECT NO. 12208-LVR DATED March 30, 2016

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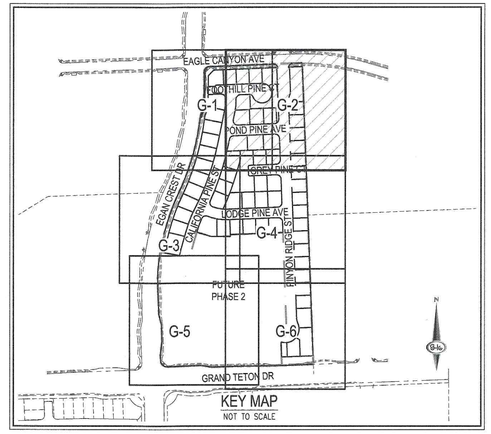
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16. INSTALL WROUGHT IRON GATES PER DETAIL 29 ON SHEET D-3
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PHONE (702) 284-5300 FAX (702) 284-5399

NO	DESCRIPTION	DATE	BY	APP. DATE	APP.
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CITY OF LAS VEGAS, NV

Woodside Homes BETTER BY DESIGN

SKYE CANYON II PARCEL 2.27 - PHASE 1
(AKA PINYON CHASE)
GRADING PLAN II

S 12 T 20 R 59 MDM

DATE: 12/28/2017
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM

PROJECT NO.
OLY1607-005

TIMOTHY M. MULROONEY Exp. 12/31/2019 CIVIL No. 22938 STATE OF NEVADA PROFESSIONAL ENGINEER 3/29/18

G-2
SHEET 5 OF 33

L17-00822
107Y5063-1





SCALE – 1"=30' (0, 30, 60 FEET)

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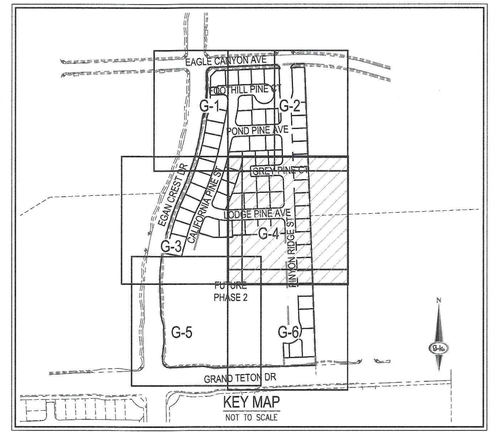
SOILS REPORT BY GEOTEK RESIDENTIAL, LLC.
PROJECT NO. 12208-LVR DATED March 30, 2016

UPDATED SOILS REPORT BY GEOTEK RESIDENTIAL, LLC
PROJECT NO. 12208-LVR DATED 03/30/2016 UPDATED 07/10/2017

EARTHWORKS

EARTHWORK QUANTITIES (RAW):
CUT= 63,293 CU YDS
FILL= 54,056 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.



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.

GRADING NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, 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. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
8. 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/REPLEPING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. 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.

GRADING NOTES

1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217.S1. CURB FLOW LINES LESS THAN 0.60K GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I & 235.1
10. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
11. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
12. INSTALL 48" TYPE III STORM DRAIN MANHOLE PER CCAUSD #406
13. PERIMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER DEVELOPER
14. INSTALL WROUGHT IRON FENCE W/ACCESS GATES, DESIGN BY OTHERS
15. INSTALL WROUGHT IRON FENCE, DESIGN BY OTHERS
16. INSTALL WROUGHT IRON GATES PER DETAIL 29 ON SHEET D-3
17. CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18. CONSTRUCT 4' X 4' NDOT TYPE II INLET AND CONCRETE APRON PER NDOT STD. R-4.2.1 AND R-4.2.7. SEE DETAILS ON SHEET D-3
19. INSTALL RIP RAP D50 = 6" THICKNESS = 12" TO 5' BEYOND THE UNIT BOUNDARY (WHERE SHOWN)

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

(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, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY 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 CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, 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 A RAIN 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. 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.

BONDABLE DRAINAGE QUANTITIES (PRIVATE)

8' WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	5,120
48" TYPE III STORM DRAIN MANHOLE	EA	1
5.0' TYPE "CM2" DROP INLET	EA	1
10.0' TYPE "CM2" DROP INLET	EA	2
24" RCP CLASS IV STORM DRAIN	LF	44
30" C905 CLASS IV STORM DRAIN	LF	42
36" RCP CLASS IV STORM DRAIN	LF	144

DRAINAGE EASEMENT NOTE

ALL PRIVATE STREETS, DRAINAGE EASEMENTS AND COMMON LOTS ARE PUBLIC DRAINAGE EASEMENTS PRIVATELY MAINTAINED BY THE H.O.A.

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2300321750C, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY #054899 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

TIMOTHY M. MULROONEY, P.E. 22938 — 3/29/18 DATE

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
1	REMOVE IRRIGATION METER, EXTEND MODEL PHASE LINE, REVISE GRADING AT ENTRANCE, & RENUMBER LOTS	3/7/18	BCS	-	-

