

IMPROVEMENT PLANS FOR SUNSTONE PHASE 1 LOG CABIN WAY



CITY ENGINEER-ALLEN E. PAVELKA PE #9029 DATE _____

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

CITY OF LAS VEGAS PLANNING DEPARTMENT _____ DATE _____

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. XXXXXX FIRST APPROVED DATE: _____
SHEETS: _____
LAWNO APPROVED FIRE FLOW XXXX GPM AT 20 PSI RESIDUAL

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

LAS VEGAS FIRE AND RESCUE DATE

NV ENERGY DATE

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

CENTRAL TELEPHONE CO. DBA CENTURYLINK

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

SOUTHWEST GAS CORPORATION DATE

COX COMMUNICATIONS LAS VEGAS, INC. DATE

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT SOUTHWEST
CORNER OF U.S. 95 AND KYLE CANYON ROAD

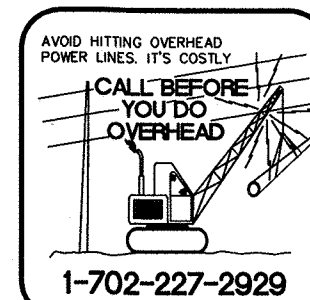
ELEVATION = 2817.61 FEET, 858.810 METERS
NAVD 88 DATUM

PER THE CITY OF LAS VEGAS BENCHMARK BOOK -
2008 ADJUSTMENT (UPDATED 05/24/2010)

NORTH 00°01'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

EASTLAND COMPANY, LLC
9275 RUSSELL ROAD SUITE
400 LAS VEGAS, NV 89148
PH (702) 821-4808

SLATER HANIFAN GROUP
a WESTWOOD TEAM
5740 S. ARVILLE STREET #216
LAS VEGAS, NV 89118
(702) 284-5300



NOTE: PROJECT PLAN APPROVAL CONTINGENT ON

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SUNSTONE PHASE 1 XXXXX #XXXXX
SUNSTONE PHASE 1 XXXXX #XXXXX
SUNSTONE PHASE 1 XXXXX #XXXXX
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PLAN APPROVAL

SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES
3	C-3	ABBREVIATIONS, KEY MAP, LEGEND AND QUANTITIES
5	P-1	PLAN AND PROFILE - "LCW" 32+00.00 TO "LCW" 41+00.
6	P-2	PLAN AND PROFILE - "LCW" 41+00.00 TO "LCW" 46+50.
7	P-3	PLAN AND PROFILE - "LCW" 46+50.00 TO "LCW" 55+00.
8	P-4	PLAN AND PROFILE - "LCW" 55+00.00 TO "LCW" 63+00.
9	P-5	PLAN AND PROFILE - "LCW" 63+00.00 TO "LCW" 71+00.
10	P-6	PLAN AND PROFILE - "LCW" 71+00.00 TO "LCW" 76+00.
11	P-7	PLAN AND PROFILE - "OR" 7+00.00 TO "OR" 15+00.00
12	P-7	STORM DRAIN LATERAL DETAILS
13	P-8	STORM DRAIN LATERAL DETAILS
14	D-1	DETAIL SHEET 1
15	G-1	GRADING PLAN
16	G-2	GRADING PLAN

DATE: 04/30/2019

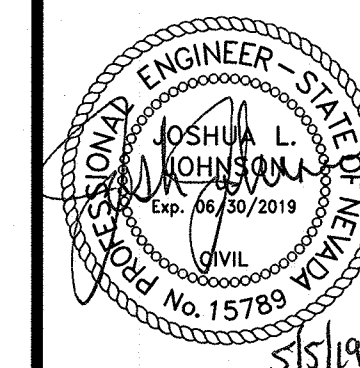
DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.

EST1906-000



C-1

SHEET 1 OF 16

F:\est1906-000 sunstone loq cabin\dwg\improv\est1906-000 cwr.dwg 5/4/2019 9:30 PM Brian Chapman

TEL 5-4"	EXISTING TELEPHONE CABLE
12" SS	EXISTING SANITARY SEWER LINE
12" W	EXISTING WATER LINE
18" SD	EXISTING STORM DRAIN LINE
ELE UG 1-4"	EXISTING UNDERGROUND ELECTRICAL LINE
OHP	EXISTING OVERHEAD POWER LINE
OHP/TEL	EXISTING OVERHEAD POWER AND TELEPHONE LINE
4" PE GAS	EXISTING GAS LINE
CATV	EXISTING CABLE TELEVISION LINE
	EXISTING CURB & GUTTER
	EXISTING RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
X X X	EXISTING CHAIN-LINK FENCE
SL	EXISTING STREET LIGHT CONDUIT
	EXISTING MANHOLE OR VAULT
	EXISTING VALVE (GAS OR WATER)
FH	EXISTING FIRE HYDRANT
PP	EXISTING POWER OR TELEPHONE POLE
	EXISTING PADMOUNTED SERVICE PEDESTAL
	EXISTING NV ENERGY TRANSFORMER
	EXISTING SWING GATE
	EXISTING STREET LIGHT
	EXISTING ON-SITE LIGHT

LEGEND

	STREET CENTERLINE
	EASEMENT LINE
	AEP
	PROPOSED SIGN
	CONCRETE SURFACE
	PLANTMIX BITUMINOUS SURFACE
	FLOWLINE
	SAWCUT LINE
	CONTOUR LINE
	ELEVATION
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	100 WATT STREET LIGHT
	250 WATT STREET LIGHT
	FAST ITS CONDUIT
	FAST P30 PULLBOX
	FAST TYPE 200 SPLICE VAULT

QUANTITIES

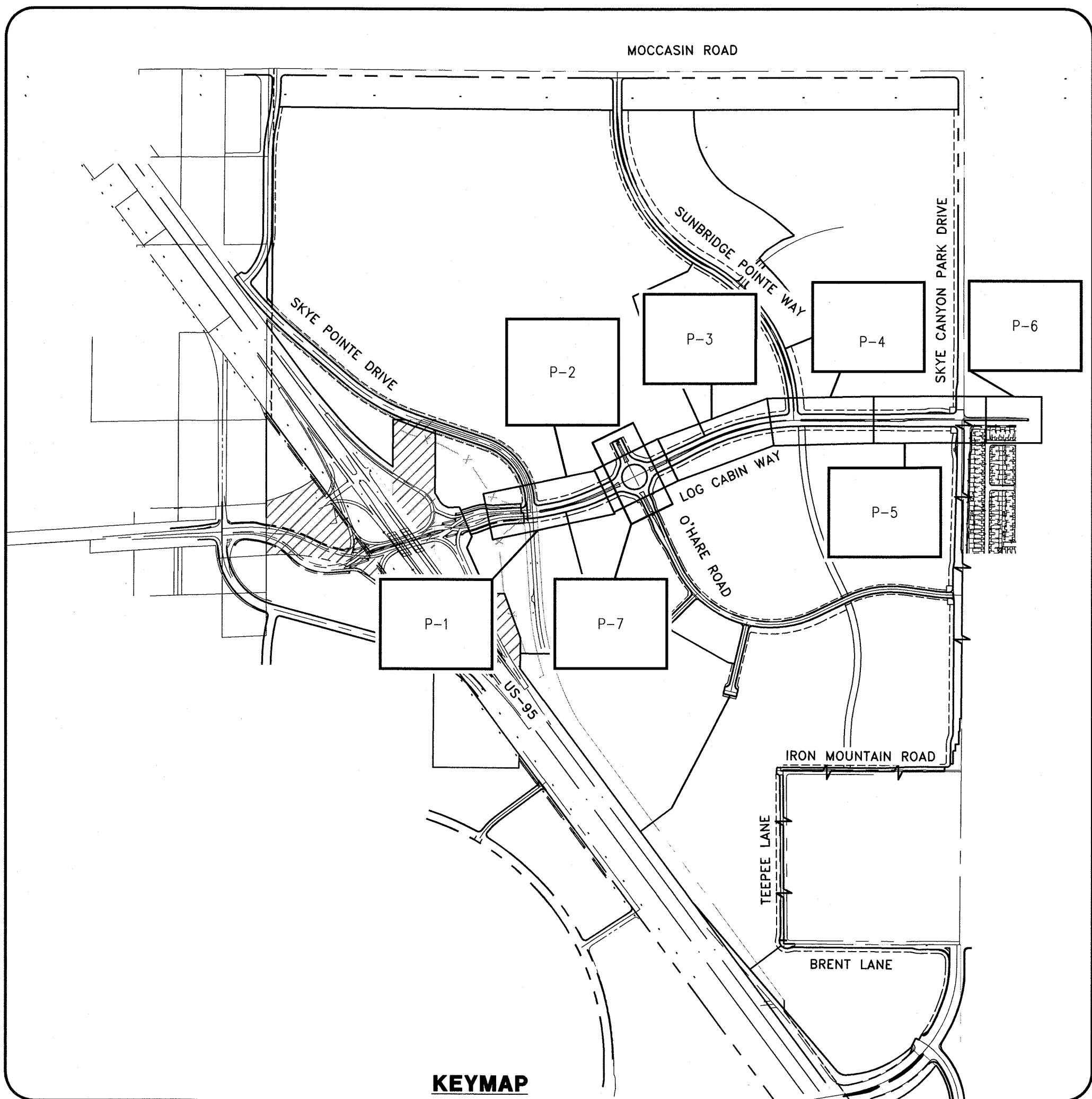
DESCRIPTION	UNIT	TOTAL QUANTITY
CURB & GUTTER (TYPE "L" & "A")	LF	XXX
SIDEWALK 4"	LF	XXX
SIDEWALK RAMP	EA	XXX
CONCRETE ACCESS PAD	SF	XXX
TYPE II GRAVEL BASE	CY	XXX
5" ASPHALTIC CONCRETE PAVING	SY	XXX
UTACS	SY	XXX
PULLBOX	EA	XXX
2" ST/LT CONDUIT	LF	XXX
4" INTERCONNECT CONDUIT - FAST	LF	XXX
STREET LIGHT FOUNDATION (STANDARD BASE)	EA	XXX
P30 PULLBOX - FAST	EA	XXX
TYPE 200 PULL BOX - FAST	EA	XXX
PAVEMENT STRIPING ARTERIAL	LF	XXX
EXCAVATION AND EMBANKMENT	CY	XXX
DROP INLET 5' TYPE CM2	EA	11
DROP INLET 20' TYPE CM2	EA	5
TYPE III MANHOLE	EA	4
NDOT TYPE 4 MANHOLE	EA	2
18" RCP	LF	799
24" RCP	LF	91
42" RCP	LF	96
48" RCP	LF	54
48" C-900	LF	77
54" RCP	LF	309
60" RCP	LF	62
66" RCP	LF	303
72" RCP	LF	106
18" END SECTION	EA	2
24" END SECTION	EA	1
48" END SECTION	EA	1
54" END SECTION	EA	1
RIPRAP	CY	1,205

QUANTITIES

DESCRIPTION	UNIT	TOTAL QUANTITY
8" SEWER	LF	XXX
SEWER MANHOLE 6 TO 18 FEET	EA	XXX
SEWER MANHOLE > 18'	EA	XXX
8" PVC WATER LATERAL	LF	XXX
8" DIP WATER LATERAL	LF	XXX
12" PVC WATER MAIN	LF	XXX
12" DIP WATER MAIN	LF	XXX
6" GATE VALVE	EA	XXX
8" GATE VALVE	EA	XXX
12" GATE VALVE	EA	XXX
8" 45° BEND	EA	XXX
12" X 8" TEE	EA	XXX
6" 45° BEND	EA	XXX
12" 22.5° BEND	EA	XXX
12" 45° BEND	EA	XXX
8" 90° BEND	EA	XXX
CAP WITH 2" BLOW-OFF ASSEMBLY	EA	XXX
FIRE HYDRANT	EA	XXX
12" X 6" REDUCER	EA	XXX
WATER FOMH	EA	XXX
4" C900 PVC IRRIGATION SLEEVE	LF	XXX
6" C900 PVC IRRIGATION SLEEVE	LF	XXX
P30 PULLBOX - CLV	EA	XXX
TYPE 200 PULL BOX - CLV	EA	XXX
4" INTERCONNECT CONDUIT - CLV	LF	XXX

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. XXXXXX FIRST APPROVED DATE:



ABUT	ABUTMENT
AC	ALUMINUM CAP/ASPHALTIC CONCRETE
AEP	AUTHORIZATION TO ENTER PROPERTY
AP	ANGLE POINT
APN	ASSESSORS PARCEL NUMBER
AVE	AVENUE
BC	BEGIN CURVE/BRASS CAP/BACK OF CURB
BCR	BEGIN CURB RETURN
BLVD	BOULEVARD
BM	BENCHMARK
BOT	BOTTOM
BRG	BEARING
BSW	BACK OF SIDEWALK
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CATV	UNDERGROUND CABLE TV
CG	CURB AND GUTTER
CCSD	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS
CKT	CIRCUIT
CLR	CLEAR/CLEARANCE
CLBM	CITY OF LAS VEGAS BENCHMARK
CLV	CITY OF LAS VEGAS
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
C/L	CENTERLINE
COL	CENTER OF BOLLARD
COL	COLUMN
CONST	CONSTRUCT/CONSTRUCTION
COORD	COORDINATE
COR	CORNER
CY	CUBIC YARD(S)
Δ	DELTA
DB	DIRECT BURY
DBL	DOUBLE
DI	DROP INLET
DIA	DIAMETER
DIST	DISTANCE
DR	DRIVE
DW	DRIVEWAY
DWG	DRAWING
ECR	END CURB RETURN
E	EAST
EA	EACH
ESMT	EASEMENT
ECR	END CURB RETURN
ELEC	ELECTRICAL
ELEV/EL	ELEVATION
EP/EOP	EDGE OF PAVEMENT
EQ	EQUAL
EST	ESTIMATED
EVC	END VERTICAL CURVE
EX/EXIST	EXISTING
EXP	EXPANSION JOINT
EW	EACH WAY
FC	FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTIC
FS	FINISH SURFACE
FT	FOOT/FEET
FTG	FOOTING
FW	FACE OF WALL
FYA	FLASHING YELLOW ARROW
G	GAS
GA	GAUGE
GB	GRADE BREAK

ABBREVIATIONS

GND	GROUND
H	HEIGHT
HGL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
HWY	HIGHWAY
INV	INVERT
ITS	INTELLIGENT TRANSPORTATION SYSTEM
JT	JOINT
LF	LINEAR (LINEAL) FEET
LIP	LIP OF GUTTER
LT	LEFT
LUMINAIRE	LUMINAIRE
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MLCP	MULTI-LAYERED COMPOSITE PIPE
MOD	MODIFY/MODIFIED
MON	MONUMENT
MPH	MILES PER HOUR
N	NORTH
NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
NO	NUMBER
NVE	NV ENERGY
NTS	NOT TO SCALE
OC	ON CENTER
OHP	OVERHEAD POWER LINE
PAT	PATENT
PB	PULL BOX
PBS	PLANTMIX BITUMINOUS SURFACE
PC	POINT OF CURVE, PHOTO CELL
PCC	POINT OF COMPOUND CURVE
PD	PONDING DEPTH
PE	PROJECT ENGINEER/POLYETHYLENE
PED	PEDESTRIAN
PG	PROFILE GRADE (FG ON CONTROL LINE)
PGL	PROFILE GRADE LINE
PH	POT HOLE
PI	POINT OF INTERSECTION
PKWY	PARKWAY
PL	PROPERTY LINE
PMF	PAVEMENT MARKING FILM
POB	POINT OF BEGINNING
POC	POINT ON CURVE
POE	POINT OF ENDING
POT	POINT ON TANGENT
PP	POWER POLE
PPCBR	PORTABLE PRECAST CONCRETE BARRIER RAIL
PPM	POLYUREA PAVEMENT MARKINGS
PR	PAIR
PROP	PROPOSED
PRC	POINT OF REVERSE CURVE
PRVC	POINT REVERSE VERTICAL CURVE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REC	RECTANGULAR
REIN	REINFORCED
REDD	REQUIRED
RND	ROUND
RP	RADIUS POINT
RPM	RAISED PAVEMENT MARKERS

R/W	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SECT	SECTION
SF	SQUARE FOOT/FEET
SHLDR	SHOULDER
SHT	SHEET
SIM	SIMILAR
SP	SERVICE POINT
SPA	SPACING
SO	SQUARE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
ST	STREET
STL	STREET LIGHT
STRUCT	STRUCTURE
SW	SIDEWALK
SNBORS	SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS
SWG	SOUTHWEST GAS
T	TELEPHONE/TOP
TAN	TANGENT
TC	TOP OF CURB
TEMP	TEMPORARY
TF	TOP OF FOOTING
TG	TOP OF GRATE
THH	TOP OF MANHOLE
TRANS	TRANSITION STRUCTURE
THW	TOP OF HEADWALL
TRW	TOP OF RETAINING WALL
TW	TOP OF WALL
TS	TRAFFIC SIGNAL
TYP	TYPICAL
UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS
USDCCA	UNIFORM STD. DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS CLARK COUNTY AREA, NEVADA
UT	UNDERGROUND TELEPHONE
VAR	VARIABLE/VARIES
VC	VERTICAL CURVE
VERT	VERTICAL
VG	VALLEY GUTTER
W	WEST
WY	WAY
WT	WEIGHT
XING	CROSSING

