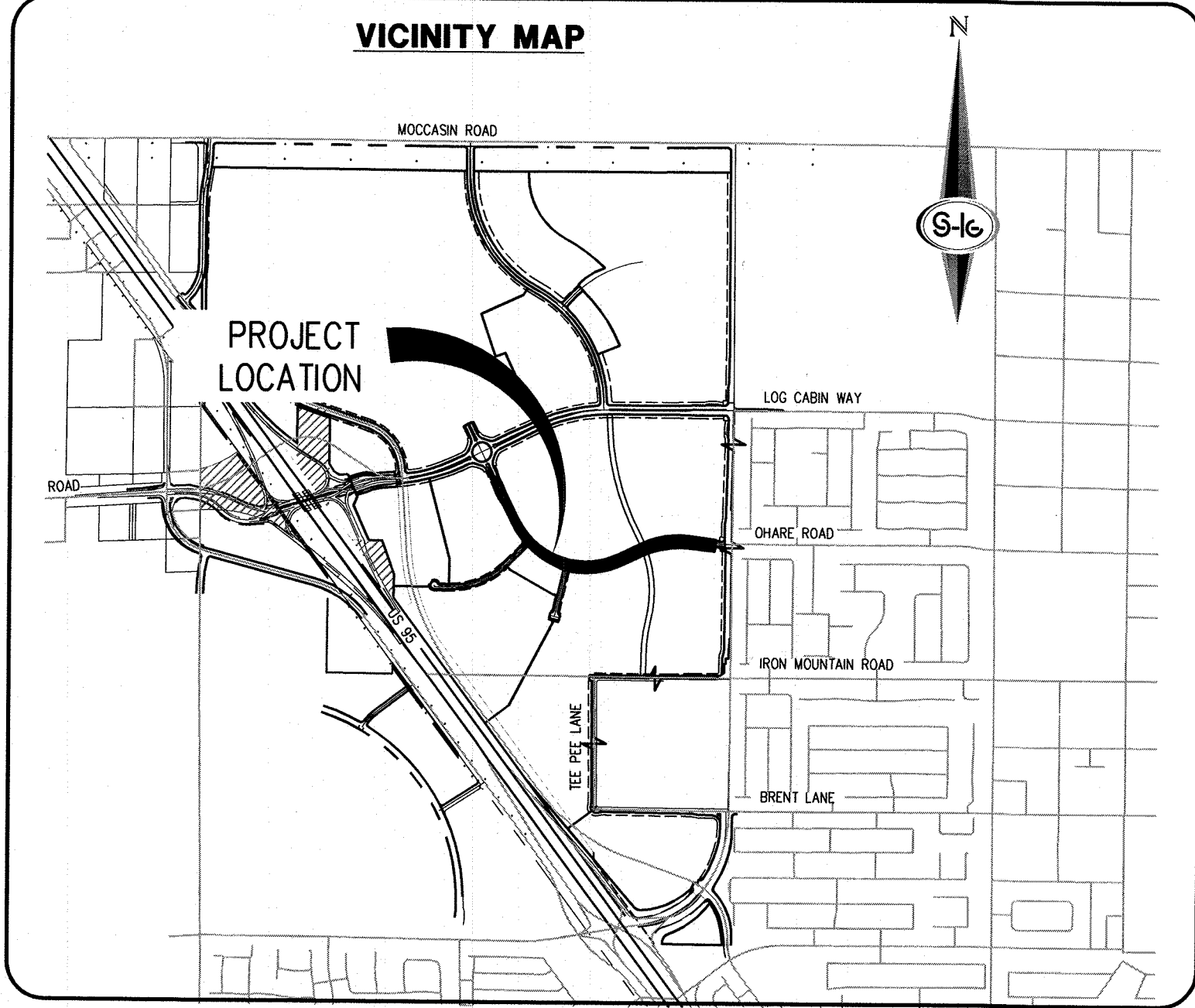




BENCHMARK

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)

BASIS OF BEARING

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.

OWNER/DEVELOPER

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

ENGINEER

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

IMPROVEMENT PLANS FOR SUNSTONE PHASE 1 O'HARE ROAD



APPROVALS

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 FORM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

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: _____
LVWD 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 DATE _____

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 _____

Sheet List Table		
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
4	P-1	PLAN AND PROFILE - "OH" 15+00.00 TO "OH" 23+00.00
5	P-2	PLAN AND PROFILE - "OH" 23+00.00 TO "OH" 31+50.00
6	P-3	PLAN AND PROFILE - "OH" 31+50.00 TO "OH" 39+50.00
7	P-4	PLAN AND PROFILE - "OH" 39+50.00 TO "OH" 45+00.00
9	D-1	DETAIL SHEET 1
10	G-1	GRADING PLAN
11	G-2	GRADING PLAN