CITY OF LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

SKYE CANYON II PARCEL 2.27 - PHASE 1 (AKA PINYON CHASE) GRADING PLAN IV

S12
T-19
R-59

DATE: 12/28/2017
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM

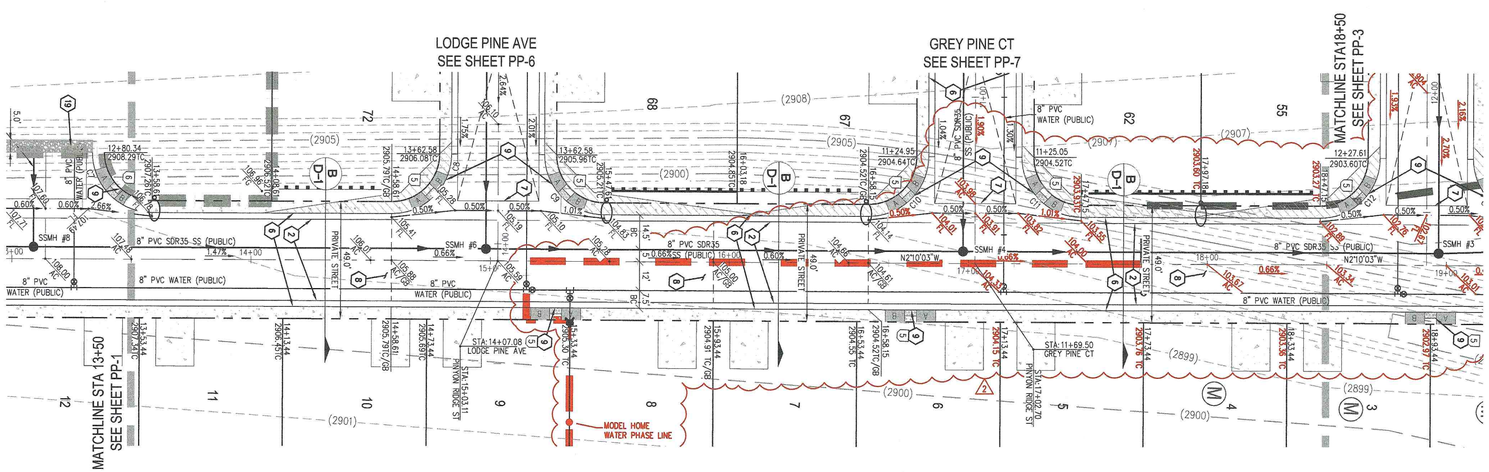
PROJECT NO.
OLY1607-005

TIMOTHY M. MULROONEY — Exp. 12/31/2019 — CIVIL — No. 22938 — STATE OF NEVADA — PROFESSIONAL ENGINEER — 3/29/18

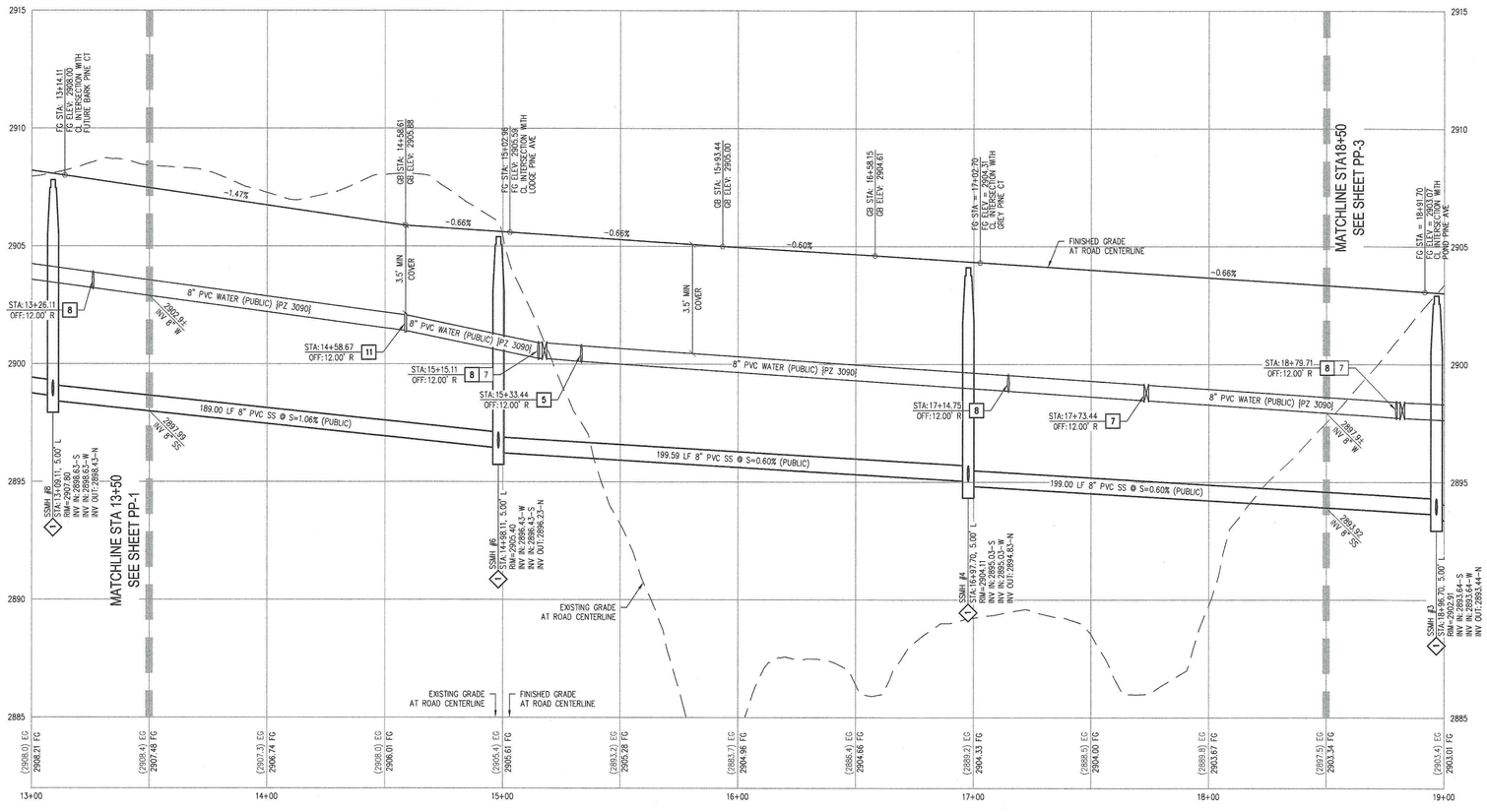
G-4
SHEET 7 OF 33

L17-00822
107Y5063-1

I:\OLY1607-005 skye canyon parcel 2.27\dwg\engrov\phase 1\OLY1607-005 grd-1.dwg 3/29/2018 11:09 AM Bryan Sarmiento



PINYON RIDGE ST- PLAN VIEW
(PRIVATE)



PINYON RIDGE ST- PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'

BASIS OF BEARING
SOUTH 00°08'59" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK
BM 7LV90 7NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

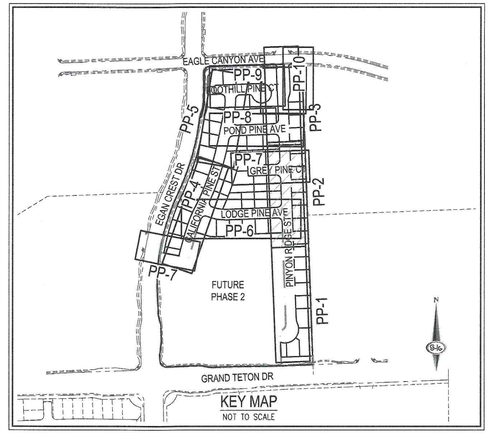
ELEV: 2840.13 FEET (865.67 METERS) (NAVD 1988)

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C8	39.27'	25.00'	90°00'00"	25.00'
C9	39.27'	25.00'	90°00'00"	25.00'
C10	39.30'	25.00'	90°03'38"	25.03'
C11	39.24'	25.00'	89°56'22"	24.97'

SCALE - 1"=30' (0, 30, 60 FEET)

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 AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1



WATER NOTES
1. INSTALL 8" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
2. INSTALL 6" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
3. INSTALL 1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1
4. INSTALL 1" COPPER SERVICE W/ 3/4" IRRIGATION METER AND 1" RPPA PER UDACS PLATE NO. 4 & 8 AND RPPA DETAIL ON SHEET D-2
5. INSTALL 8" X 8" TEE PER UDACS PLATE NO. 31 AND FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE PER UDACS PLATE NO. 40
6. INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS PER 2009 IFC APPENDIX C, SECT C107.1
7. INSTALL 8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39
8. INSTALL 8" X 8" TEE WITH THRUST BLOCKS PER UDACS PLATE NO. 31
9. INSTALL 8" X 6" REDUCER PER UDACS PLATE NO. 30
10. INSTALL CAP AND 2" BLOWOFF VALVE PER UDACS PLATE NO. 36
11. INSTALL DIP TO PVC TRANSITION COUPLING
12. INSTALL 5' BEND PER UDACS PLATE 31
13. INSTALL 11.25° BEND PER UDACS PLATE NO. 31
14. INSTALL 22.5° BEND PER UDACS PLATE NO. 31
15. INSTALL 45° BEND PER UDACS PLATE NO. 31
16. INSTALL 90° BEND PER UDACS PLATE NO. 31
17. INSTALL RED PAINT FOR NO PARKING IN FRONT OF FIRE HYDRANT
18. REMOVE EX. CAP AND CONNECT TO EX. 8" PVC WATER PIPE (BY OTHERS)
19. INSTALL 8" C-900 PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
20. INSTALL 8" DIP (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
21. INSTALL 18" STEEL ENCASEMENT
22. INSTALL 2-4" AND 1-6" IRRIGATION SLEEVES
23. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE ELBOW FITTING PER UDACS PLATE NO. 15
24. INSTALL 1" COPPER SERVICE W/ 5/8" IRRIGATION METER AND 3/4" RPPA PER UDACS PLATE NO. 4 & 8 AND RPPA DETAIL ON SHEET D-2