ALIGNMENT ABBREVIATIONS

"LCW"	LOG CABIN WAY (SKYE POINTE DRIVE TO SKYE CANYON PARK DRIVE)
"OH"	O'HARE ROAD
"SBP"	SUNBRIDGE POINTE WAY

SLATER
HANIFAN
GROUP

a Westwood team

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

CITY OF LAS VEGAS

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1
LOG CABIN WAY

ABBREVIATIONS, KEY MAP, LEGEND AND QUANTITIES

DATE: 04/30/2019

DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.
EST1906-000

PROFESSIONAL ENGINEER - STATE OF NEVADA

JOSHUA L. ROBINSON

Exp. 04/16/2019

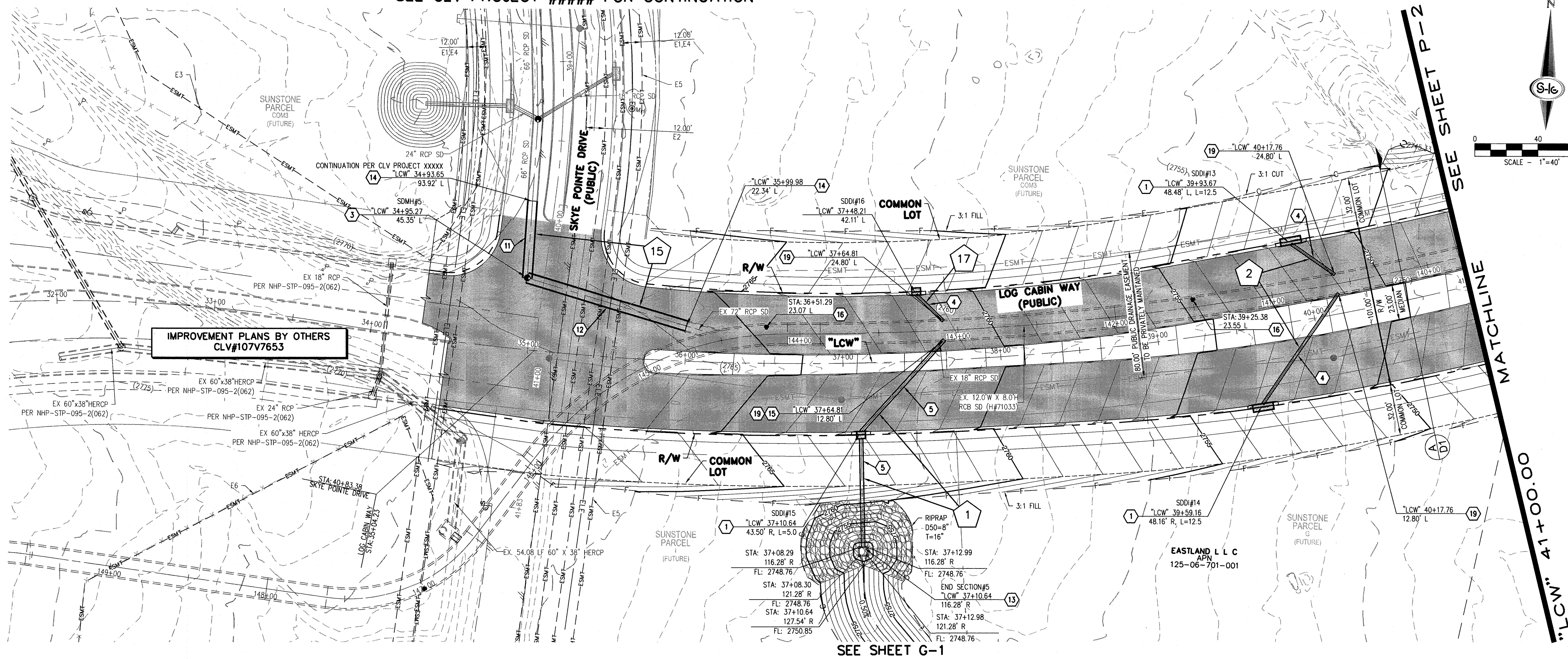
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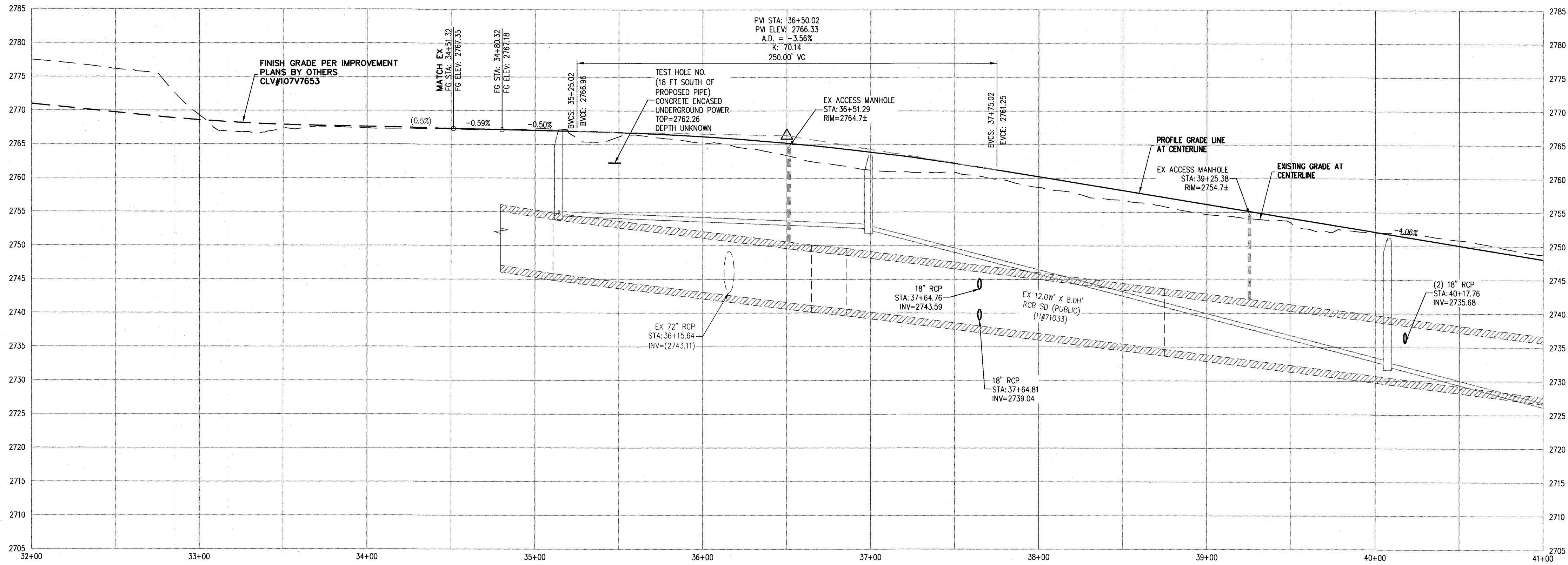
SHEET 3 OF 16

\\est1906-000\\sunstone_log_cabin\\data\\improvements\\est1906-000_crdwg_5/4/2019_9:30 PM Brian Chapman

SEE CLV PROJECT ##### FOR CONTINUATION



SEE SHEET G-1



STORM DRAIN NOTES

1. CONSTRUCT TYPE "CM2" DROP INLET (USDCCA STD. DWG. NO. 412.1 & 421)
2. CONSTRUCT 60" TYPE III MANHOLE (USDCCA STD. DWG. NO. 406.1)
3. CONSTRUCT NDOT TYPE 4 MANHOLE (NDOT STD. PLAN R-4.3.2)
4. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
5. INSTALL 24" RCP (USDCCA STD. DWG. NO. 503.2)
6. INSTALL 30" RCP (USDCCA STD. DWG. NO. 503.2)
7. INSTALL 42" RCP (USDCCA STD. DWG. NO. 503.2)
8. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
9. INSTALL 54" RCP (USDCCA STD. DWG. NO. 503.2)
10. INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
11. INSTALL 66" RCP (USDCCA STD. DWG. NO. 503.2)
12. INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
13. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
14. REMOVE PLUG AND CONNECT TO EXISTING STORM DRAIN
15. REMOVE EXISTING STORM DRAIN LATERAL
16. ADJUST STORM DRAIN MANHOLE TO FINISH GRADE (USDCCA STD. DWG. NO. 403.1 OR 404.1)
17. INSTALL 48" C900 STORM DRAIN
18. ADJUST EXISTING STORM DRAIN ACCESS VAULT TO FINISH GRADE (PER STRUCTURE DETAIL)
19. CONNECT TO EXISTING RCB (PER STRUCTURAL DETAIL)

EXISTING EASEMENTS

- E1 COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS IN A FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 2, 2015, IN BOOK 20151002 AS INSTRUMENT NO. 03298 OF OFFICIAL RECORDS.
- E2 RIGHT-OF-WAY GRANTED BY DECISION, DATED APRIL 04, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75702 TO NEVADA POWER COMPANY FOR UNDERGROUND ELECTRICAL DISTRIBUTION LINE UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON APRIL 17, 2003 IN BOOK 20030417, AS INSTRUMENT NO. 02746 OF OFFICIAL RECORDS.
- E3 A RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 21, 1970, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER NEV013376 ET (N-121) TO STATE OF NEVADA, DEPARTMENT OF HIGHWAYS (U.S. 95) INCLUDING ACCESS RIGHTS UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON DECEMBER 22, 1972 IN BOOK 288, AS INSTRUMENT NO. 247599 OF OFFICIAL RECORDS.
- E4 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00947 OF OFFICIAL RECORDS.
- E5 NDOT EASEMENT PER NEV-043376, N-43063, CC-018234, CC-018138, CC-018191
- E6 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75757 TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 30, 2003 IN BOOK 20030630, AS INSTRUMENT NO. 00811 OF OFFICIAL RECORDS.
- E7 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 9, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER B-75757A TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 18, 2004 IN BOOK 20040618, AS INSTRUMENT NO. 01781 OF OFFICIAL RECORDS.

NOTES

1. ALL RCP SHALL BE CLASS III UNLESS OTHERWISE SHOWN.
2. ALL PIPE LENGTHS ARE MEASURED ALONG PIPE CENTERLINE TO CENTER OF MANHOLE OR INSIDE EDGE OF DI OR RCB/RCA.
3. ALL DROP INLETS SHALL INCLUDE STORM WATER MANAGEMENT STAMP AND DETAIL PER USDCCA STD. DWG. NO. 421.
4. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL DETAILS AND CONNECTIONS.
5. ALL PIPES IN PUBLIC ROW ARE PUBLICLY MAINTAINED.
6. ADD SPECIAL INSPECTION REQUIRED FOR PIPE SEGMENTS WITH SACRIFICIAL CONCRETE.
7. SEE UTILITY PLAN AND PROFILE SHEETS FOR UTILITY ADJUSTMENTS AND RELOCATIONS.
8. ALL INTERIM DRAINAGE FACILITIES TO BE PRIVATELY MAINTAINED.

DROP INLET NOTE

WHERE 10 FEET PARALLEL SEPARATION IS NOT PRACTICABLE, CAST-IN-PLACE MONOLITHIC POUR WITH WATERSTOP BETWEEN SLAB AND WALLS, BASE, WALLS AND TOP TO BE CONSTRUCTED WITH WATERSTOPS, CENTER BULB, OR FLAT STRIP (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

LEGEND

- 1 STORM DRAIN LATERAL # (SEE SHEETS P-7 THRU P-8)

FLOOD ZONE

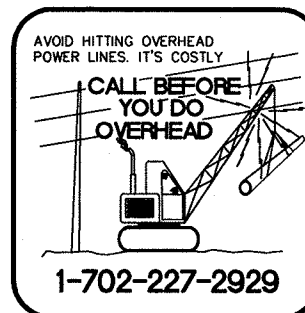
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON THE FLOOD INSURANCE RATE MAP (FIRM) PANELS: 32003C1735E AND 32003C1750E BOTH DATED SEPTEMBER 27, 2002

NOTE

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES, SUCH AS BUT NOT LIMITED TO, THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF VEGETATION.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. XXXXXX FIRST APPROVED DATE: _____



SLATER
HANIFAN
GROUP

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5389

CITY OF LAS VEGAS

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1
LOG CABIN WAY

PLAN AND PROFILE - "LCW" 32+00.00 TO "LCW" 41+00.00

DATE: 04/30/2019

DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.
EST1906-000

PROFESSIONAL ENGINEER - STATE OF NEVADA

JOSHUA L. JOHNSON

160-19970-2019

Civil

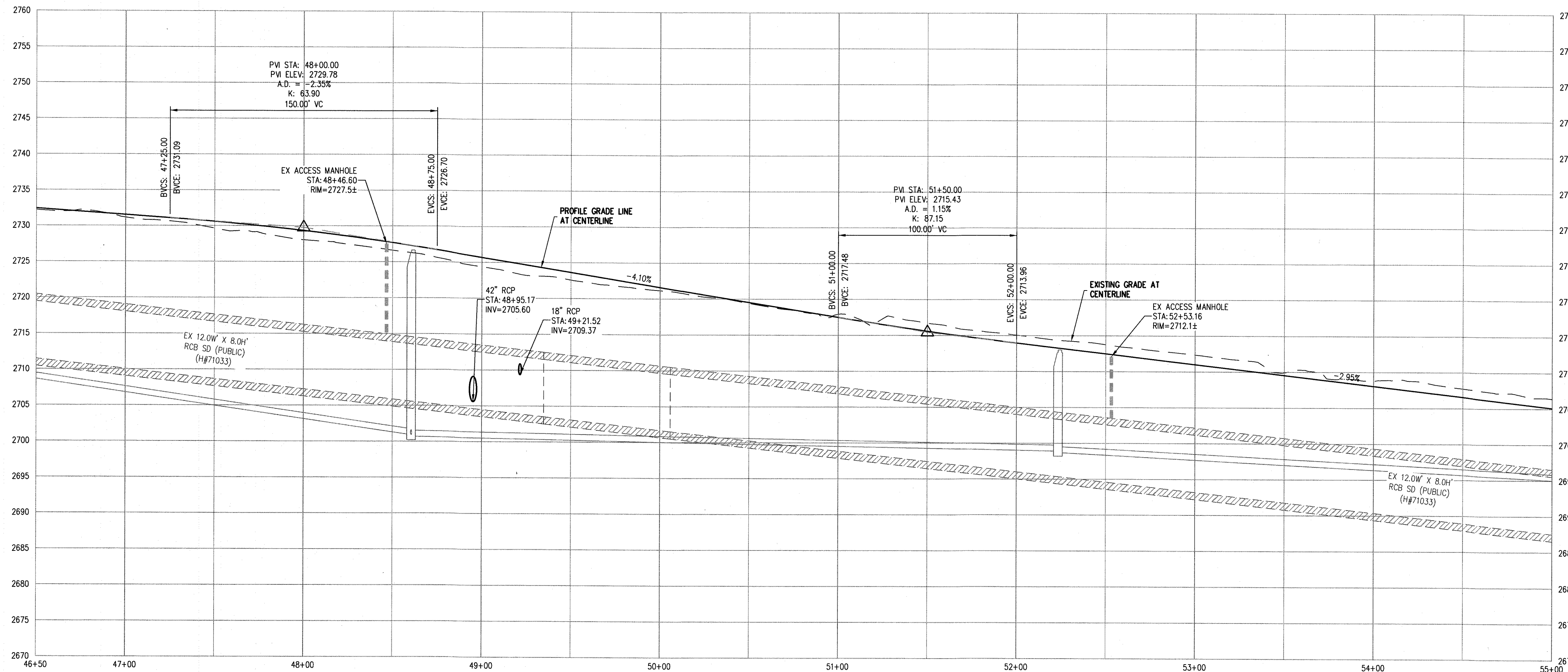
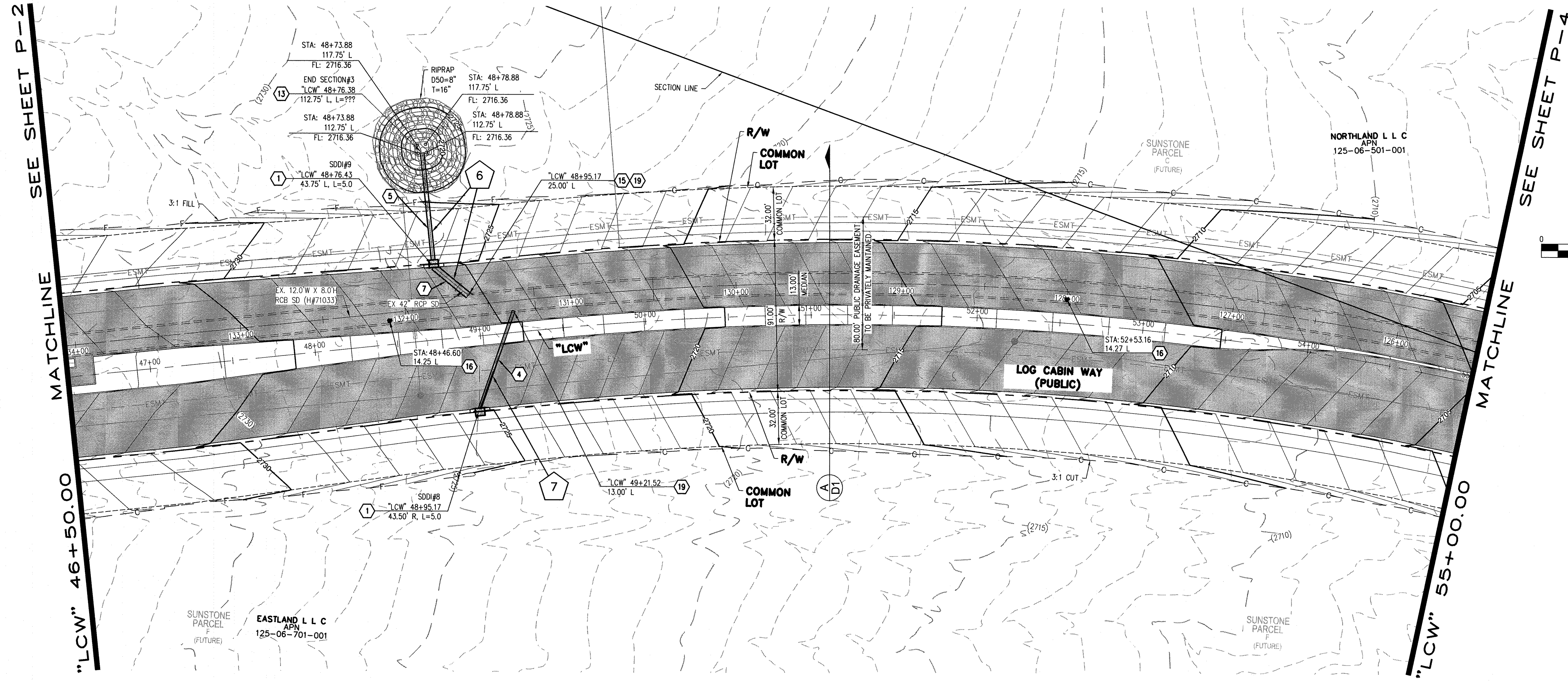
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5/5/19

P-1

SHEET 5 OF 16

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STORM DRAIN NOTES

1. CONSTRUCT TYPE "CM2" DROP INLET (USDCCA STD. DWG. NO. 412.1 & 421)
2. CONSTRUCT 60" TYPE III MANHOLE (USDCCA STD. DWG. NO. 406.1)
3. CONSTRUCT NDOT TYPE 4 MANHOLE (NDOT STD. PLAN R-4.3.2)
4. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
5. INSTALL 24" RCP (USDCCA STD. DWG. NO. 503.2)
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9. INSTALL 54" RCP (USDCCA STD. DWG. NO. 503.2)
10. INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
11. INSTALL 66" RCP (USDCCA STD. DWG. NO. 503.2)
12. INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
13. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
14. REMOVE PLUG AND CONNECT TO EXISTING STORM DRAIN
15. REMOVE EXISTING STORM DRAIN LATERAL
16. ADJUST STORM DRAIN MANHOLE TO FINISH GRADE (USDCCA STD. DWG. NO. 403.1 OR 404.1)
17. INSTALL 48" C900 STORM DRAIN
18. ADJUST EXISTING STORM DRAIN ACCESS VAULT TO FINISH GRADE (PER STRUCTURE DETAIL)
19. CONNECT TO EXISTING RCB (PER STRUCTURAL DETAIL)

EXISTING EASEMENTS

- E1 COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS IN A FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 2, 2015, IN BOOK 20151002 AS INSTRUMENT NO. 03298 OF OFFICIAL RECORDS.
 - E2 RIGHT-OF-WAY GRANTED BY DECISION, DATED APRIL 04, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75702 TO NEVADA POWER COMPANY FOR UNDERGROUND ELECTRICAL DISTRIBUTION LINE UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON APRIL 17, 2003 IN BOOK 20030417, AS INSTRUMENT NO. 02746 OF OFFICIAL RECORDS.
 - E3 A RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 21, 1970, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER NEV013376 ET (N-121) TO STATE OF NEVADA, DEPARTMENT OF HIGHWAYS FOR HIGHWAY (U.S. 95) INCLUDING ACCESS RIGHTS UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON DECEMBER 22, 1972 IN BOOK 288, AS INSTRUMENT NO. 027599 OF OFFICIAL RECORDS.
 - E4 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00947 OF OFFICIAL RECORDS
 - E5 NDOT EASEMENT PER NEV-043376, N-43063, CC-018234, CC-018138, CC-018191
- RESERVATIONS, PROVISIONS AND EASEMENTS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED AUGUST 03, 2005, IN BOOK 20050803 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 01359.
- E6 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75757 TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES AND RELATED PURPOSES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AD RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 30, 2003 IN BOOK 20030630, AS INSTRUMENT NO. 00811 OF OFFICIAL RECORDS.
 - E7 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 9, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER B-75757A TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEER AND DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF THE LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 18, 2004 IN BOOK 20040618, AS INSTRUMENT NO. 01781 OF OFFICIAL RECORDS.