NOTE: PROJECT PLAN APPROVAL CONTINGENT ON

SUNSTONE PHASE 1 XXXXX #XXXXX
SUNSTONE PHASE 1 XXXXX #XXXXX
SUNSTONE PHASE 1 XXXXX #XXXXX

PLAN APPROVAL

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
O'HARE ROAD
COVER SHEET**

DATE: 05/01/19
DRAFTER: SB/JR
DESIGNER: BC
CHECKED: JJ
PROJECT NO.
EST1909-000

C-1
SHEET 1 OF 11

TEL 5-4"	EXISTING TELEPHONE CABLE	STREET CENTERLINE
12" SS	EXISTING SANITARY SEWER LINE	EASEMENT LINE
12" W	EXISTING WATER LINE	AEP
18" SD	EXISTING STORM DRAIN LINE	PROPOSED SIGN
ELE UG 1-4"	EXISTING UNDERGROUND ELECTRICAL LINE	CONCRETE SURFACE
OHP	EXISTING OVERHEAD POWER LINE	PLANTMIX BITUMINOUS SURFACE
OHP/TEL	EXISTING OVERHEAD POWER AND TELEPHONE LINE	FLOWLINE
4" PE GAS	EXISTING GAS LINE	SAWCUT LINE
CATV	EXISTING CABLE TELEVISION LINE	CONTOUR LINE
	EXISTING CURB & GUTTER	ELEVATION
	EXISTING RIGHT-OF-WAY LINE	STORM DRAIN MANHOLE
	EXISTING PROPERTY LINE	SANITARY SEWER MANHOLE
X X X	EXISTING CHAIN-LINK FENCE	100 WATT STREET LIGHT
SL	EXISTING STREET LIGHT CONDUIT	250 WATT STREET LIGHT
	EXISTING MANHOLE OR VAULT	FAST ITS CONDUIT
	EXISTING VALVE (GAS OR WATER)	FAST P30 PULLBOX
FH	EXISTING FIRE HYDRANT	FAST TYPE 200 SPLICE VAULT
FP	EXISTING POWER OR TELEPHONE POLE	
	EXISTING PADMOUNTED SERVICE PEDESTAL	
	EXISTING NV ENERGY TRANSFORMER	
	EXISTING SWING GATE	
	EXISTING STREET LIGHT	
	EXISTING ON-SITE LIGHT	

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

[illegible]