SEWER NOTES
1. INSTALL 8" PVC PUBLIC SANITARY SEWER PIPE
2. INSTALL 48" DIAMETER SANITARY SEWER MANHOLE WITH PRECAST BASE PER DCSWCS SD-1A, SD-1B, SD-4, SD-9, AND SWALE LID
3. REMOVE CAP AND CONNECT TO EXISTING 8" SS (BY OTHERS)
4. NOT USED
5. STUB & CAP SEWER FOR FUTURE USE
6. INSTALL 4" SEWER LATERAL (PRIVATE) PER SD-22, SD-23, & SD-25 W/8" X 4" WYE (TYPICAL)
7. INSTALL 8" C-900 PVC PUBLIC SANITARY SEWER PIPE

SEE SHEET C-3 FOR QUANTITIES AND ABBREVIATIONS

GENERAL NOTES
1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, 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. SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL
8. 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/REPLEPING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. 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.
10. SEE PROFILE SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.

GRADING NOTES
1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217.S1. CURB FLOW LINES LESS THAN 0.60% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 & 235.1
10. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
11. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
12. INSTALL 48" TYPE III STORM DRAIN MANHOLE PER CCAUSD #406
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15. INSTALL WROUGHT IRON FENCE, DESIGN BY OTHERS
16. INSTALL WROUGHT IRON GATES PER DETAIL 29 ON SHEET D-3
17. CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18. CONSTRUCT 9' X 4' NDOT TYPE II INLET AND CONCRETE APRON PER NDOT STD. R-4.2.1 AND R-4.2.7. SEE DETAILS ON SHEET D-3
19. INSTALL RIP RAP D50 = 6" THICKNESS = 12" TO 5' BEYOND THE UNIT BOUNDARY (WHERE SHOWN)

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

DEPTH OF COVER DURING CONSTRUCTION
MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

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SEWER CONNECTION NOTE
ONE OR MORE SEGMENTS OF THE DOWNSTREAM 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 DOWNSTREAM 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 DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125910 FIRST APPROVED DATE:
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
2	REMOVE IRRIGATION METER, EXTEND MODEL PHASE LINE, REVISE GRADING AT ENTRANCE, & RENUMBER LOTS	3/7/18	BCS	-	-
1					

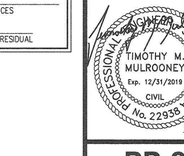
CITY OF LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

S 12
T 19
R 59

SKYE CANYON II PARCEL 2.27 - PHASE 1 (AKA PINYON CHASE)
PLAN AND PROFILE - PINION RIDGE ST 13+50 TO 18+50

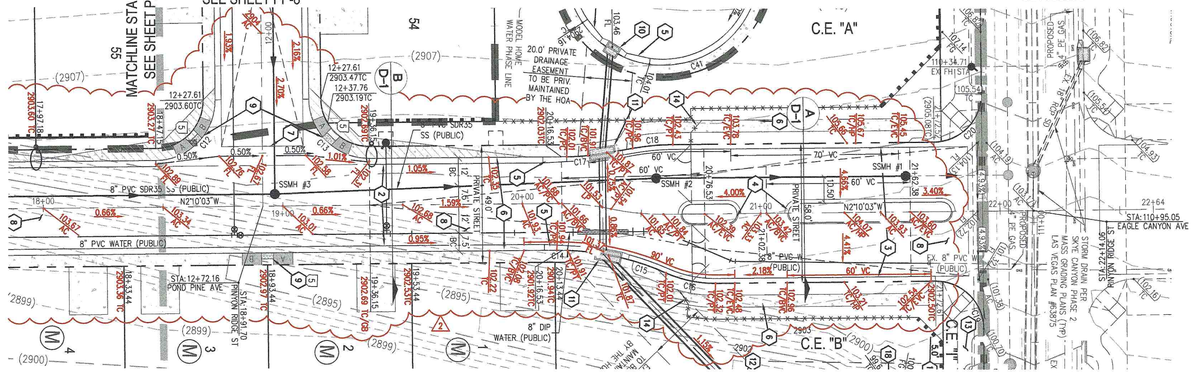
DATE: 12/28/2017
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM
PROJECT NO. OLY1607-005



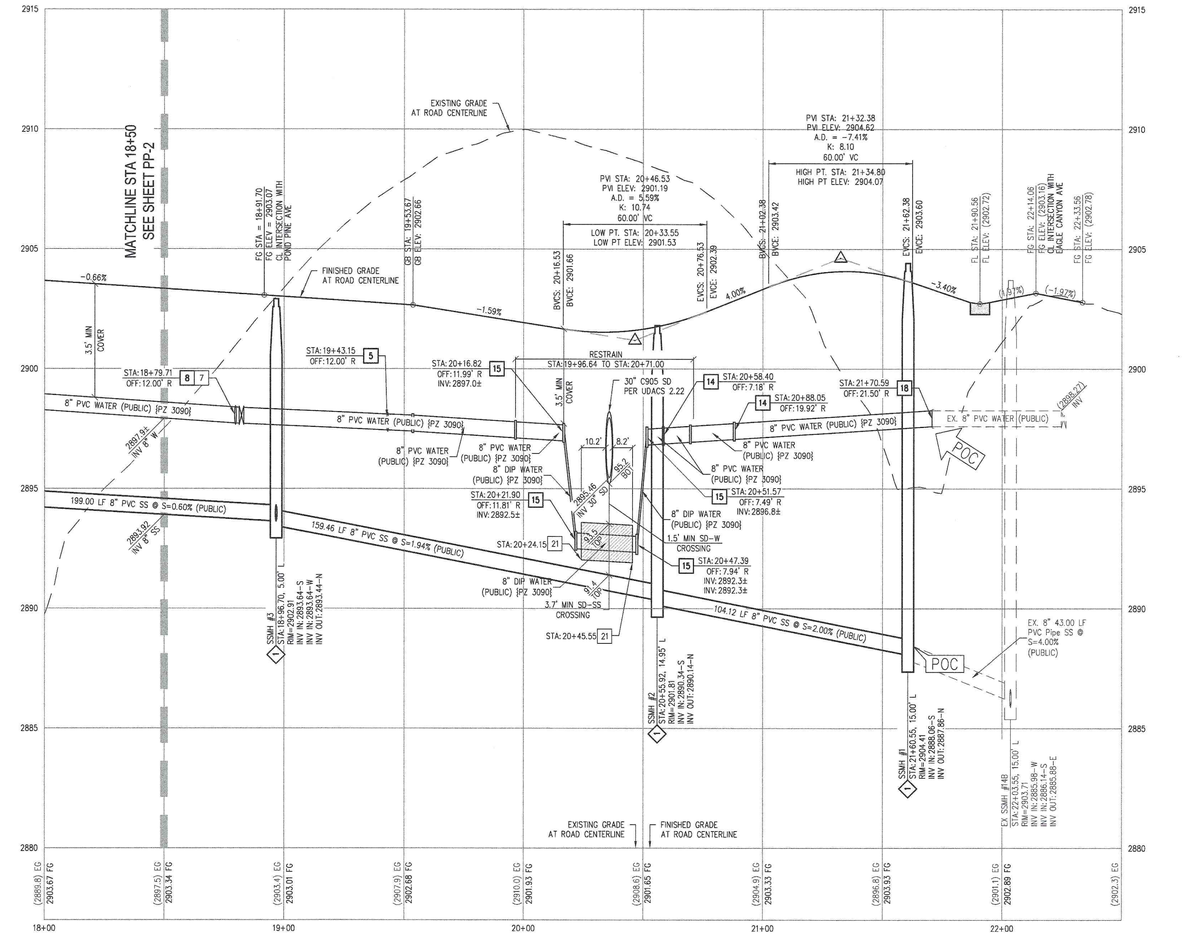
PP-2
SHEET 14 OF 33

L17-00822
107Y5063-1

J:\olv1607-005 skye canyon parcel 2.27\dwg\improv\phase 1\olv1607-005 prp-1.dwg 3/29/2018 11:30 AM Bryan Sorrentino