NOTES

1. ALL RCP SHALL BE CLASS III UNLESS OTHERWISE SHOWN.
2. ALL PIPE LENGTHS ARE MEASURED ALONG PIPE CENTERLINE TO CENTER OF MANHOLE OR INSIDE EDGE OF DI OR RCB/RCA.
3. ALL DROP INLETS SHALL INCLUDE STORM WATER MANAGEMENT STAMP AND DETAIL PER USDCCA STD. DWG. NO. 421.
4. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL DETAILS AND CONNECTIONS.
5. ALL PIPES IN PUBLIC ROW ARE PUBLICLY MAINTAINED.
6. ADD SPECIAL INSPECTION REQUIRED FOR PIPE SEGMENTS WITH SACRIFICIAL CONCRETE.
7. SEE UTILITY PLAN AND PROFILE SHEETS FOR UTILITY ADJUSTMENTS AND RELOCATIONS.
8. ALL INTERIM DRAINAGE FACILITIES TO BE PRIVATELY MAINTAINED.

DROP INLET NOTE

WHERE 10 FEET PARALLEL SEPARATION IS NOT PRACTICABLE:
CAST-IN-PLACE MONOLITHIC POUR WITH WATERSTOP BETWEEN SLAB AND WALLS. BASE, WALLS AND TOP TO BE CONSTRUCTED WITH WATERSTOPS, CENTER BULB, OR FLAT STRIP (WYNLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

LEGEND

- 1 STORM DRAIN LATERAL # (SEE SHEETS P-7 THRU P-8)

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

JOSHUA L. JOHNSON, P.E. 15789 DATE

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON THE FLOOD INSURANCE RATE MAP (FIRM) PANELS: 32003C1735E AND 32003C1750E BOTH DATED SEPTEMBER 27, 2002

NOTE

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES, SUCH AS BUT NOT LIMITED TO, THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF VEGETATION.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. XXXXXX FIRST APPROVED DATE: _____



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300

CITY OF LAS VEGAS
DESCRIPTION
NO.

CITY OF LAS VEGAS
NO.

EASTLAND COMPANY, LLC
SUNSTONE PHASE 1
LOG CABIN WAY
PLAN AND PROFILE - "LCW" 46+50.00 TO "LCW" 55+00.00

DATE: 04/30/2019

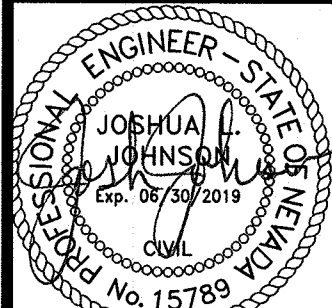
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DESIGNER: BC

CHECKED: JJ

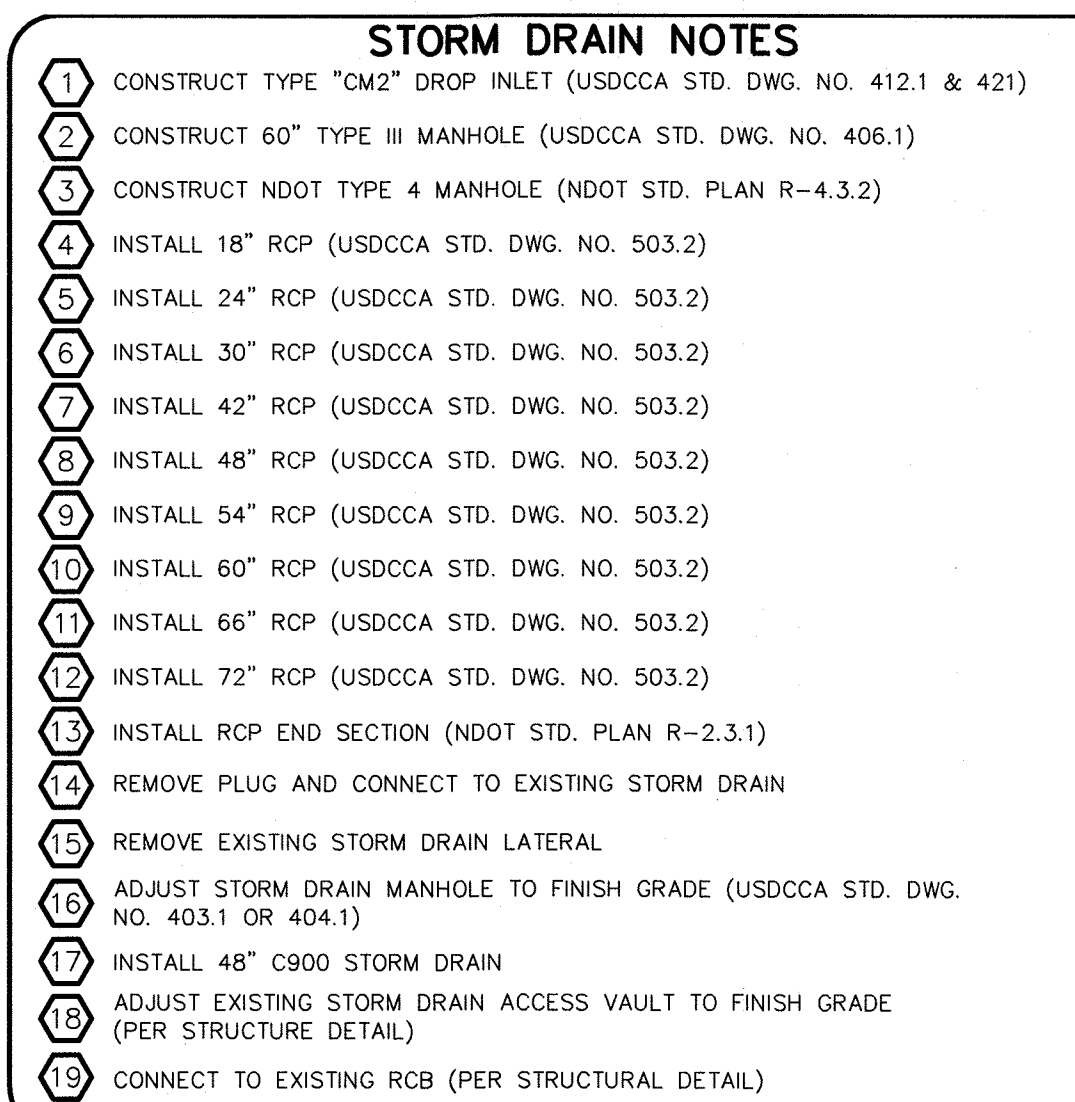
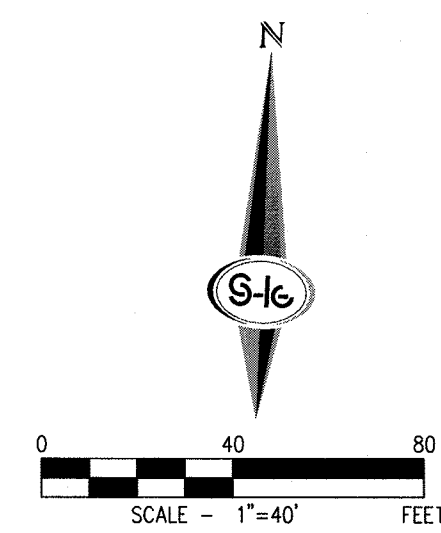
PROJECT NO.

EST1906-000



5/5/19

P-3
SHEET 7 OF 16



E1 COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS'X IN A FINAL ORDER OF CONDEMNATION
RECORDED OCTOBER 2, 2015, IN BOOK 20151002 AS INSTRUMENT NO. 03298 OF OFFICIAL RECORDS

E2 RIGHT-OF-WAY GRANTED BY DECISION, DATED APRIL 04, 2003, BY THE BUREAU OF LAND
MANAGEMENT UNDER SERIAL NUMBER N-75702 TO NEVADA POWER COMPANY FOR UNDERGROUND
ELECTRICAL DISTRIBUTION LINE UNDER RIGHT-OF-WAY GRANTED IN THE OFFICE OF THE BUREAU OF
LAND MANAGEMENT, COUNTY OF CLARK, NEVADA, AS RECORDED IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA ON APRIL 17, 2003 IN BOOK 2003047,
AS INSTRUMENT NO. 02746 OF OFFICIAL RECORDS.

- E3 A RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 21, 1970, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N9013376 ET (N-121) TO STATE OF NEVADA, DEPARTMENT OF HIGHWAYS FOR HIGHWAY (U.S. 95) INCLUDING ACCESS RIGHTS UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT UNDER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON DECEMBER 22, 1972 IN BOOK 288, AS INSTRUMENT NO. 247599 OF OFFICIAL RECORDS.
- E4 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00947 OF OFFICIAL RECORDS
- E5 NDOT EASEMENT PER NEV-043376, N-43063, C-018234, C-018138, C-018191 OF OFFICIAL RECORDS, PROVISIONS AND EASEMENTS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 003, 2005, IN BOOK 20050083 OF OFFICIAL RECORDS, AS INSTRUMENT 01559.
- E6 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75757 TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT UNDER A PORTION OF SAID LAND, AD RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 30, 2004 IN BOOK 20030630, AS INSTRUMENT NO. 00811 OF OFFICIAL RECORDS.
- E7 RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 9, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75757A TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEER AND DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT UNDER A PORTION OF THE LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 18, 2004 IN BOOK 20040618, AS INSTRUMENT NO. 01701 OF OFFICIAL RECORDS.

1. ALL RCP SHALL BE CLASS III UNLESS OTHERWISE SHOWN.
2. ALL PIPE LENGTHS ARE MEASURED ALONG PIPE CENTERLINE TO CENTER OF MANHOLE OR INSIDE EDGE OF DI OR RCB/RCA.
3. ALL DROP INLETS SHALL INCLUDE STORM WATER MANAGEMENT STAMP AND DETAIL PER UDDCA DIST. DWG. NO. 421.
4. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL DETAILS AND CONNECTIONS.
5. ALL PIPES IN PUBLIC ROW ARE PUBLICLY MAINTAINED.
6. ADD SPECIAL INSPECTION REQUIRED FOR PIPE SEGMENTS WITH SACRIFICIAL CONCRETE.
7. SEE UTILITY PLAN AND PROFILE SHEETS FOR UTILITY ADJUSTMENTS AND RELOCATIONS.
8. ALL INTERIM DRAINAGE FACILITIES TO BE PRIVATELY MAINTAINED.

WHERE 10 FEET PARALLEL SEPARATION IS NOT PRACTICABLE:
CAST-IN-PLACE MONOLITHIC POUR WITH WATERSTOP BETWEEN SLAB AND WALLS.
BASE, WALLS AND TOP TO BE CONSTRUCTED WITH WATERSTOPS, CENTER BULB,
OR FLAT STRIP (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

1 STORM DRAIN LATERAL # (SEE SHEETS P-7 THRU P-8)

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

THE PROJECT SITE IS LOCATED WITHIN A FEET
DESIGNATED ZONE 'X' (OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) ON THE FLOOD INSURANCE
RATE MAP (FIRM) PANELS: 32003C1735E AND
32003C1750E BOTH DATED SEPTEMBER 27,

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES, SUCH AS BUT NOT LIMITED TO, THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF VEGETATION.

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. XXXXXX FIRST APPROVED DATE: _____



FAST
Call before you UnderGround.
1-702-432-5300
FREEWAY AND ARTERIAL
CONSTRUCTION

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

Call
811

OR
1-800-227-2600

S-I-G
SLATER
HANIFAN
GROUP
a Westwood team

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

[illegible]

CITY OF LAS VEGAS	63+00.00
-------------------	----------

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1
LOG CABIN WAY
FILE - "LCW" 55+00.00 TO "LCW"

PLAN AND PRO

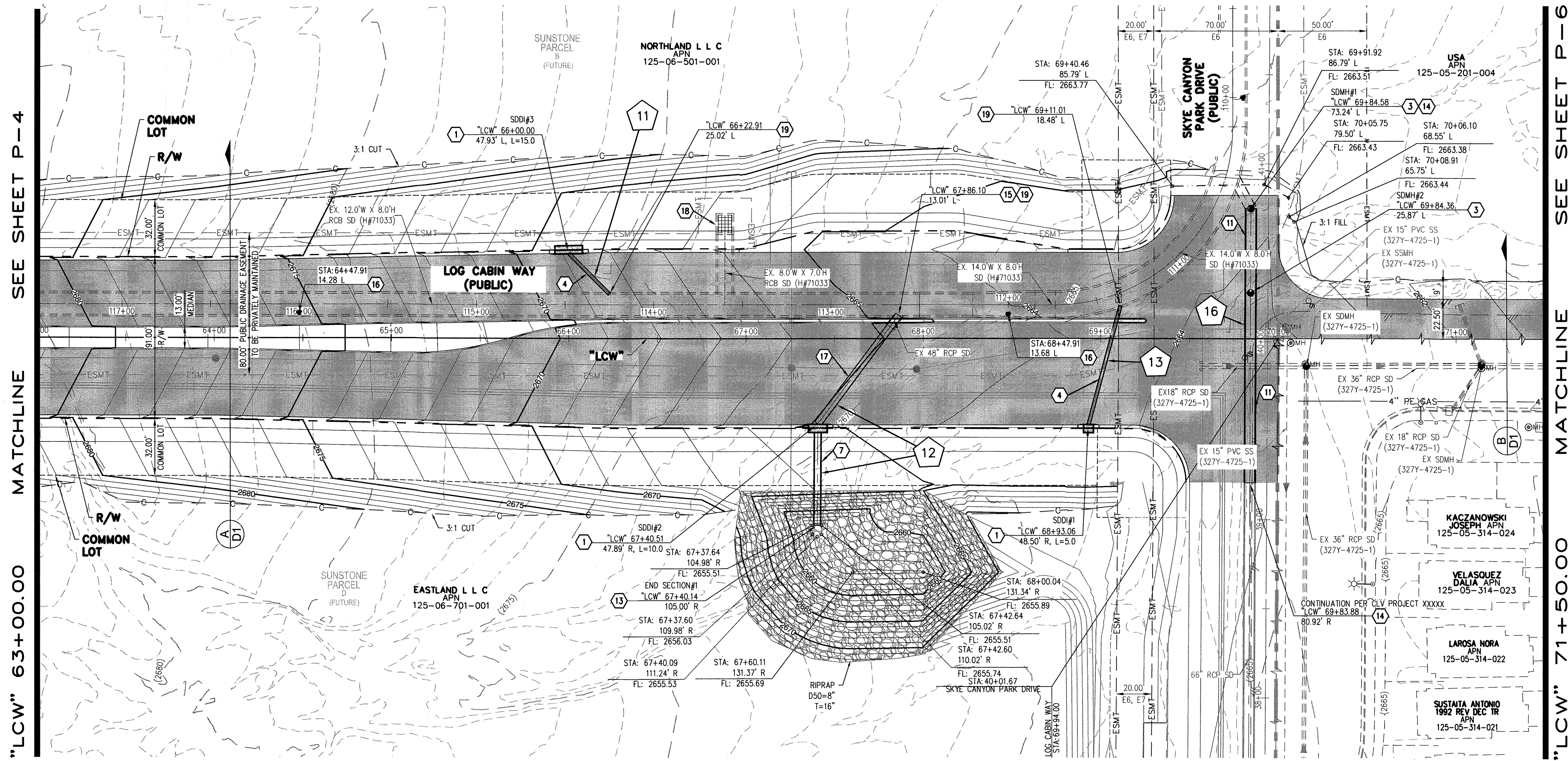
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CHECKED: JJ

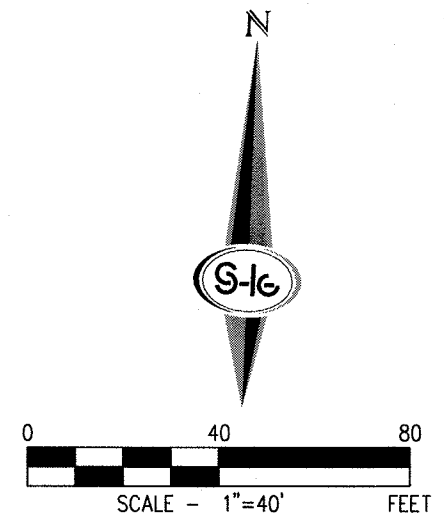
PROJECT NO.
EST1906-000

P-4
SHEET 8 OF 16

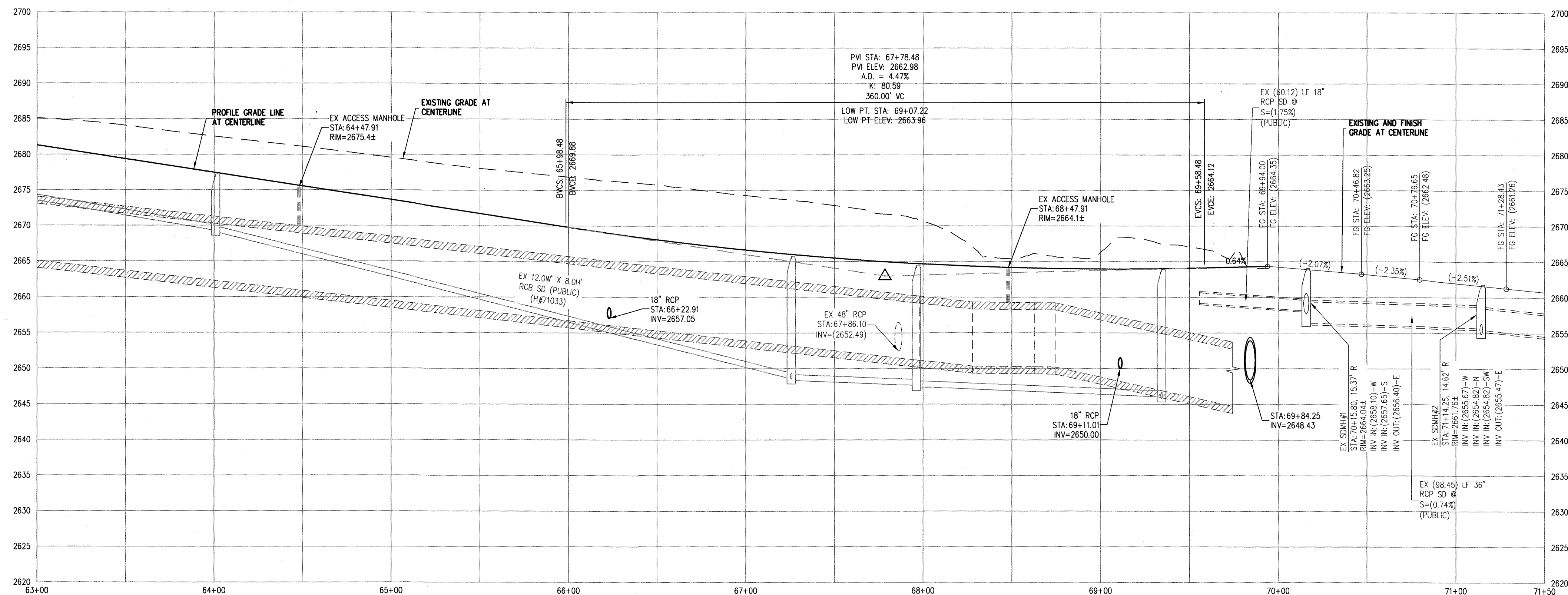
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SEE SHEET P-4 MATCHLINE SEE SHEET P-6 MATCHLINE "LCW" 63+00.00 "LCW" 71+50.00