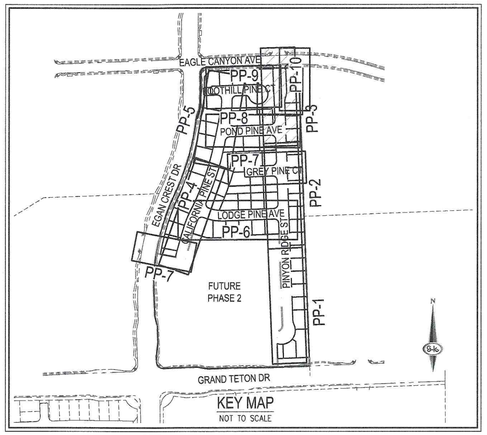


PINYON RIDGE ST- PLAN VIEW
(PRIVATE)



PINYON RIDGE ST- PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'





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'
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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 AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I

WATER NOTES

1. INSTALL 8" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
2. INSTALL 6" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
3. INSTALL 1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1
4. INSTALL 1" COPPER SERVICE W/ 3/4" IRRIGATION METER AND 1" RPPA PER UDACS PLATE NO. 4 & 8 AND RPPA DETAIL ON SHEET D-2
5. INSTALL 8" X 6" TEE PER UDACS PLATE NO. 31 AND FIRE HYDRANT ASSEMBLY WITH 5" GATE VALVE PER UDACS PLATE NO. 40
6. INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS PER 2009 IFC APPENDIX C, SECT C107.1
7. INSTALL 8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39
8. INSTALL 8" X 8" TEE WITH THRUST BLOCKS PER UDACS PLATE NO. 31
9. INSTALL 8" X 6" REDUCER PER UDACS PLATE NO. 30
10. INSTALL CAP AND 2" BLOWOFF VALVE PER UDACS PLATE NO. 36
11. INSTALL DIP TO PVC TRANSITION COUPLING
12. INSTALL 5" BEND PER UDACS PLATE 31
13. INSTALL 11.25° BEND PER UDACS PLATE NO. 31
14. INSTALL 22.5° BEND PER UDACS PLATE NO. 31
15. INSTALL 45° BEND PER UDACS PLATE NO. 31
16. INSTALL 90° BEND PER UDACS PLATE NO. 31
17. INSTALL RED PAINT FOR NO PARKING IN FRONT OF FIRE HYDRANT
18. REMOVE EX. CAP AND CONNECT TO EX. 8" PVC WATER PIPE (BY OTHERS)
19. INSTALL 8" C-900 PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
20. INSTALL 8" DIP (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
21. INSTALL 18" STEEL ENCASEMENT
22. INSTALL 2-4" AND 1-6" IRRIGATION SLEEVES
23. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE ELBOW FITTING PER UDACS PLATE NO. 15
24. INSTALL 1" COPPER SERVICE W/ 5/8" IRRIGATION METER AND 3/4" RPPA PER UDACS PLATE NO. 4 & 8 AND RPPA DETAIL ON SHEET D-2

SEWER NOTES

1. INSTALL 8" PVC PUBLIC SANITARY SEWER PIPE
2. INSTALL 48" DIAMETER SANITARY SEWER MANHOLE WITH PRECAST BASE PER DCSWCS SD-1A, SD-1B, SD-4, SD-9, AND SWALE LID
3. REMOVE CAP AND CONNECT TO EXISTING 8" SS (BY OTHERS)
4. NOT USED
5. STUB & CAP SEWER FOR FUTURE USE
6. INSTALL 4" SEWER LATERAL (PRIVATE) PER SD-22, SD-23, & SD-25 W/8" X 4" WYE (TYPICAL)
7. INSTALL 8" C-900 PVC PUBLIC SANITARY SEWER PIPE

SEE SHEET C-3 FOR QUANTITIES AND ABBREVIATIONS

GENERAL NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, 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. SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL
8. 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/REPLEPING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. 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.
10. SEE PROFILE SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.

GRADING NOTES

1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217.S1. CURB FLOW LINES LESS THAN 0.60% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I & 235.1
10. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
11. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
12. INSTALL 48" TYPE III STORM DRAIN MANHOLE PER CCAUSD #406
13. PERIMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER DEVELOPER
14. INSTALL WROUGHT IRON FENCE W/ACCESS GATES, DESIGN BY OTHERS
15. INSTALL WROUGHT IRON FENCE, DESIGN BY OTHERS
16. INSTALL WROUGHT IRON GATES PER DETAIL 29 ON SHEET D-3
17. CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18. CONSTRUCT 2' X 4' NDOT TYPE II INLET AND CONCRETE APRON PER NDOT STD. R-4.2.1 AND R-4.2.7. SEE DETAILS ON SHEET D-3
19. INSTALL RIP RAP D50 = 6" THICKNESS = 12" TO 5' BEYOND THE UNIT BOUNDARY (WHERE SHOWN)

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

DEPTH OF COVER DURING CONSTRUCTION

MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

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.

SEWER CONNECTION NOTE

ONE OR MORE SEGMENTS OF THE DOWNSTREAM 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 DOWNSTREAM 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 DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125910 FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

BASIS OF BEARING

SOUTH 00°08'59" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

BM 7LV90 7NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

ELEV: 2840.13 FEET (865.67 METERS) (NAVD 1988)

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C8	39.27'	25.00'	90°00'00"	25.00'
C9	39.27'	25.00'	90°00'00"	25.00'
C10	39.30'	25.00'	90°03'38"	25.03'
C11	39.24'	25.00'	89°56'22"	24.97'

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
1	REMOVE IRRIGATION METER, EXTEND MODEL	3/7/18	BCS	-	-
2	PHASE LINE, REVISE GRADING AT ENTRANCE, & RENUMBER LOTS				