SEE CLV PROJECT ##### FOR CONTINUATION



- ### STORM DRAIN NOTES
1. CONSTRUCT TYPE "CM2" DROP INLET (USDCCA STD. DWG. NO. 412.1 & 421)
 2. CONSTRUCT 60" TYPE III MANHOLE (USDCCA STD. DWG. NO. 406.1)
 3. CONSTRUCT NDOT TYPE 4 MANHOLE (NDOT STD. PLAN R-4.3.2)
 4. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
 5. INSTALL 24" RCP (USDCCA STD. DWG. NO. 503.2)
 6. INSTALL 30" RCP (USDCCA STD. DWG. NO. 503.2)
 7. INSTALL 42" RCP (USDCCA STD. DWG. NO. 503.2)
 8. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
 9. INSTALL 54" RCP (USDCCA STD. DWG. NO. 503.2)
 10. INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
 11. INSTALL 66" RCP (USDCCA STD. DWG. NO. 503.2)
 12. INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
 13. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
 14. REMOVE PLUG AND CONNECT TO EXISTING STORM DRAIN
 15. REMOVE EXISTING STORM DRAIN LATERAL
 16. ADJUST STORM DRAIN MANHOLE TO FINISH GRADE (USDCCA STD. DWG. NO. 403.1 OR 404.1)
 17. INSTALL 48" C900 STORM DRAIN
 18. ADJUST EXISTING STORM DRAIN ACCESS VAULT TO FINISH GRADE (PER STRUCTURE DETAIL)
 19. CONNECT TO EXISTING RCB (PER STRUCTURAL DETAIL)

- ### EXISTING EASEMENTS
1. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS IN A FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 2, 2015, IN BOOK 2015002 AS INSTRUMENT NO. 03298 OF OFFICIAL RECORDS.
 2. RIGHT-OF-WAY GRANTED BY DECISION, DATED APRIL 04, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75702 TO NEVADA POWER COMPANY FOR UNDERGROUND ELECTRICAL DISTRIBUTION LINE UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON APRIL 17, 2003 IN BOOK 20030417, AS INSTRUMENT NO. 02746 OF OFFICIAL RECORDS.
 3. A RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 21, 1970, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER NEV013376 ET (N-121) TO STATE OF NEVADA, DEPARTMENT OF HIGHWAYS FOR HIGHWAY (U.S. 95) INCLUDING ACCESS RIGHTS UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON DECEMBER 22, 1972 IN BOOK 288, AS INSTRUMENT NO. 247599 OF OFFICIAL RECORDS.
 4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00947 OF OFFICIAL RECORDS.
 5. NDOT EASEMENT PER NEV-043376, N-43063, CC-018234, CC-018138, CC-018191
 6. RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75757 TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES AND RELATED PURPOSES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AD RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 30, 2003 IN BOOK 20030630, AS INSTRUMENT NO. 00811 OF OFFICIAL RECORDS.
 7. RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 9, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75757A TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEER AND DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF THE LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 18, 2004 IN BOOK 20040618, AS INSTRUMENT NO. 01781 OF OFFICIAL RECORDS.

- ### NOTES
1. ALL RCP SHALL BE CLASS III UNLESS OTHERWISE SHOWN.
 2. ALL PIPE LENGTHS ARE MEASURED ALONG PIPE CENTERLINE TO CENTER OF MANHOLE OR INSIDE EDGE OF DI OR RCB/RCA.
 3. ALL DROP INLETS SHALL INCLUDE STORM WATER MANAGEMENT STAMP AND DETAIL PER USDCCA STD. DWG. NO. 421.
 4. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL DETAILS AND CONNECTIONS.
 5. ALL PIPES IN PUBLIC ROW ARE PUBLICLY MAINTAINED.
 6. ADD SPECIAL INSPECTION REQUIRED FOR PIPE SEGMENTS WITH SACRIFICIAL CONCRETE.
 7. SEE UTILITY PLAN AND PROFILE SHEETS FOR UTILITY ADJUSTMENTS AND RELOCATIONS.
 8. ALL INTERIM DRAINAGE FACILITIES TO BE PRIVATELY MAINTAINED.

DROP INLET NOTE

WHERE 10 FEET PARALLEL SEPARATION IS NOT PRACTICABLE, CAST-IN-PLACE MONOLITHIC POUR WITH WATERSTOP BETWEEN SLAB AND WALLS, BASE, WALLS AND TOP TO BE CONSTRUCTED WITH WATERSTOPS, CENTER BULB, OR FLAT STRIP (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

- ### LEGEND
1. STORM DRAIN LATERAL # (SEE SHEETS P-7 THRU P-8)

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

JOSHUA L. JOHNSON, P.E. 15789 DATE

NOTE

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES, SUCH AS BUT NOT LIMITED TO, THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF VEGETATION.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. XXXXXXX FIRST APPROVED DATE: _____

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE 'X' (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON THE FLOOD INSURANCE RATE MAP (FIRM) PANELS: 32003C1735E AND 32003C1750E BOTH DATED SEPTEMBER 27, 2002

Call before you Dig

Call before you Dig

Call before you Dig

FAST

Call before you Dig

UnderGround

1-702-227-2929

Call before you Dig

Call before you Dig

Call before you Dig

SLATER HANIFAN GROUP

a Westwood team

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

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

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1

LOG CABIN WAY

PLAN AND PROFILE - "LCW" 63+00.00 TO "LCW" 71+50.00

DATE: 04/30/2019

DRAFTER: SB/JR

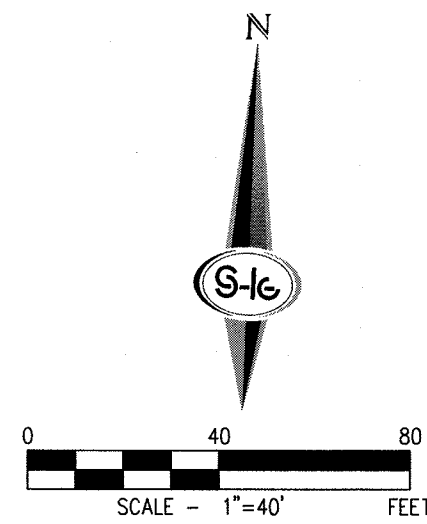
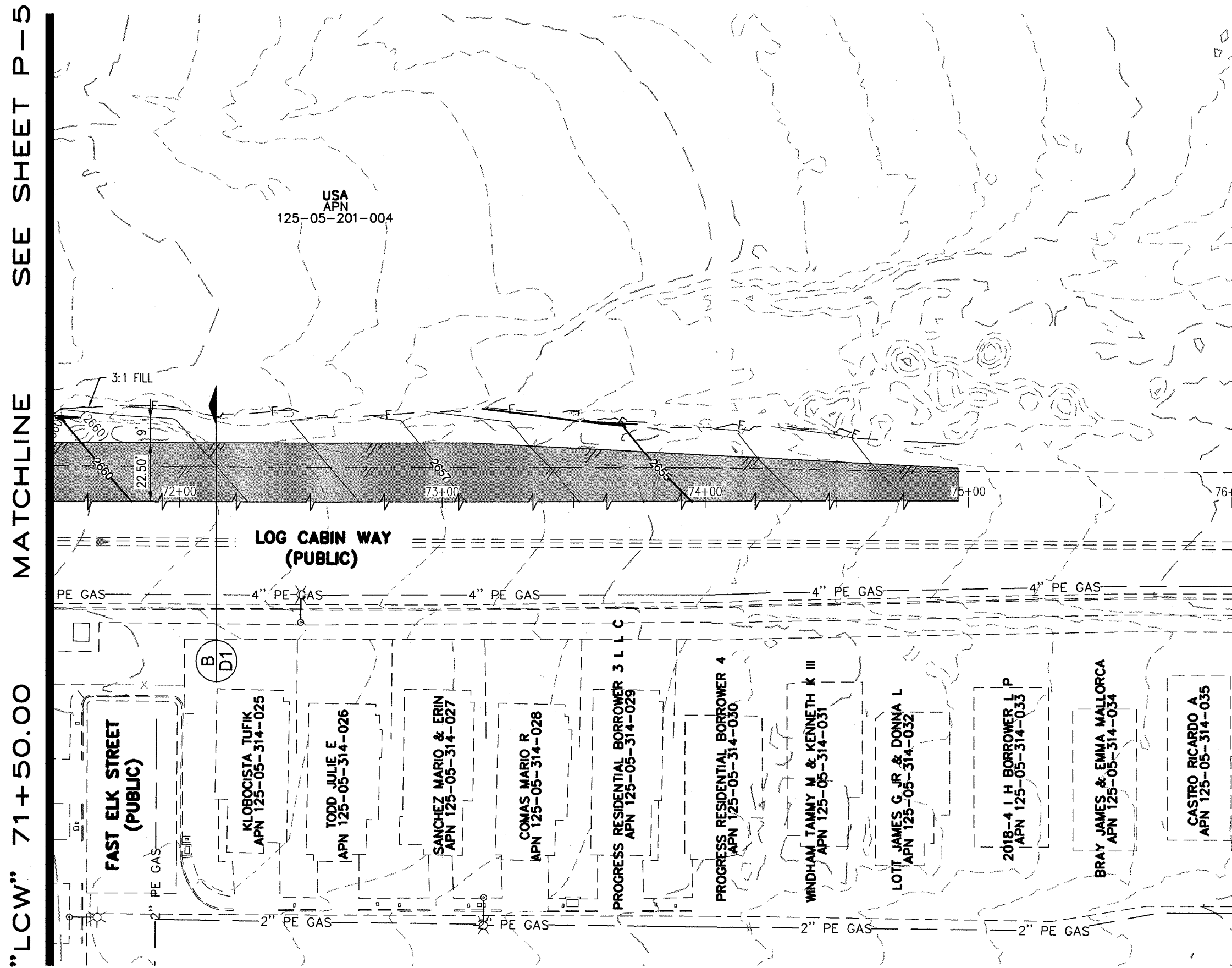
DESIGNER: BC

CHECKED: JJ

PROJECT NO. **EST1906-000**

P-5

SHEET 9 OF 16



STORM DRAIN NOTES

- 1 CONSTRUCT TYPE "CM2" DROP INLET (USDCCA STD. DWG. NO. 412.1 & 421)
- 2 CONSTRUCT 60" TYPE III MANHOLE (USDCCA STD. DWG. NO. 406.1)
- 3 CONSTRUCT NDOT TYPE 4 MANHOLE (NDOT STD. PLAN R-4.3.2)
- 4 INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
- 5 INSTALL 24" RCP (USDCCA STD. DWG. NO. 503.2)
- 6 INSTALL 30" RCP (USDCCA STD. DWG. NO. 503.2)
- 7 INSTALL 42" RCP (USDCCA STD. DWG. NO. 503.2)
- 8 INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
- 9 INSTALL 54" RCP (USDCCA STD. DWG. NO. 503.2)
- 10 INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
- 11 INSTALL 66" RCP (USDCCA STD. DWG. NO. 503.2)
- 12 INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
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- 14 REMOVE PLUG AND CONNECT TO EXISTING STORM DRAIN
- 15 REMOVE EXISTING STORM DRAIN LATERAL
- 16 ADJUST STORM DRAIN MANHOLE TO FINISH GRADE (USDCCA STD. DWG. NO. 403.1 OR 404.1)
- 17 INSTALL 48" C900 STORM DRAIN
- 18 ADJUST EXISTING STORM DRAIN ACCESS VAULT TO FINISH GRADE (PER STRUCTURE DETAIL)
- 19 CONNECT TO EXISTING RCB (PER STRUCTURAL DETAIL)

EXISTING EASEMENTS

- 1 COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS IN A FINAL ORDER OF CONDEMNATION
2 RECORDED DECEMBER 2, 2015, IN BOOK 20150102 AS INSTRUMENT NO. 03298 OF OFFICIAL RECORDS.
- 3
4 RIGHT-OF-WAY GRANTED BY DECISION, DATED APRIL 04, 2003, BY THE BUREAU OF LAND
5 MANAGEMENT UNDER SERIAL NUMBER N-75702 TO NEVADA POWER COMPANY FOR UNDERGROUND
6 ELECTRICAL DISTRIBUTION LINE UNDER RIGHT-OF-WAY GRANT FLEED IN THE OFFICE OF THE BUREAU OF
7 LAND MANAGEMENT UNDER PORTION OF A PORTION OF LAND AS RECORDED IN THE COUNTY RECORDER
8 OF CLARK COUNTY, NEVADA ON APRIL 17, 2003 IN BOOK 20030417.
9 AS INSTRUMENT NO. 02746 OF OFFICIAL RECORDS.
- 10
11 A RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 21, 1970, BY THE BUREAU OF LAND
12 MANAGEMENT UNDER SERIAL NUMBER 10013376 ET-(N-121) TO STATE OF NEVADA, DEPARTMENT OF
13 HIGHWAYS FOR HIGHWAY (U.S. 95) INCLUDING ACCESS RIGHTS UNDER RIGHT-OF-WAY GRANT FLEED IN
14 THE OFFICE OF THE BUREAU OF LAND MANAGEMENT UNDER PORTION OF LAND AS RECORDED IN
15 THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON DECEMBER 22, 1972 IN BOOK
16 288, AS INSTRUMENT NO. 247599 OF OFFICIAL RECORDS.
- 17
18 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8,
19 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00947 OF OFFICIAL RECORDS
- 20
21 NDOT EASEMENT PER NEV-043376, N-43063, CC-018234, CC-018138, CC-018191
- 22
23 RESERVATIONS, PROVISIONS AND EASEMENTS AS CONTAINED IN PATENT FROM THE UNITED STATES OF
24 AMERICA, RECORDED AUGUST 03, 2005, IN BOOK 200500803 OF OFFICIAL RECORDS, AS INSTRUMENT NO.
25 01959.
- 26
27 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND
28 MANAGEMENT UNDER SERIAL NUMBER N-75757 TO CITY OF LAS VEGAS FOR ROADWAY,
29 SANITARY SEWER AND DRAINAGE PURPOSES AND RELATED PURPOSES UNDER RIGHT-OF-WAY GRANT
30 FLEED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT UNDER A PORTION OF SAID LAND, AD-
31 JUDICIAL MAP OF THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 30, 2003
32 IN BOOK 20030630, AS INSTRUMENT NO. 00811 OF OFFICIAL RECORDS.
- 33
34 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 9, 2004, BY THE BUREAU OF LAND MANAGEMENT
35 UNDER SERIAL NUMBER N-75757A TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND
36 DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FLEED IN THE OFFICE OF THE BUREAU OF LAND
37 MANAGEMENT UNDER A PORTION OF THE LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER
38 OF CLARK COUNTY, NEVADA ON JUNE 18, 2004 IN BOOK 20040618, AS INSTRUMENT NO. 01781 OF
39 OFFICIAL RECORDS.

NOTES

1. ALL RCP SHALL BE CLASS III UNLESS OTHERWISE SHOWN.
2. ALL PIPE LENGTHS ARE MEASURED ALONG PIPE CENTERLINE TO CENTER OF MANHOLE OR INSIDE EDGE OF DI OR RCB/RCA.
3. ALL DROP INLETS SHALL INCLUDE STORM WATER MANAGEMENT STAMP AND DETAIL PER USDOCA STD. DWG.
4. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL DETAILS AND CONNECTIONS.
5. ALL PIPES IN PUBLIC ROW ARE PUBLICLY MAINTAINED.
6. ADD SPECIAL INSPECTION REQUIRED FOR PIPE SEGMENTS WITH SACRIFICIAL CONCRETE.
7. SEE UTILITY PLAN AND PROFILE SHEETS FOR UTILITY ADJUSTMENTS AND RELOCATIONS.
8. ALL INTERIM DRAINAGE FACILITIES TO BE PRIVATELY MAINTAINED.

DROP INLET NOTE

WHERE 10 FEET PARALLEL SEPARATION IS NOT PRACTICABLE:

CAST-IN-PLACE MONOLITHIC POUR WITH WATERSTOP BETWEEN SLAB AND WALLS.
BASE, WALLS AND TOP TO BE CONSTRUCTED WITH WATERSTOPS, CENTER BULB,
OR FLAT STRIP (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL)

LEGEND

1

STORM DRAIN LATERAL # (SEE SHEETS P-7 THRU P-8)

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

JOSHUA L. JOHNSON, P.E. 15789

DATE _____

NOTE

PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES, SUCH AS BUT NOT LIMITED TO, THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF VEGETATION.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. XXXXXX FIRST APPROVED DATE



S-I-E
SLATER
HANIFAN
GROUP
a Westwood team

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5390

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

DESCRIPTION	DATE	BY	APP. DATE	APP.
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No.