CITY OF LAS VEGAS, NV

Woodside Homes
BETTER BY DESIGN

SKYE CANYON II PARCEL 2.27 - PHASE 1 (AKA PINYON CHASE)
PLAN AND PROFILE - PINION RIDGE ST 18+50 TO 22+50

S 12
T 19
R 59

DATE: 12/28/2017
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM

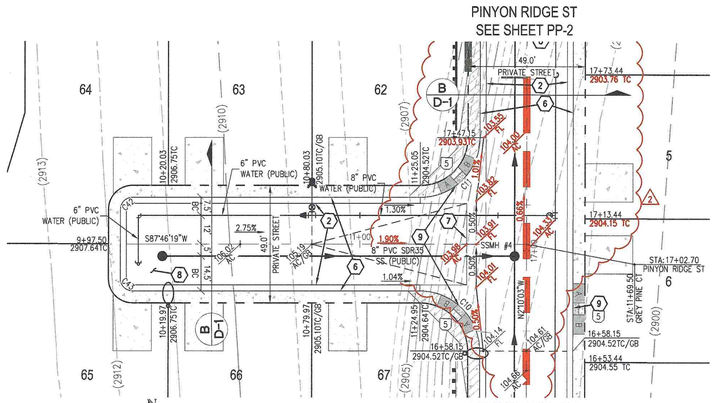
PROJECT NO.
OLY1607-005

TIMOTHY M. MULROONEY Exp. 12/31/2018 CIVIL No. 22938 STATE OF NEVADA PROFESSIONAL ENGINEER
3/29/18

PP-3
SHEET 15 OF 33

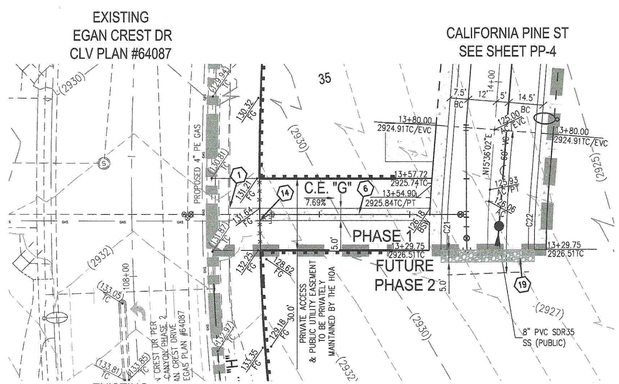
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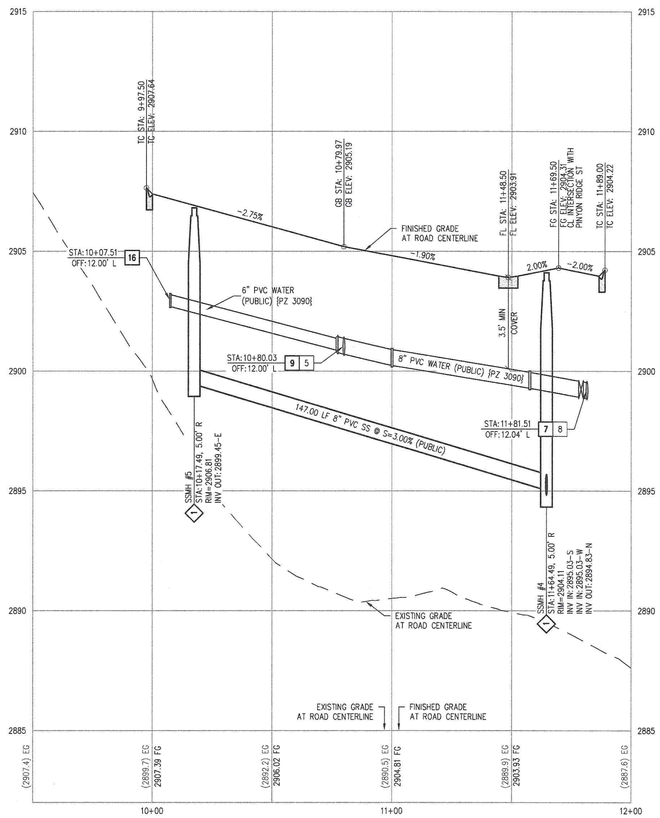
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GREY PINE CT - PLAN VIEW
(PRIVATE)

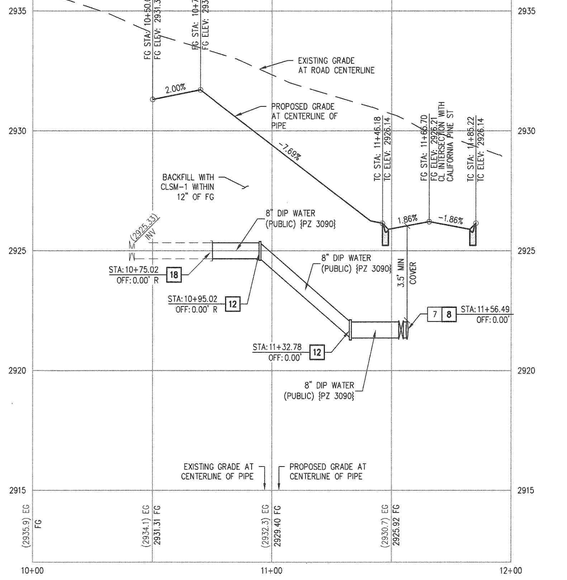


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C.E. "G" WATER CONNECTION - PLAN VIEW
(PRIVATE)

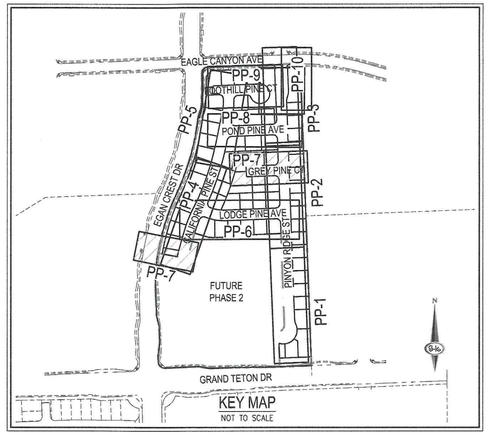


GREY PINE CT - PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'



C.E. "G" WATER CONNECTION - PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'

RAMP TRANSITION LENGTHS FOR 1:12 SIDE SLOPES			
CASE NO.	GRADE IN "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 AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I			



WATER NOTES

1. INSTALL 8" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
2. INSTALL 6" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
3. INSTALL 1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1
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5. INSTALL 8" X 6" TEE PER UDACS PLATE NO. 31 AND FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE PER UDACS PLATE NO. 40
6. INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS PER 2009 IFC APPENDIX C, SECT C107.1
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17. INSTALL RED PAINT FOR NO PARKING IN FRONT OF FIRE HYDRANT
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22. INSTALL 2-4" AND 1-6" IRRIGATION SLEEVES
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SEWER NOTES

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5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
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8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
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16. INSTALL WROUGHT IRON GATES PER DETAIL 29 ON SHEET D-3
17. CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18. CONSTRUCT 2' X 4' NDOT TYPE II INLET AND CONCRETE APRON PER NDOT STD. R-4.2.1 AND R-4.2.7. SEE DETAILS ON SHEET D-3
19. INSTALL RIP RAP D50 = 6" THICKNESS = 12" TO 5' BEYOND THE UNIT BOUNDARY (WHERE SHOWN)

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APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125910 FIRST APPROVED DATE:
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

BASIS OF BEARING

SOUTH 00°08'59" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

BM 7LV90 7NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

ELEV: 2840.13 FEET (865.67 METERS) (NAVD 1988)

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C10	39.30'	25.00'	90°03'38"	25.03'
C11	39.24'	25.00'	89°56'22"	24.97'
C21	26.79'	319.50'	4°48'17"	13.40'
C22	23.52'	280.50'	4°48'17"	11.77'
C42	7.85'	5.00'	89°56'22"	4.99'
C43	7.86'	5.00'	90°03'38"	5.01'

FAST
Call
811
before you
UnderGround
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T)

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

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

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

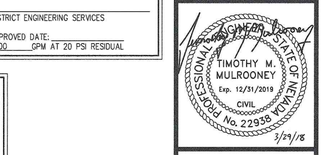
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
2	REMOVE IRRIGATION METER, EXTEND MODEL & RENUMBER LOTS	3/7/18	BCS	-	-
1	PHASE LINE, REVISE GRADING AT ENTRANCE,				

CITY OF LAS VEGAS, NV

SKYE CANYON II PARCEL 2.27 - PHASE 1 (AKA PINYON CHASE) PLAN AND PROFILE - GREY PINE CT AND C.E. "G" WATER CONNECTION

S12 T19 R59

DATE: 12/28/2017
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM
PROJECT NO. OLY1607-005

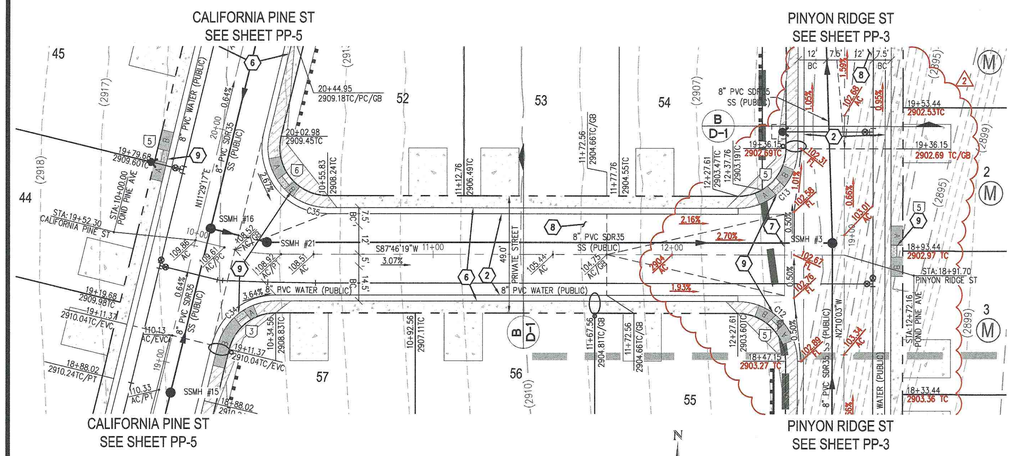


PP-7
SHEET 19 OF 33

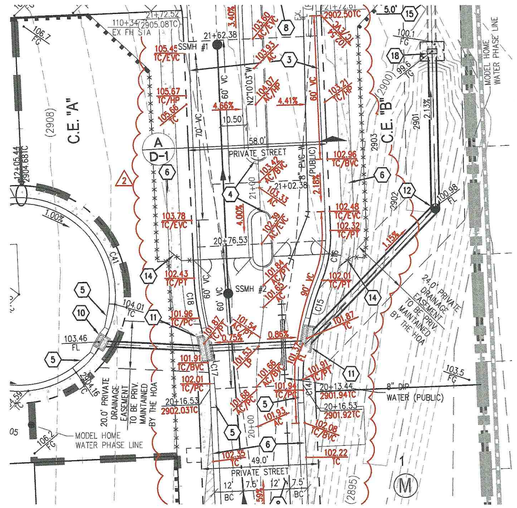
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Woodside Homes
BETTER BY DESIGN

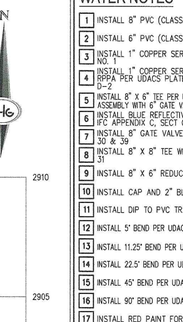
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POND PINE AVE - PLAN VIEW
(PRIVATE)

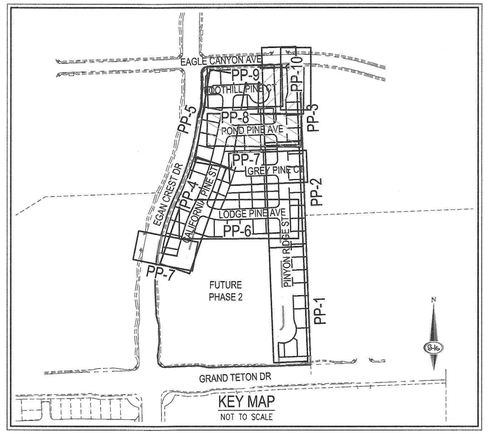


STORM DRAIN LATERAL #1 - PLAN VIEW
(PRIVATE)



RAMP TRANSITION LENGTHS FOR 1:12 SIDE SLOPES			
CASE NO.	GRADE "g" TO "A"	"A" MIN.	"g" 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 I



WATER NOTES

1. INSTALL 8" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
2. INSTALL 6" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
3. INSTALL 1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1
4. INSTALL 1" COPPER SERVICE W/ 3/4" IRRIGATION METER AND 1" RPPA PER UDACS PLATE NO. 4 & 8 AND RPPA DETAIL ON SHEET D-2
5. INSTALL 8" X 6" TEE PER UDACS PLATE NO. 31 AND FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE PER UDACS PLATE NO. 40
6. INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS PER 2009 IFC APPENDIX C, SECT C107.1
7. INSTALL 8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39
8. INSTALL 8" X 8" TEE WITH THRUST BLOCKS PER UDACS PLATE NO. 31
9. INSTALL 8" X 6" REDUCER PER UDACS PLATE NO. 30
10. INSTALL CAP AND 2" BLOWOFF VALVE PER UDACS PLATE NO. 36
11. INSTALL DIP TO PVC TRANSITION COUPLING
12. INSTALL 5' BEND PER UDACS PLATE 31
13. INSTALL 11.25° BEND PER UDACS PLATE NO. 31
14. INSTALL 22.5° BEND PER UDACS PLATE NO. 31
15. INSTALL 45° BEND PER UDACS PLATE NO. 31
16. INSTALL 90° BEND PER UDACS PLATE NO. 31
17. INSTALL RED PAINT FOR NO PARKING IN FRONT OF FIRE HYDRANT
18. REMOVE EX. CAP AND CONNECT TO EX. 8" PVC WATER PIPE (BY OTHERS)
19. INSTALL 8" C-900 PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
20. INSTALL 8" DIP (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
21. INSTALL 18" STEEL ENCASEMENT
22. INSTALL 2-4" AND 1-6" IRRIGATION SLEEVES
23. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE ELBOW FITTING PER UDACS PLATE NO. 15
24. INSTALL 1" COPPER SERVICE W/ 5/8" IRRIGATION METER AND 3/4" RPPA PER UDACS PLATE NO. 4 & 8 AND RPPA DETAIL ON SHEET D-2

SEWER NOTES

1. INSTALL 8" PVC PUBLIC SANITARY SEWER PIPE
2. INSTALL 48" DIAMETER SANITARY SEWER MANHOLE WITH PRECAST FLAT BASE PER DCSNCS SD-1A, SD-1B, SD-4, SD-5, AND SWALE LID
3. REMOVE CAP AND CONNECT TO EXISTING 8" SS (BY OTHERS)
4. NOT USED
5. STUB & CAP SEWER FOR FUTURE USE
6. INSTALL 4" SEWER LATERAL (PRIVATE) PER SD-22, SD-23, & SD-25 W/6" X 4" WYE (TYPICAL)
7. INSTALL 8" C-900 PVC PUBLIC SANITARY SEWER PIPE

SEE SHEET C-3 FOR QUANTITIES AND ABBREVIATIONS

GRADING NOTES

1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217.S1. CURB FLOW LINES LESS THAN 0.60% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I & 235.1
10. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
11. INSTALL 10.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
12. INSTALL 48" TYPE III STORM DRAIN MANHOLE PER CCAUSD #406
13. PERIMETER LANDSCAPE TO BE CONSTRUCTED BY MASTER DEVELOPER
14. INSTALL WROUGHT IRON FENCE W/ACCESS GATES, DESIGN BY OTHERS
15. INSTALL WROUGHT IRON FENCE, DESIGN BY OTHERS
16. INSTALL WROUGHT IRON GATES PER DETAIL 29 ON SHEET D-3
17. CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18. CONSTRUCT 2' X 4' NDOT TYPE II INLET AND CONCRETE APRON PER NDOT STD. R-4.2.1 AND R-4.2.7. SEE DETAILS ON SHEET D-3
19. INSTALL RIP RAP D50 = 6" THICKNESS = 12" TO 5' BEYOND THE UNIT BOUNDARY (WHERE SHOWN)

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

DEPTH OF COVER DURING CONSTRUCTION

MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

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.