CITY OF LAS VEGAS

EASTLAND COMPANY, LLC

**SUNSTONE PHASE 1
LOG CABIN WAY**

PLAN AND PROFILE - "LCW" 71+00.00 TO "LCW" 76+00.00

DATE: 04/30/2019

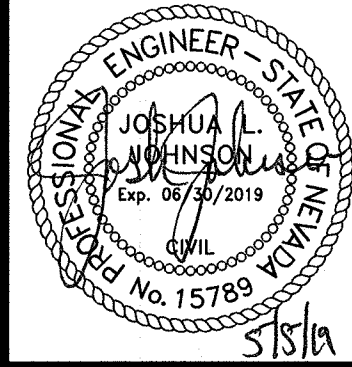
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DESIGNER: BC

CHECKED: JJ

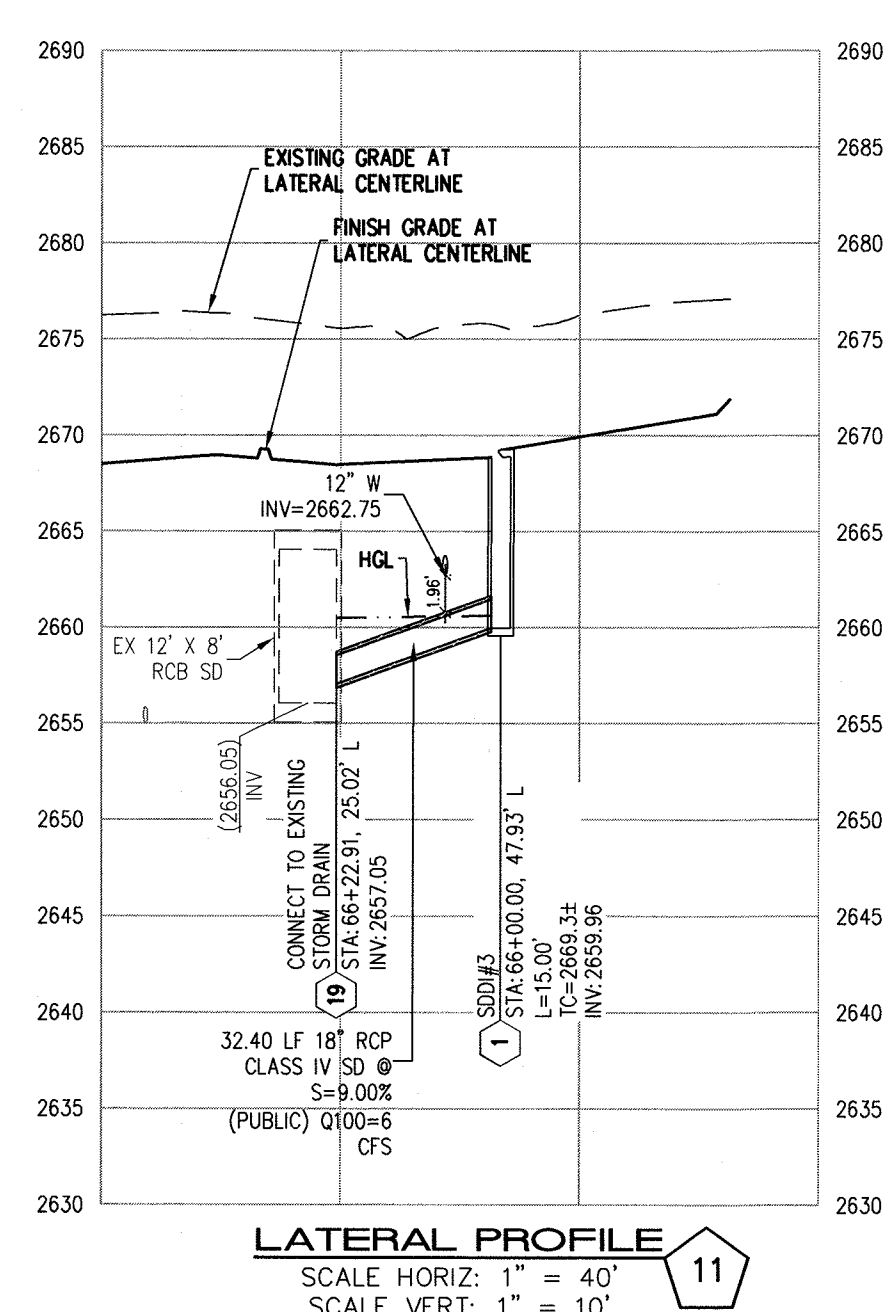
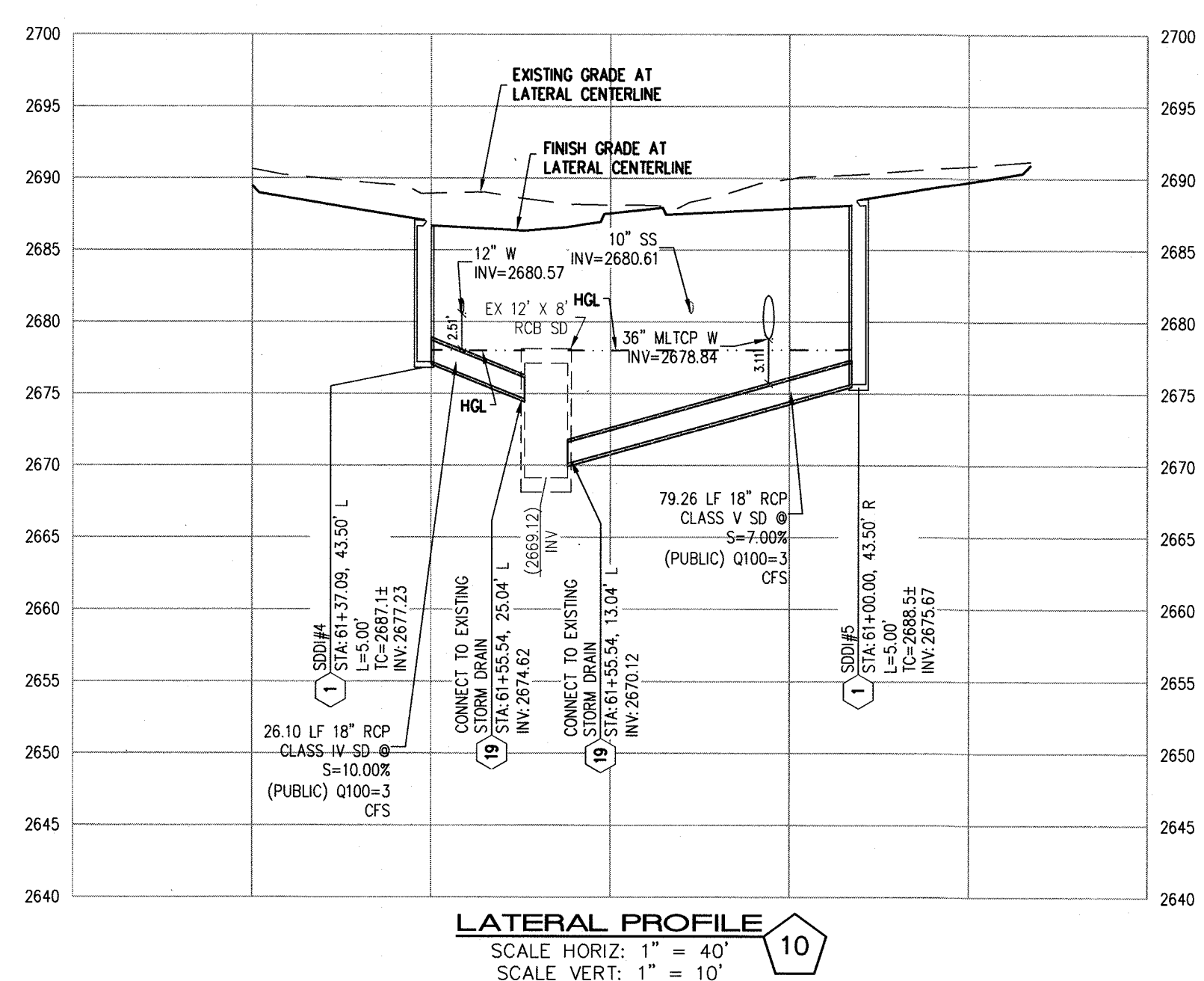
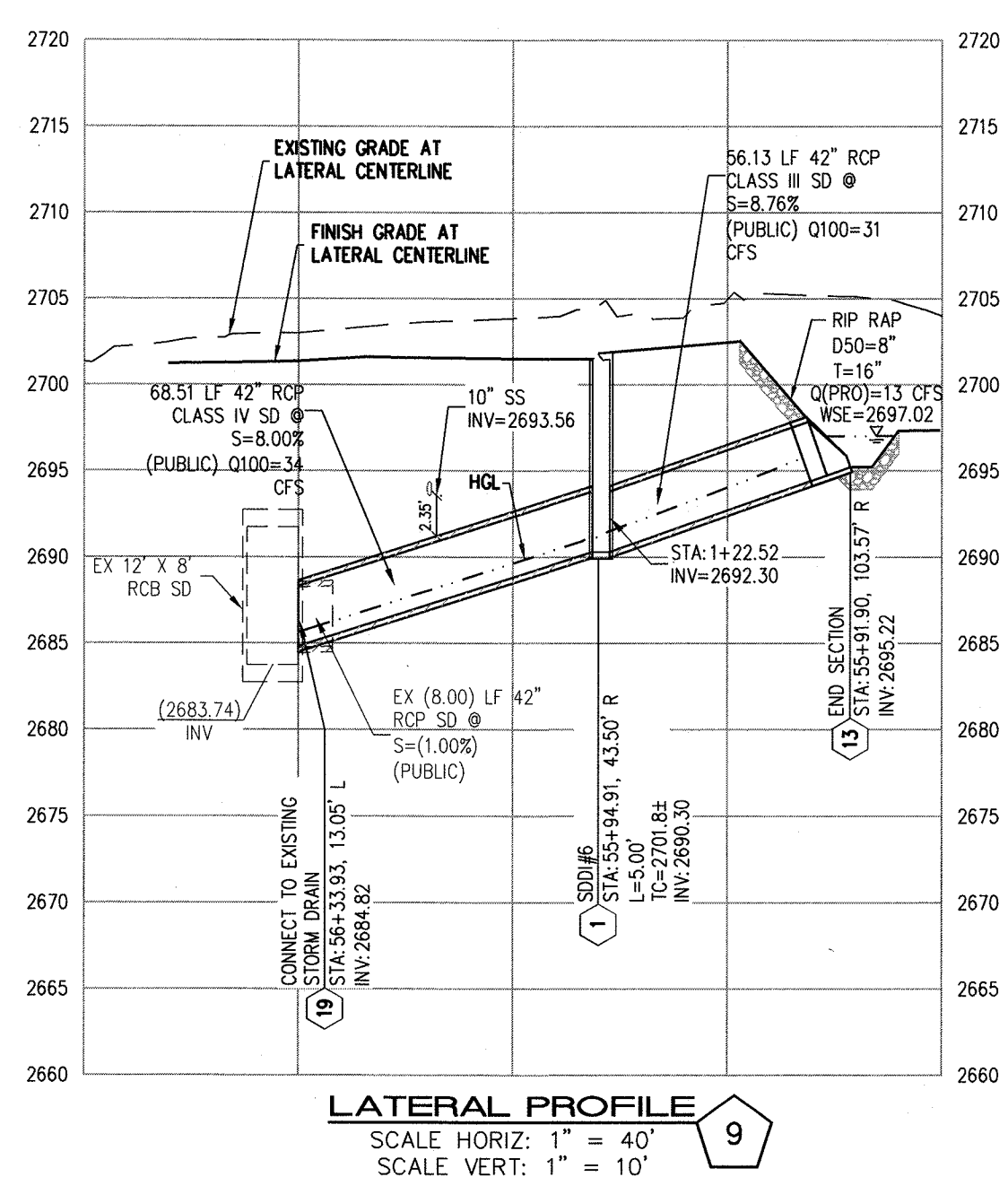
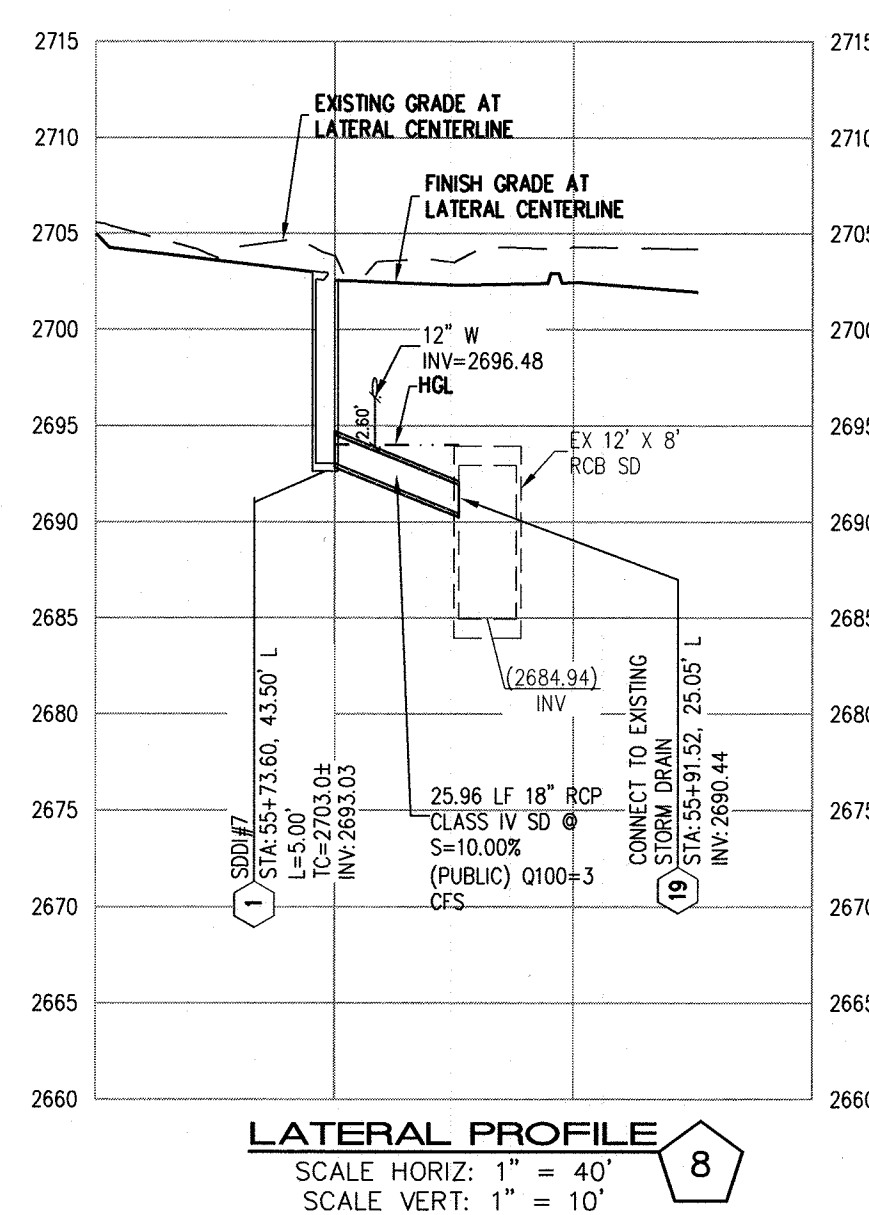
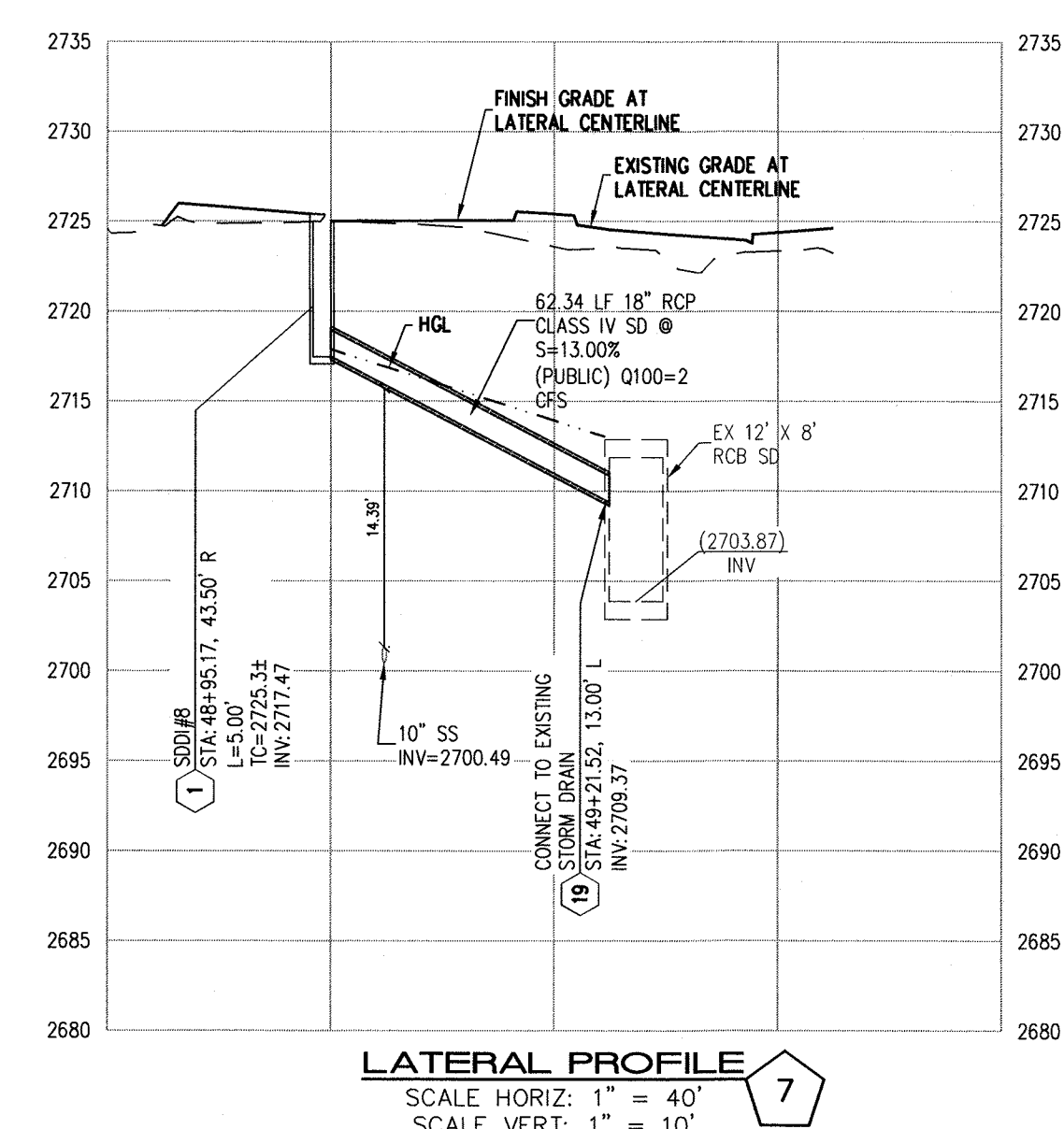
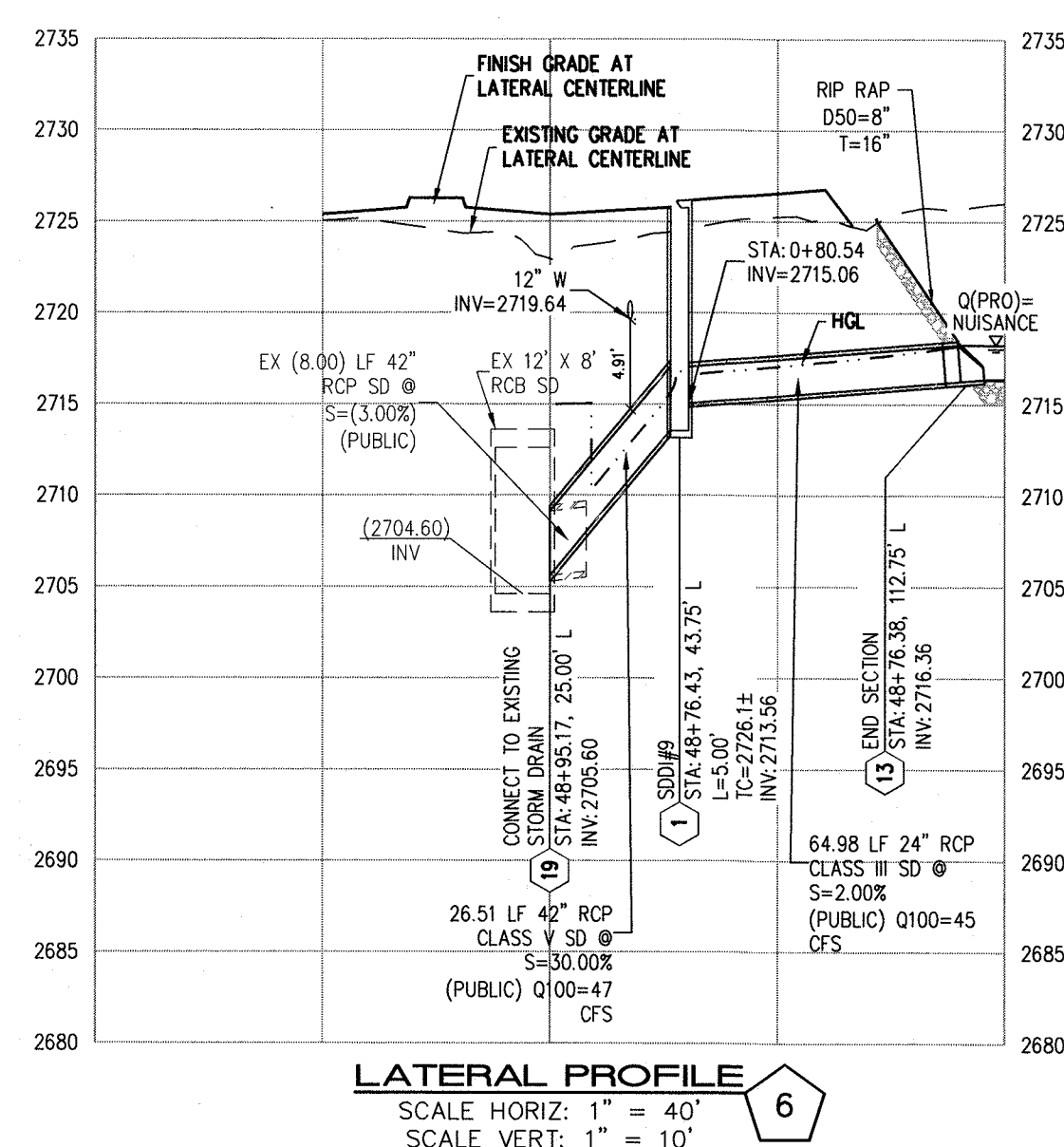
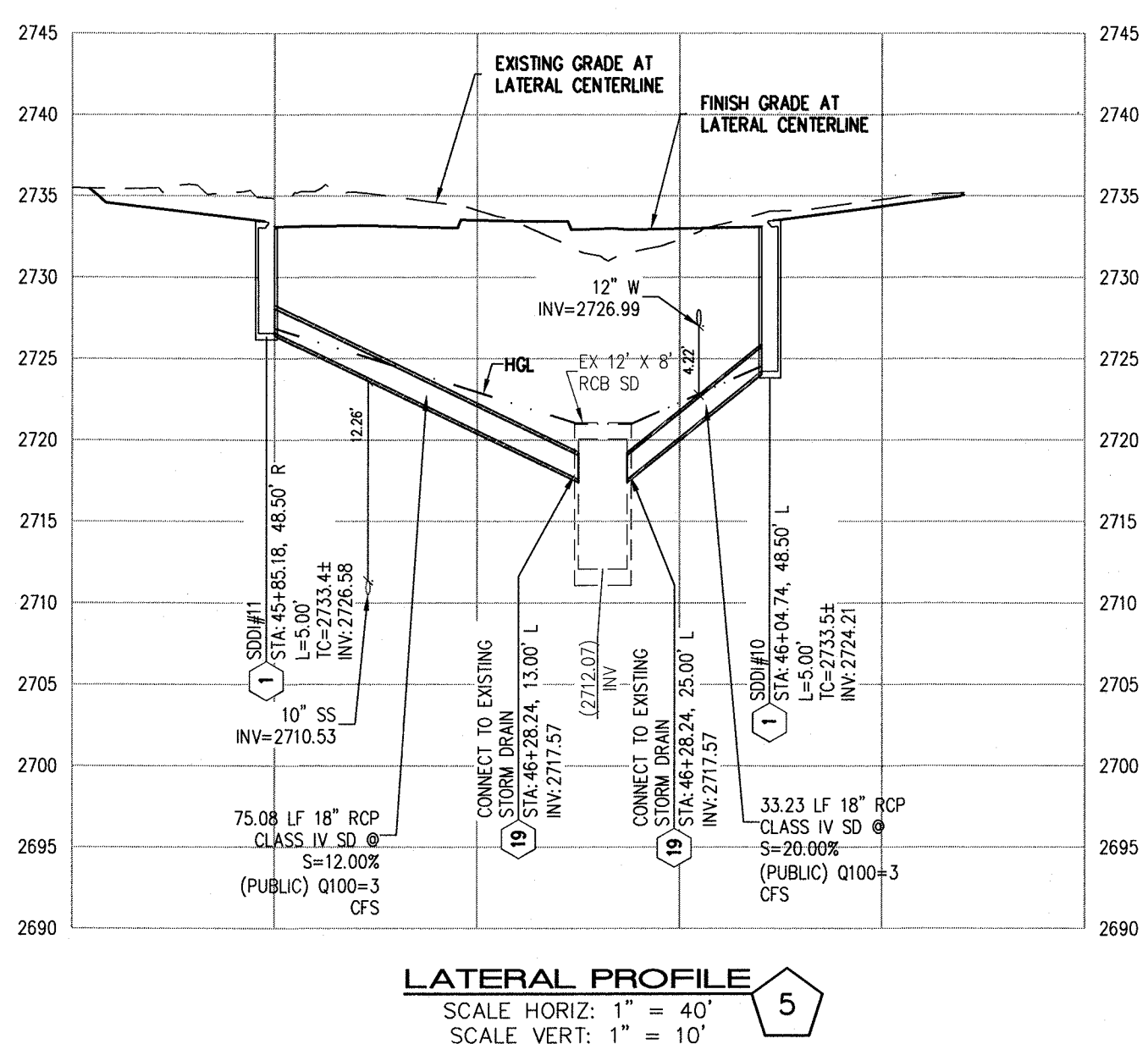
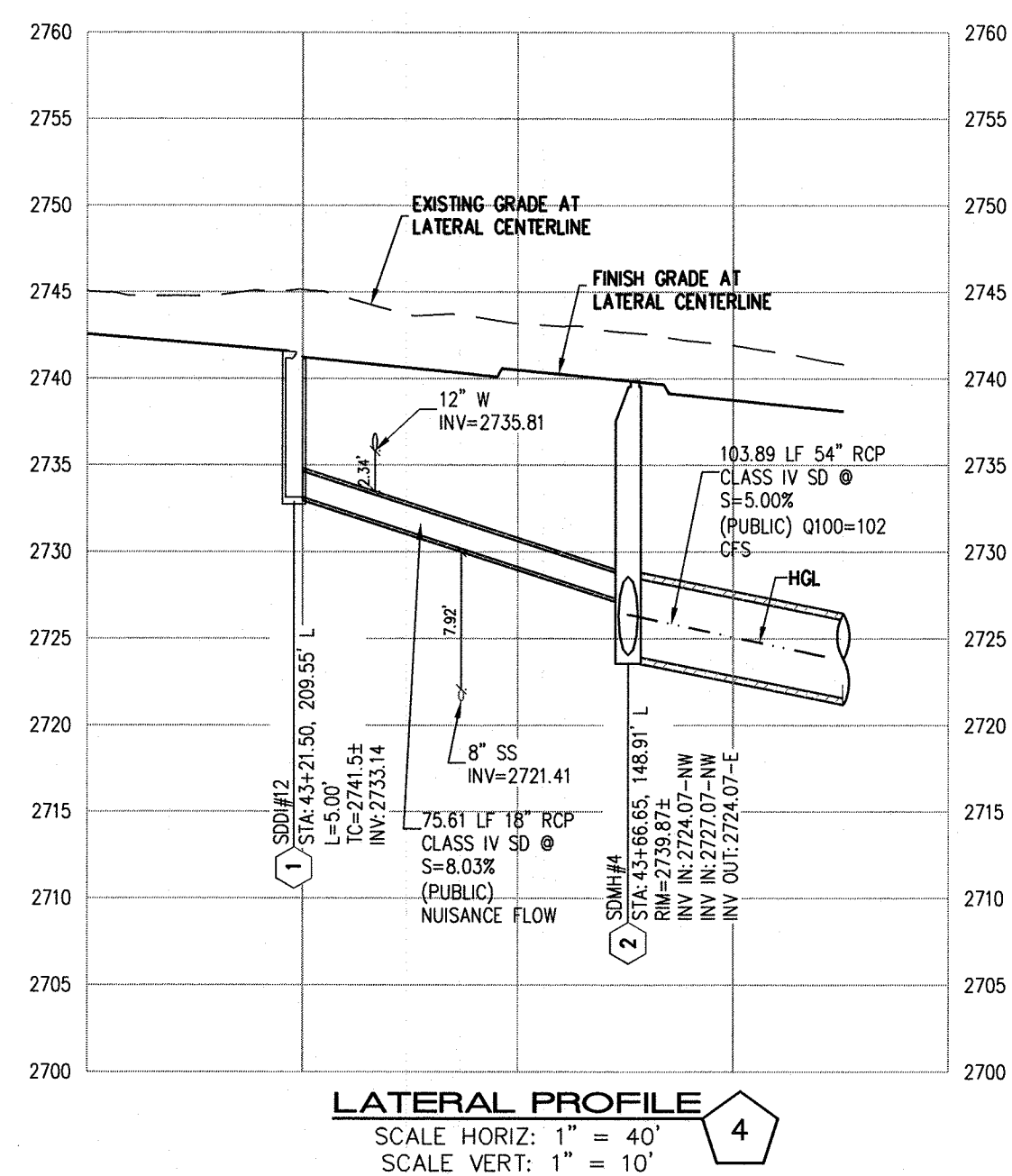
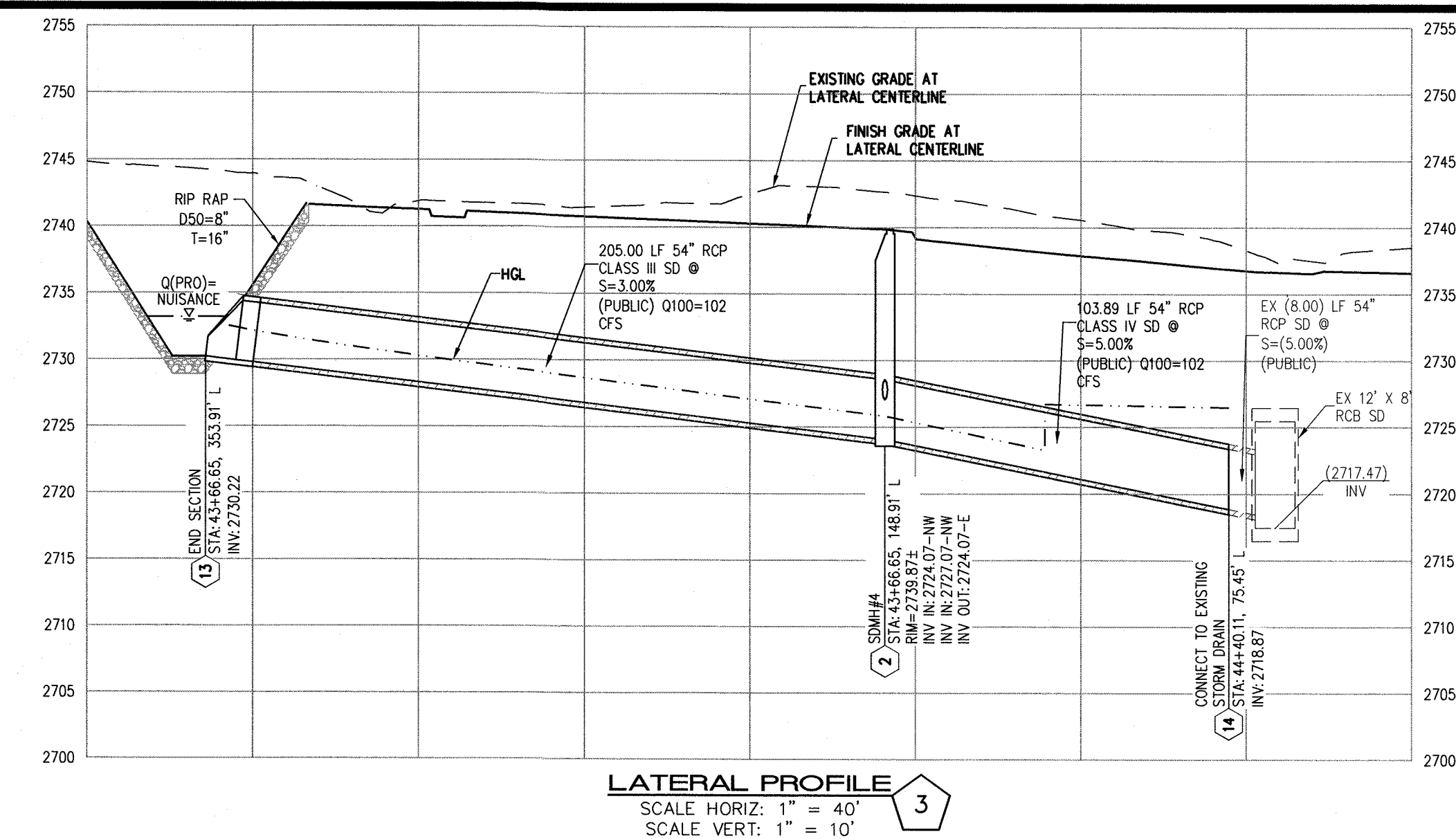
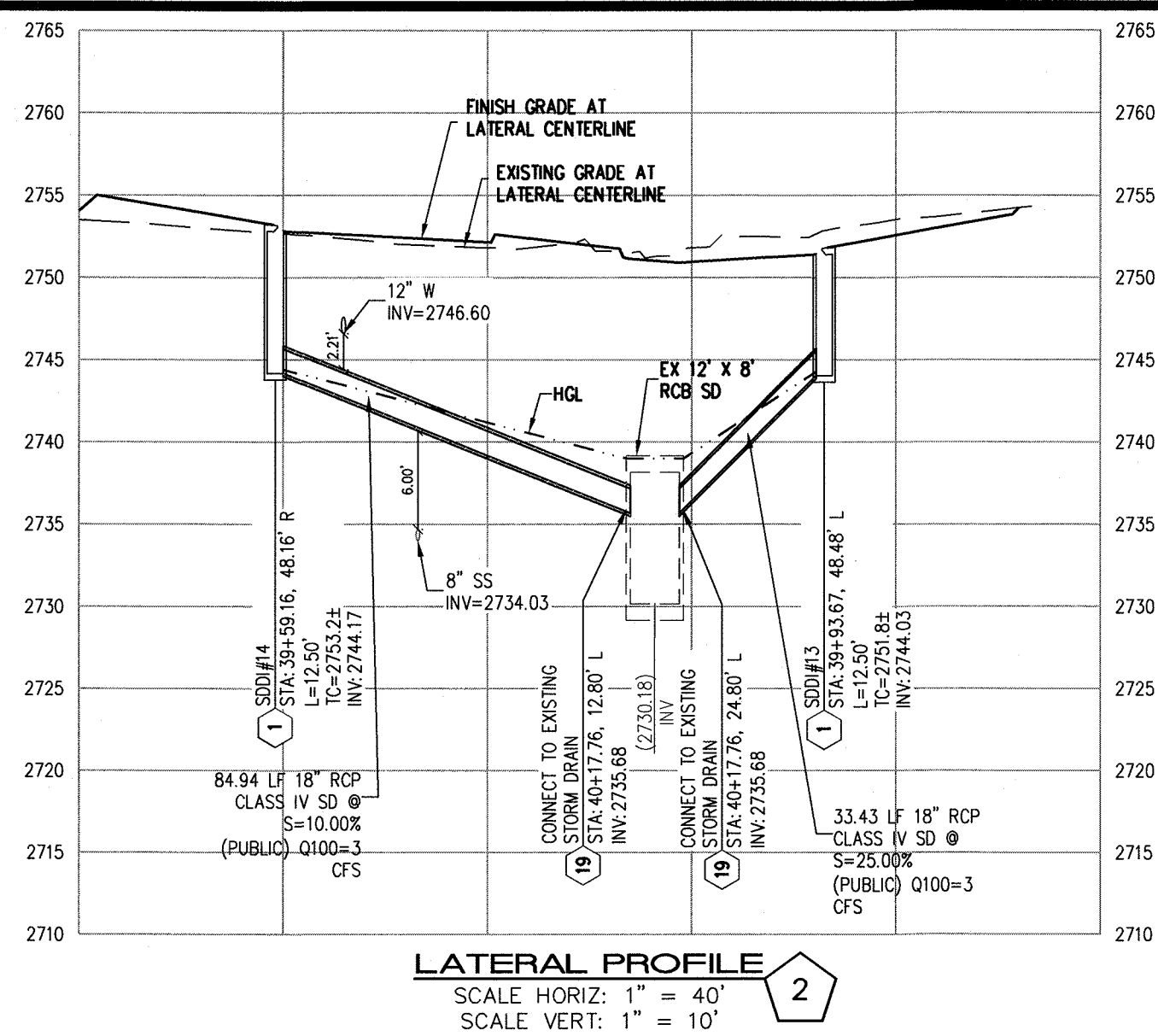