SEWER CONNECTION NOTE

ONE OR MORE SEGMENTS OF THE DOWNSTREAM 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 DOWNSTREAM 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 DOWNSTREAM SEWER SYSTEM UNTIL ALL SEGMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE, OR UNTIL SUCH TIME AS THEY ARE DEEMED AVAILABLE FOR SERVICE.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125910 FIRST APPROVED DATE:
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

POND PINE AVE - PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'

STORM DRAIN LATERAL #1 - PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C12	39.30'	25.00'	90°03'38"	25.03'
C13	39.24'	25.00'	89°56'22"	24.97'
C14	4.48'	110.00'	2°20'06"	2.24'
C15	42.42'	110.00'	22°05'48"	21.48'
C16	21.32'	50.00'	24°25'54"	10.82'
C17	16.86'	100.00'	9°39'38"	8.45'
C18	16.86'	100.00'	9°39'38"	8.45'
C34	33.29'	25.00'	76°17'02"	19.63'
C35	45.25'	25.00'	103°42'58"	31.84'

GENERAL NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, 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. SEE DETAIL SHEETS FOR STREET SECTIONS AND DETAILS.
6. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL
8. 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.
9. 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.
10. SEE PROFILE SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.

BASIS OF BEARING

SOUTH 00°08'59" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

BM 7LV90 7NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

ELEV: 2840.13 FEET (865.67 METERS) (NAVD 1988)

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
1	REVISE IRRIGATION METER, EXTEND MODEL PHASE LINE, REVISE GRADING AT ENTRANCES, & RENUMBER LOTS	3/7/18	BCS	-	-

CITY OF LAS VEGAS, NV

SKYE CANYON II PARCEL 2.27 - PHASE 1 (AKA PINYON CHASE) PLAN AND PROFILE - POND PINE AVE AND STORM DRAIN LATERAL #1

S 12
R 59

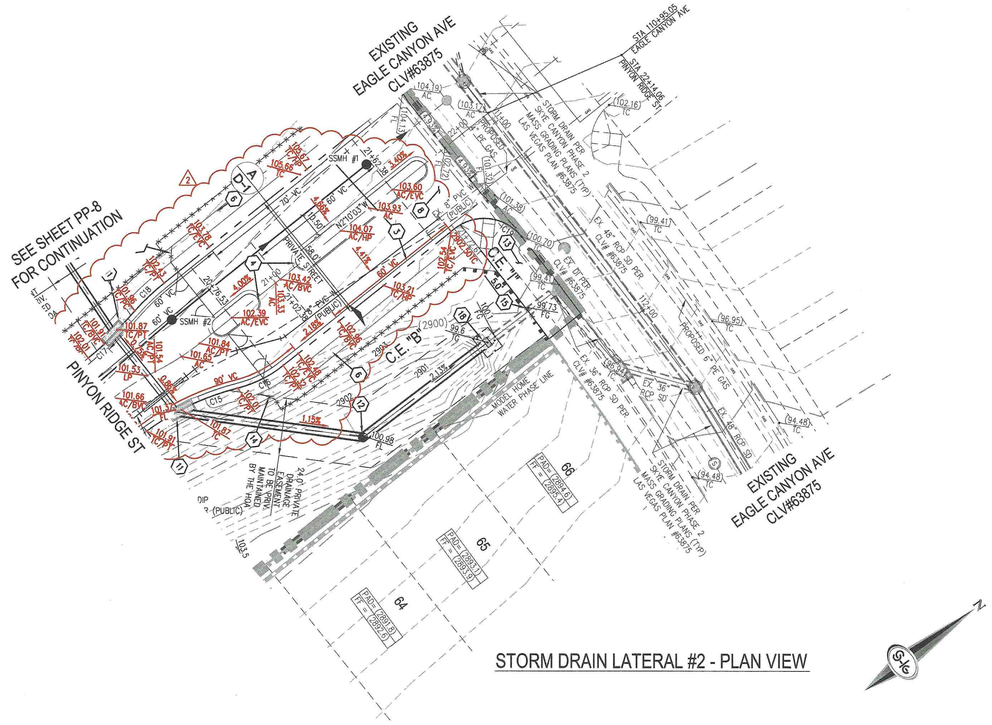
Woodside Homes
BETTER BY DESIGN

DATE: 12/28/2017
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM
PROJECT NO.
OLY1607-005

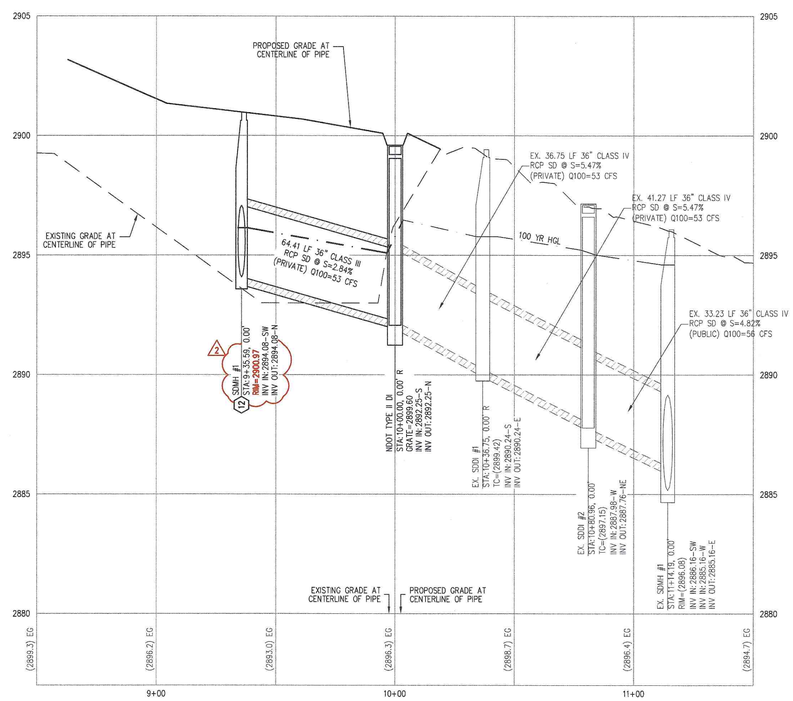
PP-8
SHEET 20 OF 33

L17-00822
107Y5063-1

J:\oly1607-005 skye canyon parcel 2.27\dwg\improv\phase 1\oly1607-005 prp-1.dwg 3/29/2018 11:31 AM Bryan Sarmiento



STORM DRAIN LATERAL #2 - PLAN VIEW



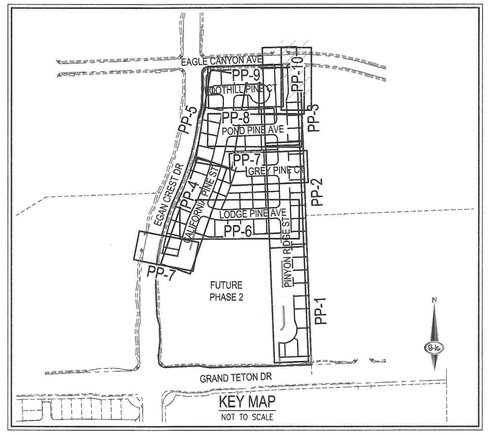
STORM DRAIN LATERAL #2 - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'

SCALE = 1"=30' (0, 30, 60 FEET)

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 AMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1



WATER NOTES

1. INSTALL 8" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
2. INSTALL 6" PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
3. INSTALL 1" COPPER SERVICE W/ 3/4" METER PER UDACS PLATE NO. 1
4. INSTALL 1" COPPER SERVICE W/ 3/4" IRRIGATION METER AND 1" RPPA PER UDACS PLATE NO. 4 & 8 AND RPPA DETAIL ON SHEET D-2
5. INSTALL 8" X 6" TEE PER UDACS PLATE NO. 31 AND FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE PER UDACS PLATE NO. 40
6. INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS PER 2009 IFC APPENDIX C, SECT C107.1
7. INSTALL 8" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39
8. INSTALL 8" X 8" TEE WITH THRUST BLOCKS PER UDACS PLATE NO. 31
9. INSTALL 8" X 6" REDUCER PER UDACS PLATE NO. 30
10. INSTALL CAP AND 2" BLOWOFF VALVE PER UDACS PLATE NO. 36
11. INSTALL DIP TO PVC TRANSITION COUPLING
12. INSTALL 5' BEND PER UDACS PLATE 31
13. INSTALL 11.25° BEND PER UDACS PLATE NO. 31
14. INSTALL 22.5° BEND PER UDACS PLATE NO. 31
15. INSTALL 45° BEND PER UDACS PLATE NO. 31
16. INSTALL 90° BEND PER UDACS PLATE NO. 31
17. INSTALL RED PAINT FOR NO PARKING IN FRONT OF FIRE HYDRANT
18. REMOVE EX. CAP AND CONNECT TO EX. 8" PVC WATER PIPE (BY OTHERS)
19. INSTALL 8" C-900 PVC (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
20. INSTALL 8" DIP (CLASS 150) PUBLIC WATER PIPE (3090 WPZ)
21. INSTALL 18" STEEL ENCASEMENT
22. INSTALL 2-4" AND 1-6" IRRIGATION SLEEVES
23. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE ELBOW FITTING PER UDACS PLATE NO. 15
24. INSTALL 1" COPPER SERVICE W/ 5/8" IRRIGATION METER AND 3/4" RPPA PER UDACS PLATE NO. 4 & 8 AND RPPA DETAIL ON SHEET D-2

SEWER NOTES

1. INSTALL 8" PVC PUBLIC SANITARY SEWER PIPE
2. INSTALL 48" DIAMETER SANITARY SEWER MANHOLE WITH PRECAST BASE PER DCSWCS SD-1A, SD-1B, SD-4, SD-9, AND SWALE LID
3. REMOVE CAP AND CONNECT TO EXISTING 8" SS (BY OTHERS)
4. NOT USED
5. STUB & CAP SEWER FOR FUTURE USE
6. INSTALL 4" SEWER LATERAL (PRIVATE) PER SD-22, SD-23, & SD-29 W/S 4" X 4" WYE (TYPICAL)
7. INSTALL 8" C-900 PVC PUBLIC SANITARY SEWER PIPE

SEE SHEET C-3 FOR QUANTITIES AND ABBREVIATIONS

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1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH IBC 2012, SECTION 2304.11.2.2.
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10. SEE PROFILE SHEETS FOR CENTERLINE AND BACK OF CURB CURVE DATA.

GRADING NOTES

1. FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
2. CONSTRUCT 30" ROLL CURB AND GUTTER PER CCAUSD NO. 217.S1. CURB FLOW LINES LESS THAN 0.60% GRADE SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AT NO COST TO THE CITY.
3. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 216
4. CONSTRUCT "A" TYPE ISLAND CURB PER CCAUSD NO. 219
5. CONSTRUCT 10' ROLL CURB TO L CURB TRANSITION PER DETAIL 21 ON SHEET D-2
6. CONSTRUCT 5' WIDE SIDEWALK PER CCAUSD NO. 234
7. CONSTRUCT 8' WIDE CROSS GUTTER PER DETAIL 20 ON SHEET D-2
8. INSTALL 2" ASPHALT PAVEMENT OVER 4" TYPE II AGGREGATE BASE
9. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE 1 & 235.1
10. INSTALL 5.0' TYPE "CM2" DROP INLET PER CCAUSD #412.1 AND #421
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16. INSTALL WROUGHT IRON GATES PER DETAIL 29 ON SHEET D-3
17. CONSTRUCT 24' WIDE COMMERCIAL DRIVEWAY PER CCAUSD NO. 224
18. CONSTRUCT 2' X 4' NDOT TYPE II INLET AND CONCRETE APRON PER NDOT STD. R-4.2.1 AND R-4.2.7. SEE DETAILS ON SHEET D-3
19. INSTALL RIP RAP D50 = 6" THICKNESS = 12" TO 5' BEYOND THE UNIT BOUNDARY (WHERE SHOWN)

SEE SHEET C-3 FOR ABBREVIATIONS, LEGEND, AND QUANTITIES

DEPTH OF COVER DURING CONSTRUCTION

MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

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SEWER CONNECTION NOTE

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APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. 125910 FIRST APPROVED DATE:
LVVWD APPROVED FIRE FLOW 1500 GPM AT 20 PSI RESIDUAL

BASIS OF BEARING

SOUTH 00°08'59" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

BM 7LV90 7NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

ELEV: 2840.13 FEET (865.67 METERS) (NAVD 1988)

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C15	42.42'	110.00'	22°05'48"	21.48'
C16	21.32'	50.00'	24°25'54"	10.82'
C17	16.85'	100.00'	9°39'38"	8.45'
C18	16.86'	100.00'	9°39'38"	8.45'
C19	31.39'	20.00'	89°56'14"	19.98'

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

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
1	REMOVE IRRIGATION METER, EXTEND MODEL PHASE LINE, REVISE GRADING AT ENTRANCE, & RENUMBER LOTS	3/7/18	BCS	-	-

CITY OF LAS VEGAS, NV

Woodside Homes BETTER BY DESIGN

SKYE CANYON II PARCEL 2.27 - PHASE 1 (AKA PINYON CHASE)
PLAN AND PROFILE - STORM DRAIN LATERAL #2

S 12 T 19 R 59

DATE: 12/28/2017
DRAFTER: JM
DESIGNER: MAK
CHECKED: TM

PROJECT NO. OLY1607-005

TIMOTHY M. MULROONEY Exp. 12/31/2019 CIVIL No. 22938 STATE OF NEVADA PROFESSIONAL ENGINEER 3/29/18

PP-10
SHEET 22 OF 33

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