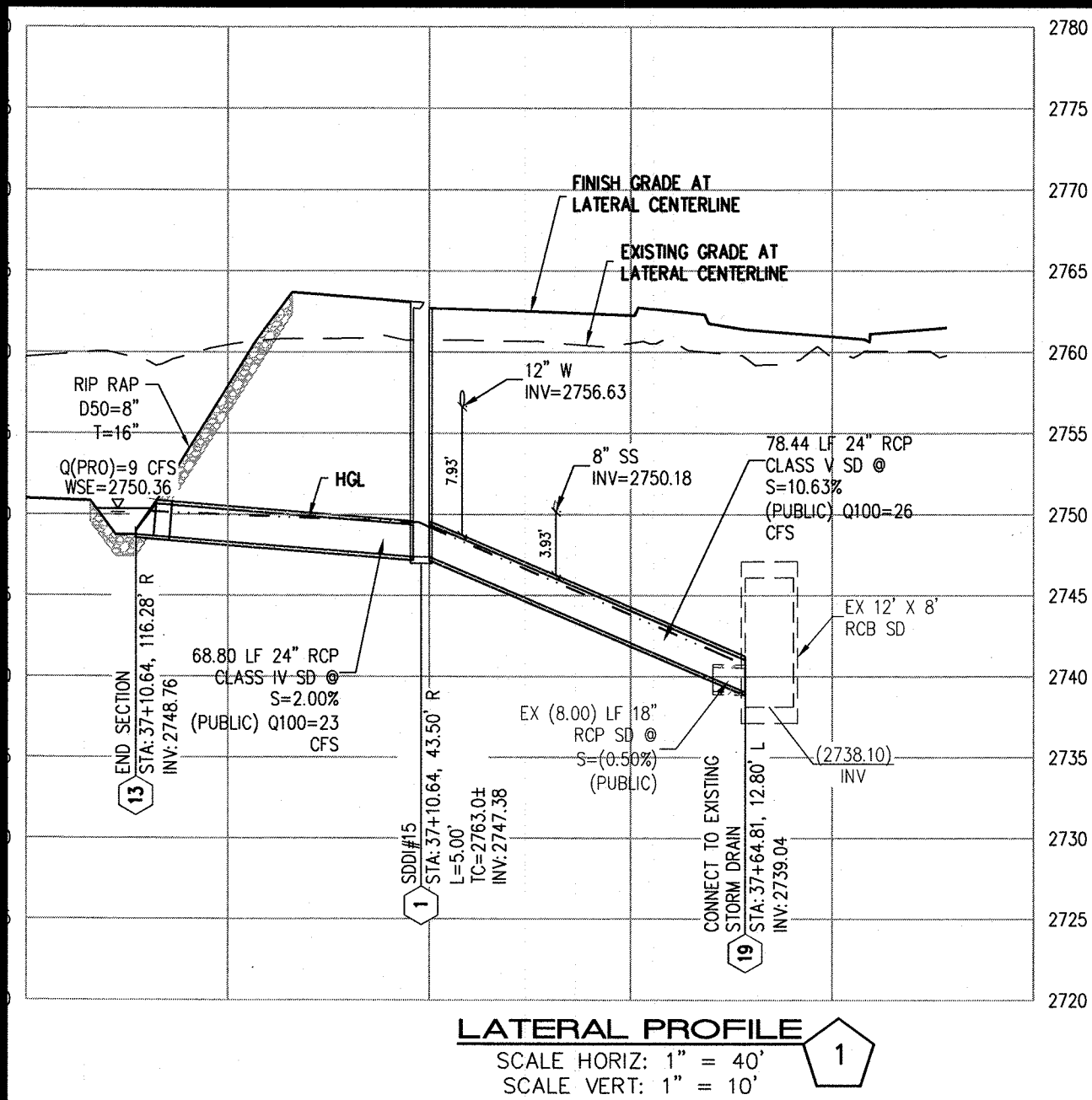
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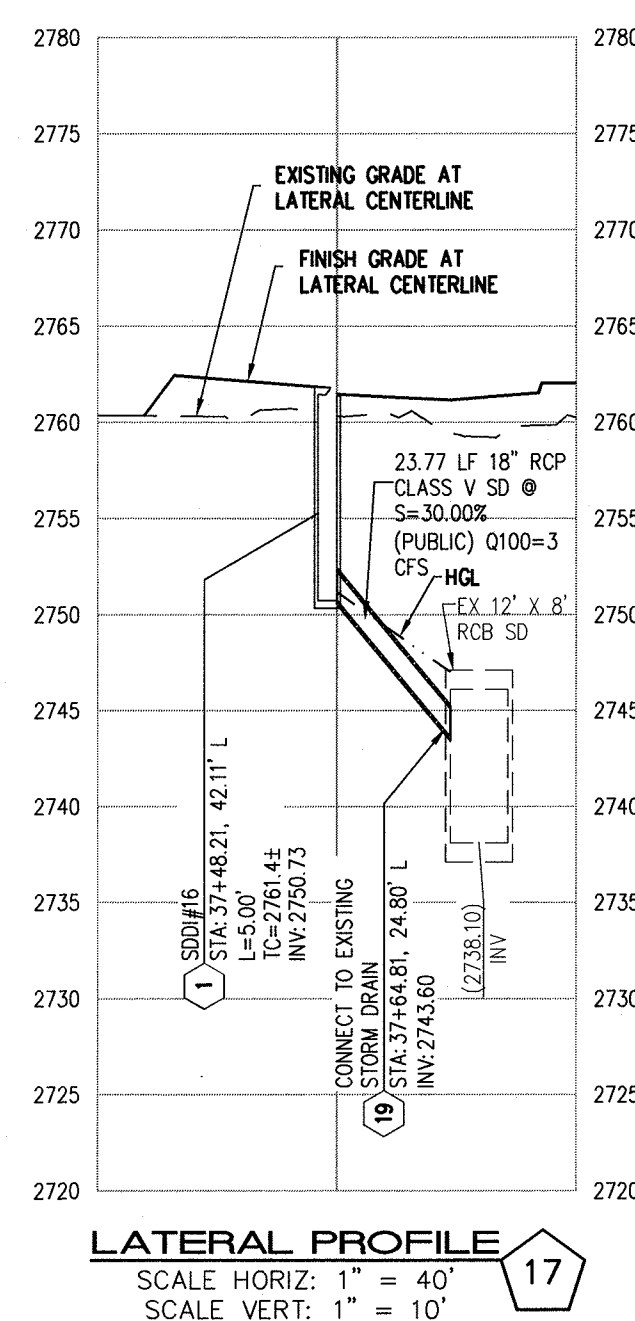
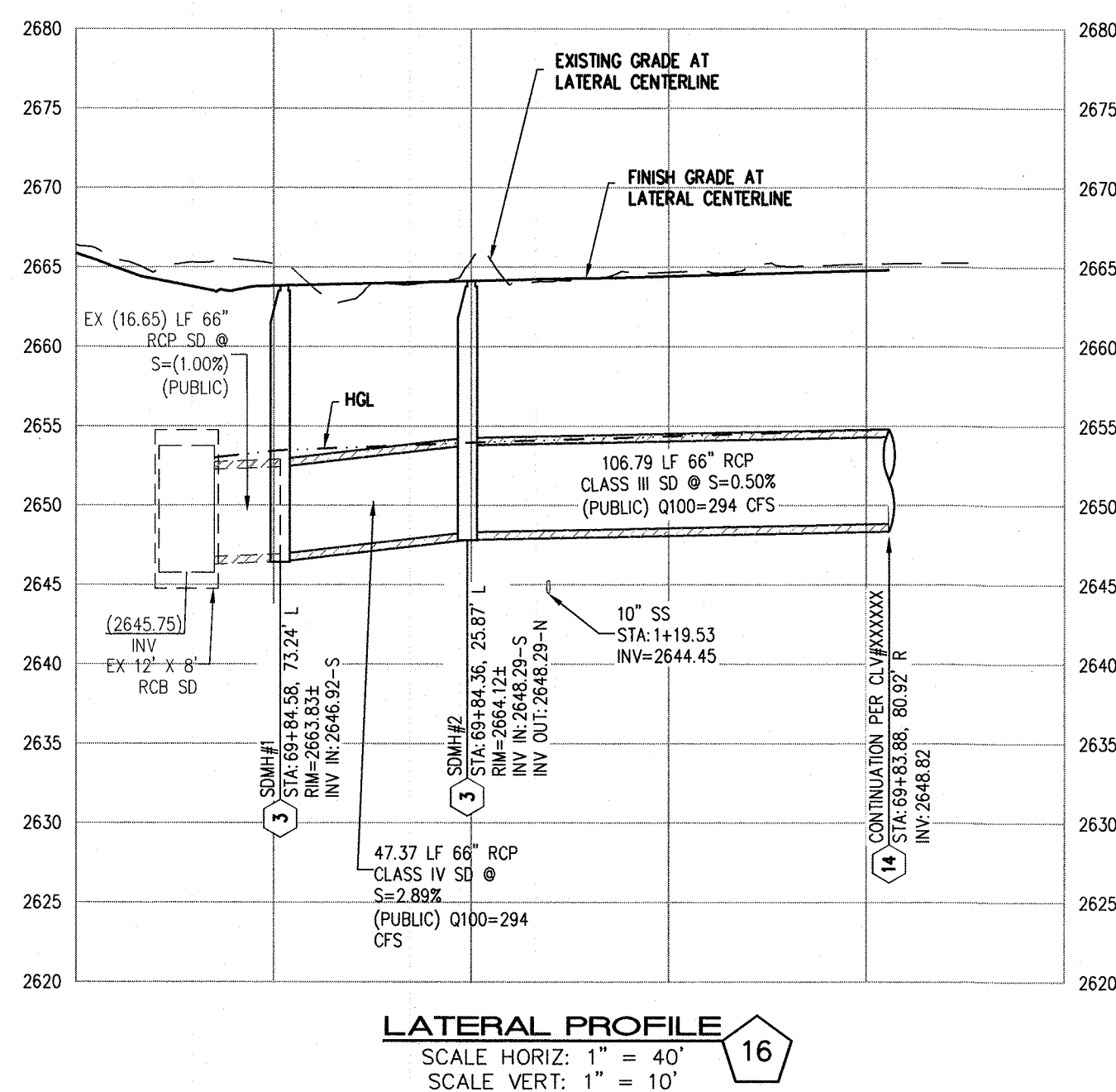
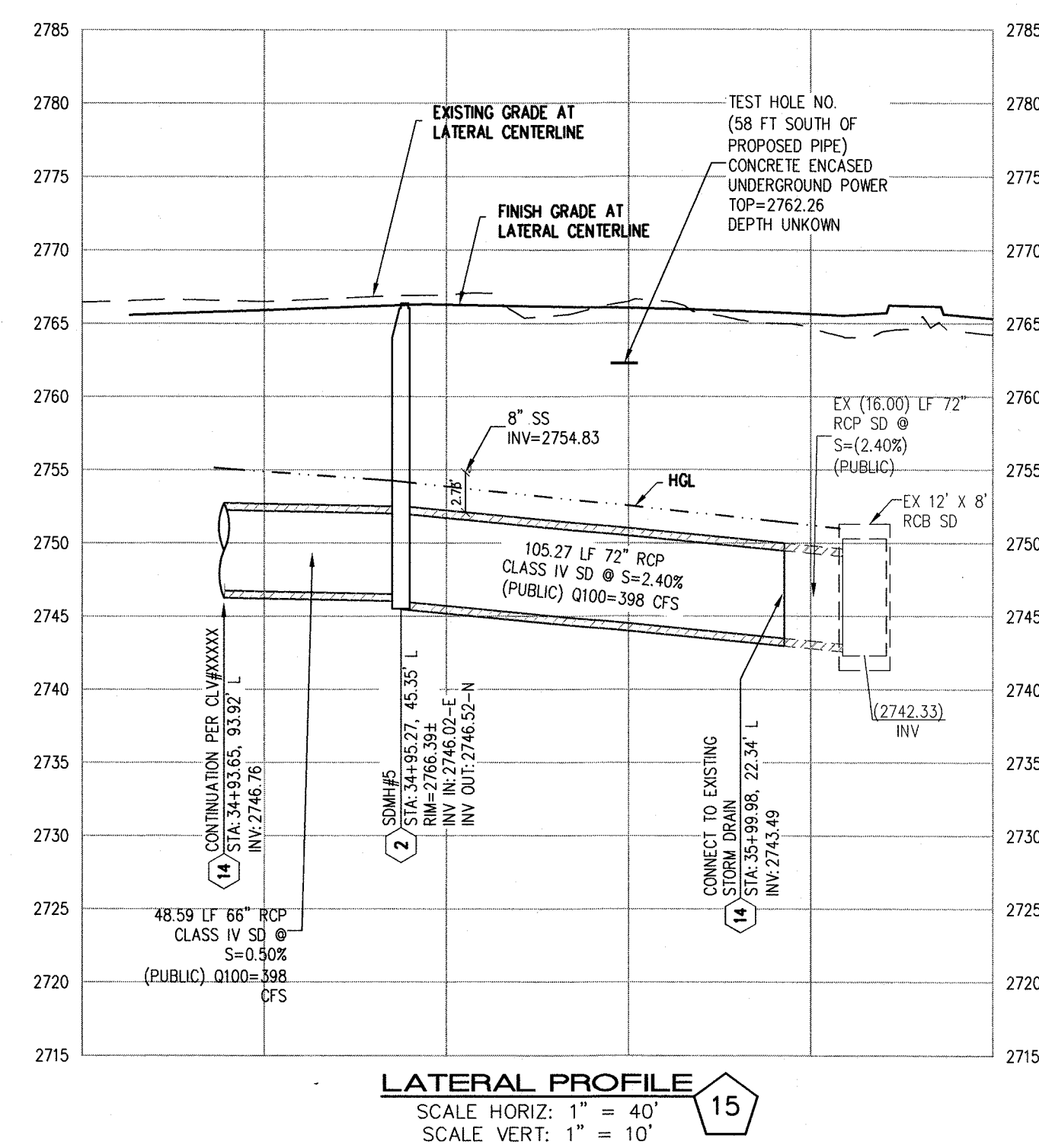
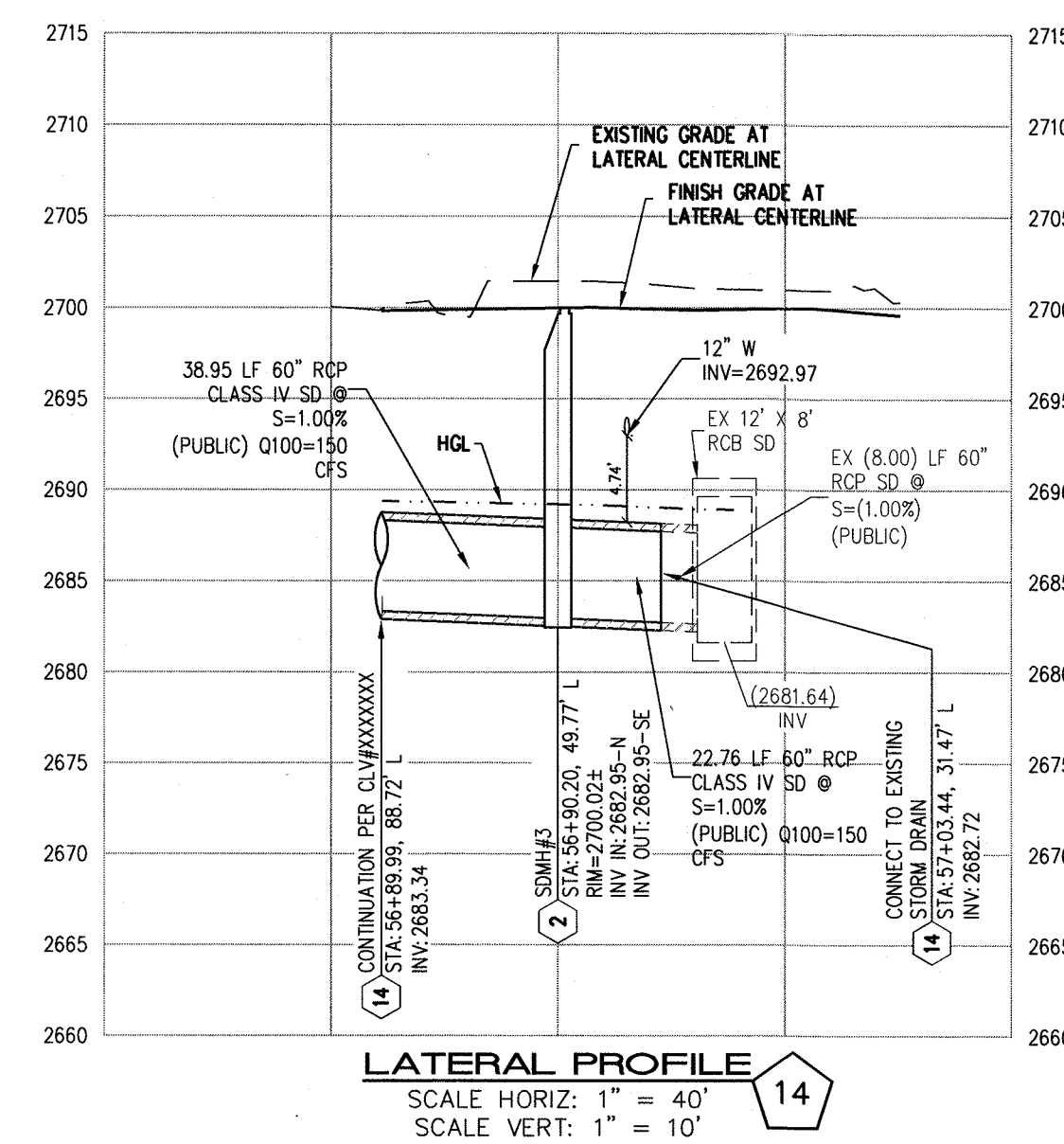
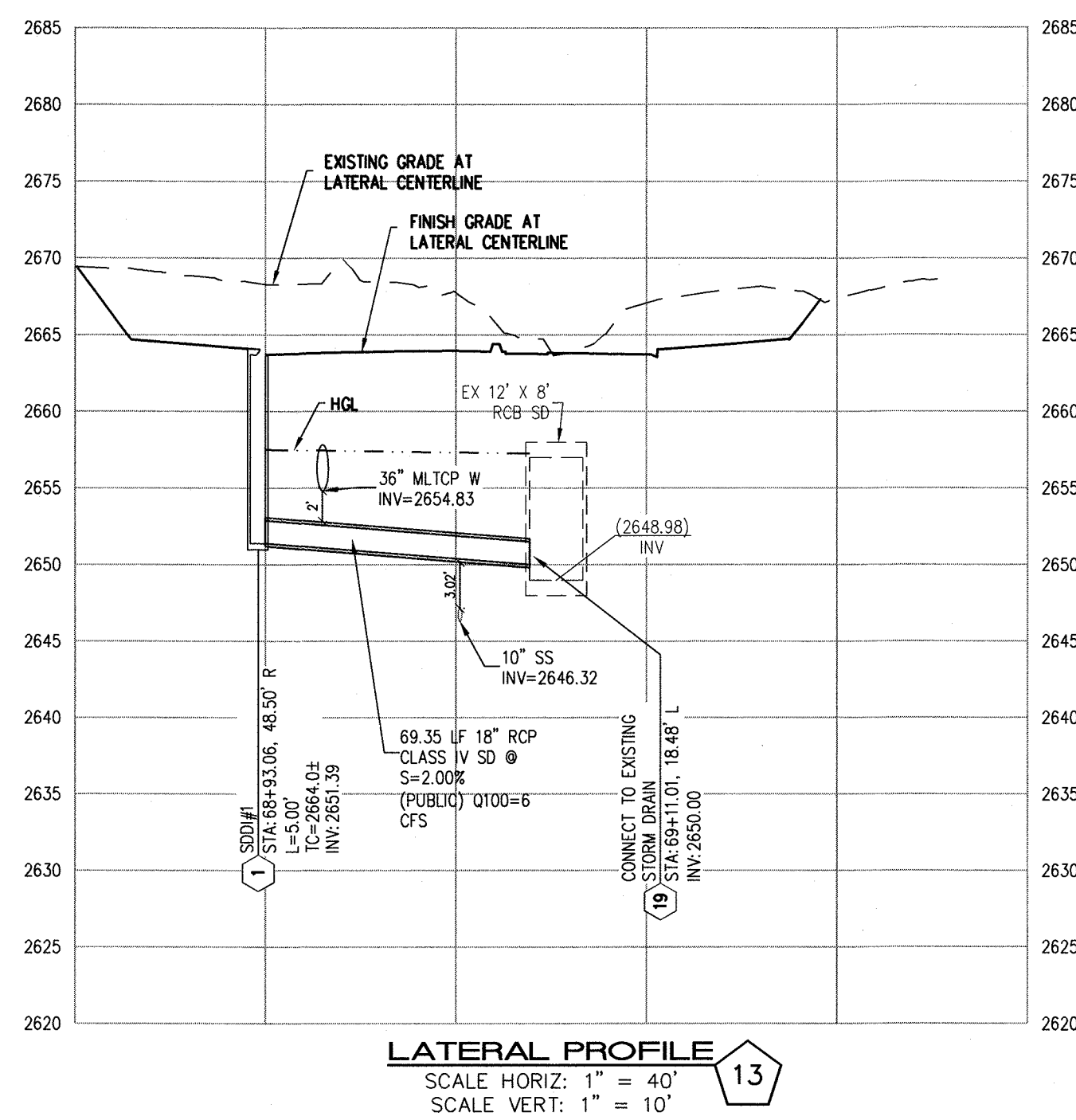
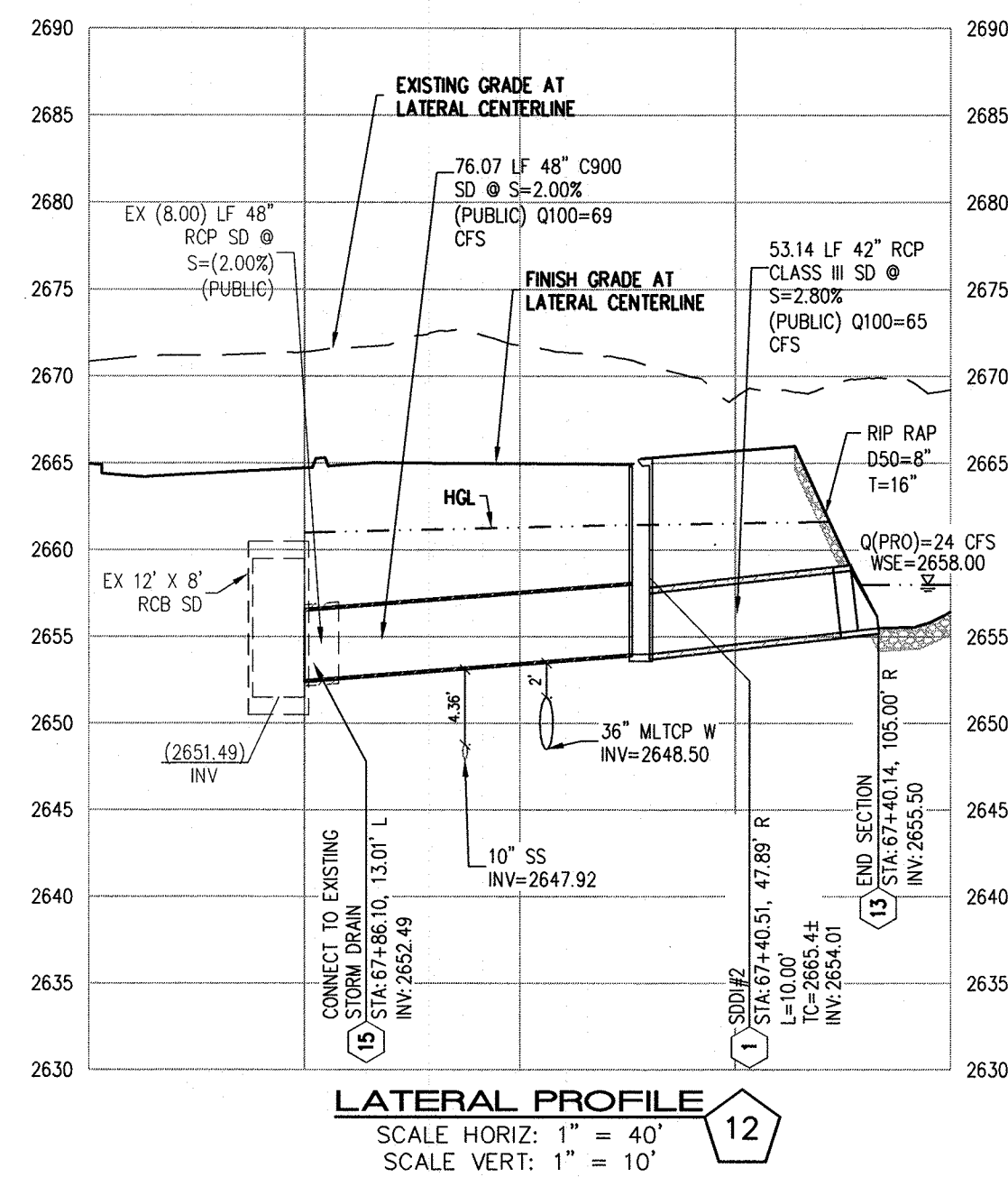
EST1906-000



P-6

SHEET 10 OF 16





[illegible]

CITY OF LAS VEGAS

EASTLAND COMPANY, LLC

**SUNSTONE PHASE 1
LOG CABIN WAY
DETAIL SHEET 1**

DATE: 04/30/2019

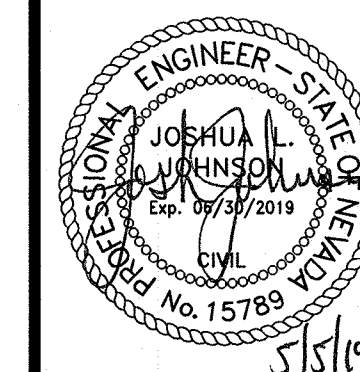
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DESIGNER: BC

CHECKED: JJ

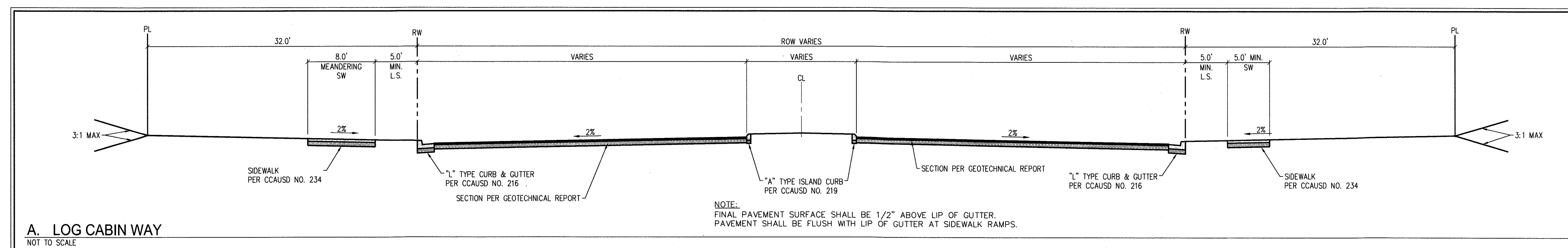
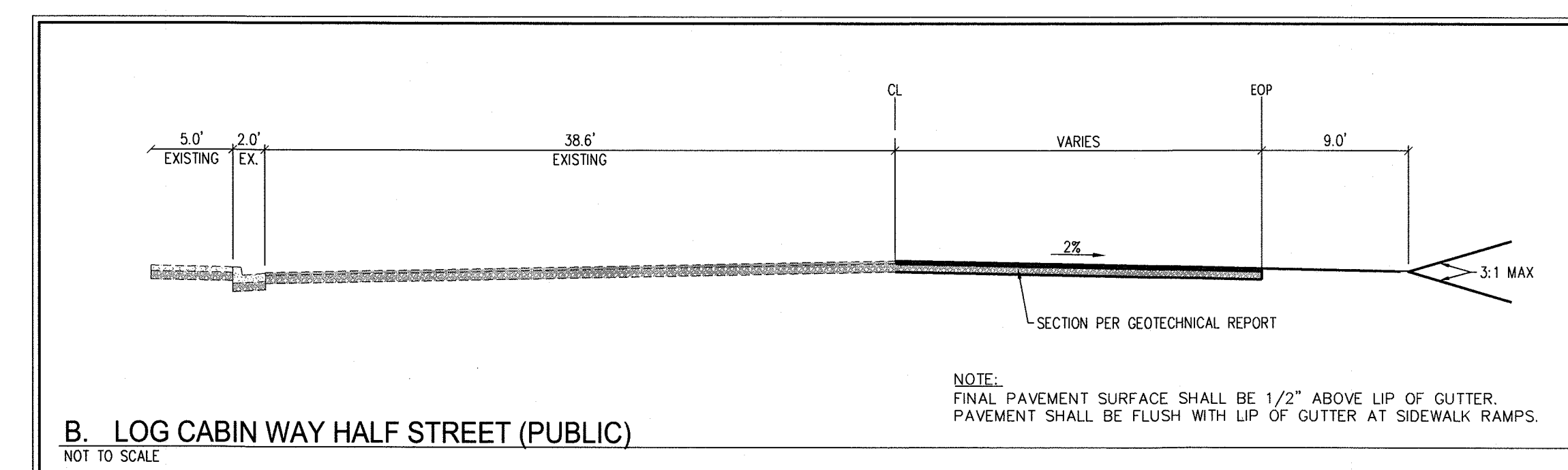
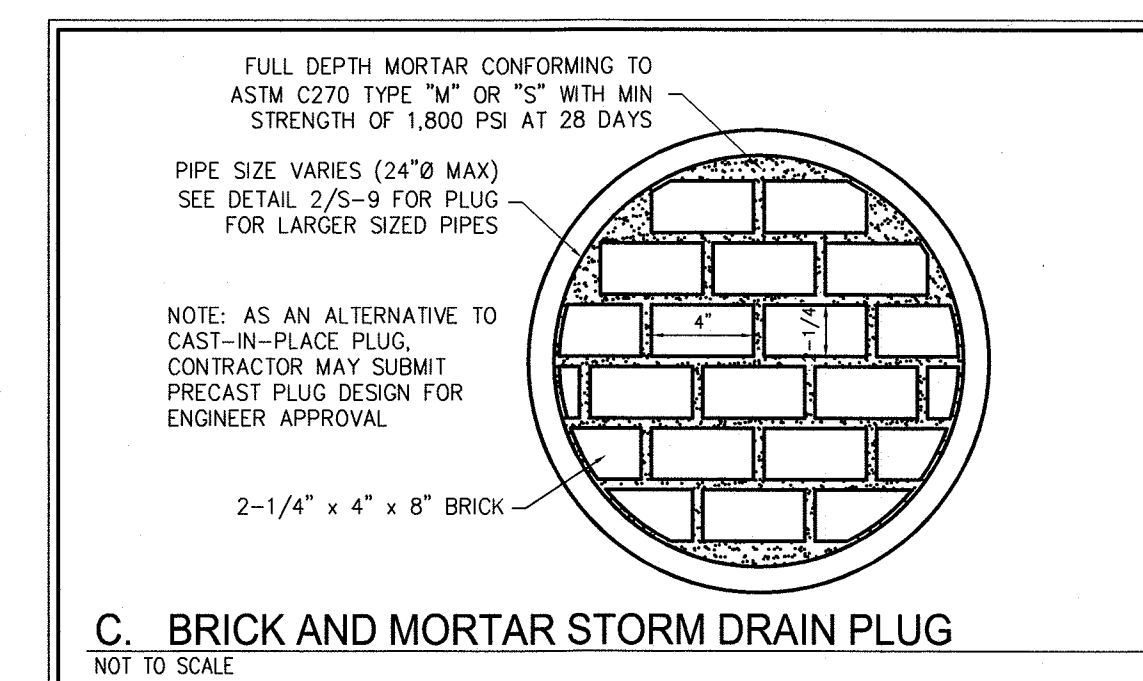
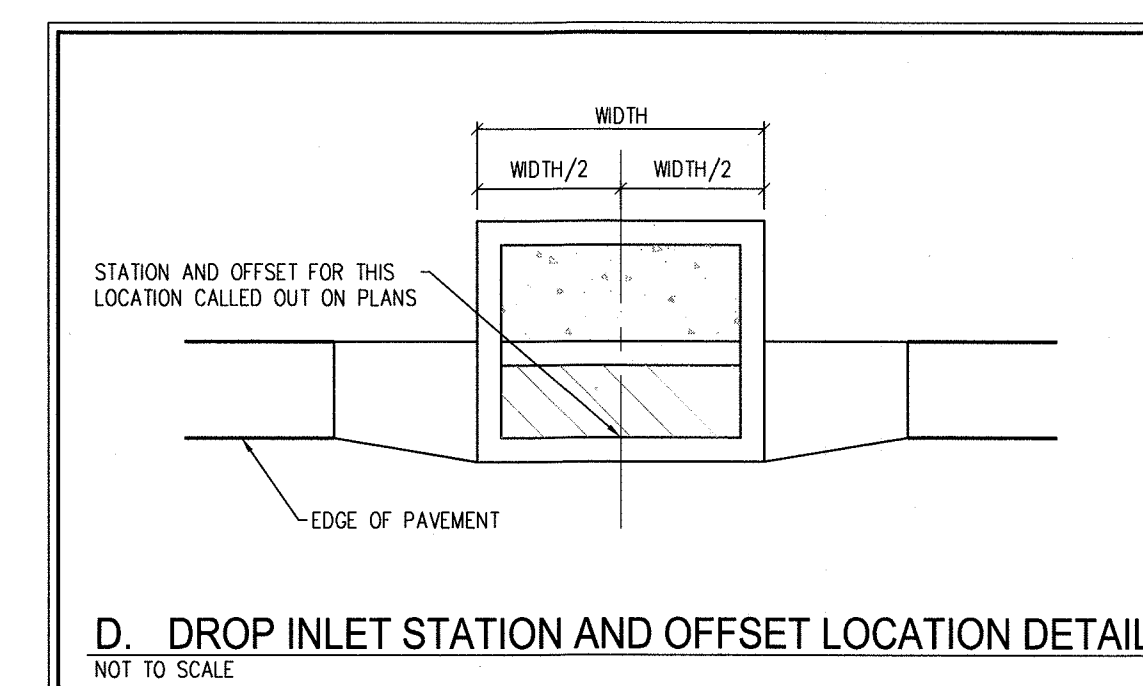
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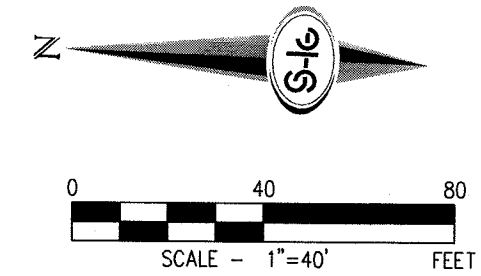
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D-1

SHEET 14 OF 16





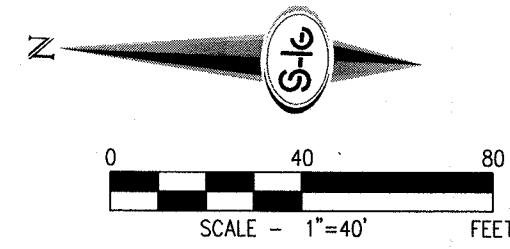
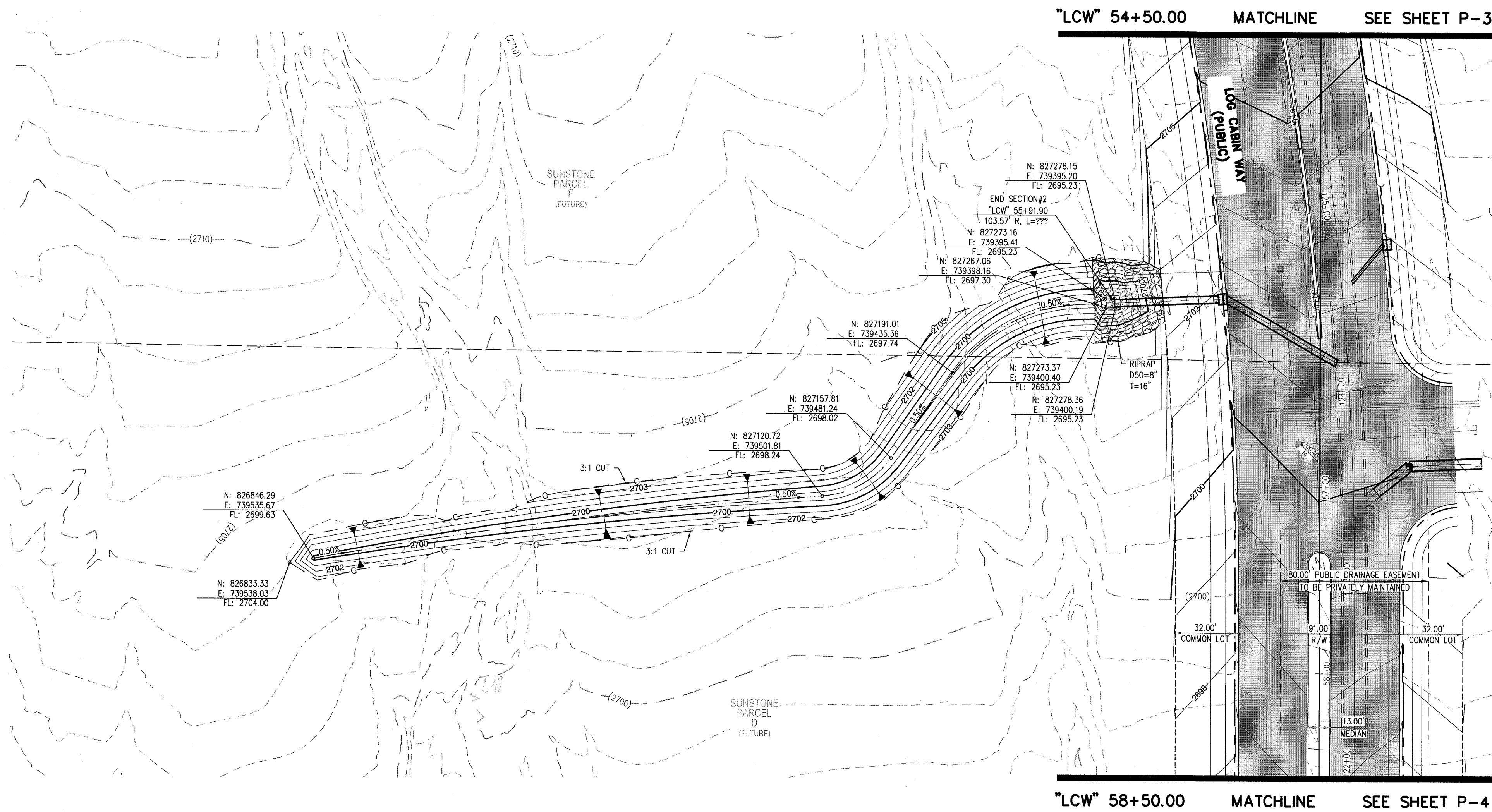
PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES, SUCH AS BUT NOT LIMITED TO, THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF VEGETATION.



G-1
SHEET 15 OF 16

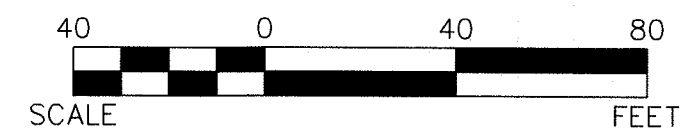
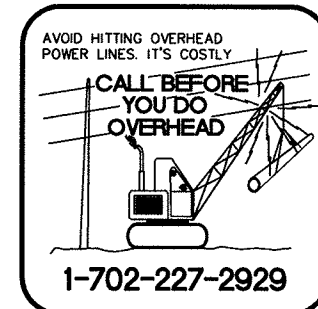
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NOTE:

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CITY OF LAS VEGAS

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1
LOG CABIN WAY
GRADING PLAN

DATE: 04/30/2019

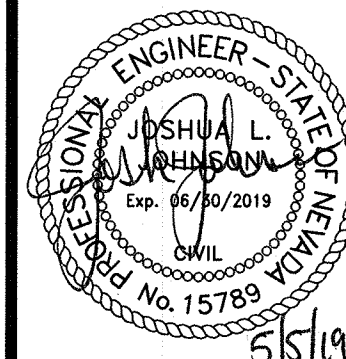
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DESIGNER: BC

CHECKED: JJ

PROJECT NO.

EST1906-000



G-2
SHEET 16 OF 16

**SLATER
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GROUP**
a Westwood team
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