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

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

ABUT	ABUTMENT	GND	GROUND	R/W	RIGHT-OF-WAY
AC	ALUMINUM CAP/ASPHALTIC CONCRETE	HGT	HEIGHT	RT	RIGHT
AEP	AUTHORIZATION TO ENTER PROPERTY	HGL	HYDRAULIC GRADE LINE	S	SOUTH
AP	ANGLE POINT	HORIZ	HORIZONTAL	SCH	SCHEDULE
APN	ASSESSORS PARCEL NUMBER	HWY	HIGHWAY	SD	STORM DRAIN
AVC	AVENUE	INV	INVERT	SDMH	STORM DRAIN MANHOLE
BC	BEGIN CURVE/BRASS CAP/BACK OF CURB	ITS	INTELLIGENT TRANSPORTATION SYSTEM	SECT	SECTION
BGR	BEGIN CURB RETURN	JOINT	JOINT	SF	SQUARE FOOT/FEET
BLVD	BOULEVARD	LF	LINEAR (LINEAL) FEET	SHLDR	SHOULDER
BM	BENCHMARK	LIP	LIP OF GUTTER	SHT	SHEET
BOT	BOTTOM	LT	LEFT	SIM	SIMILAR
BRG	BEARING	LUM	LUMINAIRE	SP	SERVICE POINT
BSW	BACK OF SIDEWALK	LAS LVVWD	LAS VEGAS VALLEY WATER DISTRICT	SPA	SPACING
BVCE	BEGIN VERTICAL CURVE ELEVATION	MAX	MAXIMUM	SS	SQUARE
BVCS	BEGIN VERTICAL CURVE STATION	MH	MANHOLE	SS	SANITARY SEWER
CATV	CABLE TV	MIN	MINIMUM	SSMH	SANITARY SEWER MANHOLE
CG	CURB & GUTTER	MULCP	MULTI-LAYERED COMPOSITE PIPE	STA	STATION
CCSD	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS	MOD	MODIFY/MODIFIED	STD	STANDARD
		MON	MONUMENT	STL	STREET
CKT	CIRCUIT	MPH	MILES PER HOUR	STL	STEEL
CLR	CLEAR/CLEARANCE	N	NORTH	SL	STREET LIGHT
CLBM	CITY OF LAS VEGAS BENCHMARK	NDOOT	NEVADA DEPARTMENT OF TRANSPORTATION	STRUCT	STRUCTURE
CLV	CITY OF LAS VEGAS	NUMBER	NUMBER	SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT	NVE	NV ENERGY	SNBORS	SOUTHERN NEVADA BUILDING OFFICIALS
CONC	CONCRETE	NIS	NITS TO SCALE		REGIONAL STANDARDS
C, C/L	CENTERLINE	OC	ON CENTER	SWG	SOUTHWEST GAS
COL	CENTER OF BOLLARD	OHP	OVERHEAD POWER LINE	T	TELEPHONE/TOP
CBL	COLUMN	PAT	PATENT	TAN	TANGENT
CONST	CONSTRUCT/CONSTRUCTION	PB	PULL BOX	TC	TOP OF CURB
COORD	COORDINATE	PBS	PLANTMIX BITUMINOUS SURFACE	TEMP	TEMPORARY
COR	CORNER	PC	POINT OF CURVE, PHOTO CELL	TF	TOP OF FOOTING
CY	CUBIC YARD(S)	PCC	POINT OF COMPOUND CURVE	TG	TOP OF GRADE
Δ	DELTA	PD	PONDING DEPTH	TMH	TOP OF MANHOLE
DB	DIRECT BURY	PE	PROJECT ENGINEER/POLYETHYLENE	TRANS	TRANSITION STRUCTURE
DBL	DOUBLE	PED	PEDESTRIAN	THW	TOP OF HEADWALL
DIA	DROP INLET	PG	PROFILE GRADE (FG ON CONTROL LINE)	TRW	TOP OF RETAINING WALL
DIA	DIAPHRAGM	PGL	PROFILE GRADE LINE	TW	TOP OF WALL
DIST	DISTANCE	PH	POTHOLE	TS	TRAFFIC SIGNAL
DR	DRIVE	PI	POINT OF INTERSECTION	TYP	TYPICAL
DW	DRIVEWAY	PKWY	PARKWAY	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
DWG	DRAWING	PL	PROPERTY LINE		FOR WATER DISTRIBUTION SYSTEMS
ECR	END CURB RETURN	PMF	PAVEMENT MARKING FILM	USDCCA	UNIFORM STD. DRAWINGS FOR PUBLIC WORKS'
E	EAST	POB	POINT OF BEGINNING		CONSTRUCTION OFF--SITE IMPROVEMENTS
EA	EACH	POC	POINT ON CURVE	UT	UTAH
ESMT	EASEMENT	POE	POINT OF ENDING	VAR	VARIABLE
ECR	END CURB RETURN	POT	POINT ON TANGENT	VC	VERTICAL CURVE
ELEC	ELECTRICAL	PP	POWER POLE	VERT	VERTICAL
ELEV/EL	ELEVATION	PPCBR	PORTABLE PRECAST CONCRETE BARRIER RAIL	VG	VALLEY GUTTER
EV/EOP	EDGE OF PAVEMENT	PPM	POLYUREA PAVEMENT MARKINGS	W	WAY
E/O	EQUAL	PR	PURPOSE	WY	WAY
EST	ESTIMATED	PROP	PROPOSED	WT	WEIGHT
EVC	END VERTICAL CURVE	PRC	POINT OF REVERSE CURVE	XING	CROSSING
EX/EXIST	EXISTING	PRVC	POINT REVERSE VERTICAL CURVE		
EXP	EXPANDED JOINT	PSI	POUNDS PER SQUARE INCH		
EW	EACH WAY	PT	POINT OF TANGENCY		
FG	FACE OF CURB	PVI	POINT OF VERTICAL INTERSECTION		
FC	FINISH GRADE	PVMT	PAVEMENT		
FH	FIRE HYDRANT	R	RADIUS		
FL	FLOW LINE	RCB	REINFORCED CONCRETE BOX		
FO	FIBER OPTIC	RCP	REINFORCED CONCRETE PIPE		
FS	FINISH SURFACE	REC	RECTANGLE		
FT	FOOT/FEET	RDWY	ROADWAY		
FTG	FOOTING	RDWY	ROADWAY		
FW	FACE OF WALL	REINFG	REINFORCED		
FYA	FLASHING YELLOW ARROW	REQD	REQUIRED		
G	GAS	RND	ROUND		
GA	GAUGE	RP	RADIUS POINT		
GB	GRADE BREAK	RPM	RAISED PAVEMENT MARKERS		

"OR" O'HARE ROAD
(LOG CABIN WAY TO SKYE CANYON PARK DRIVE

EASTLAND COMPANY, LLC

**SUNSTONE PHASE 1
O'HARE ROAD
ABBREVIATIONS. KEY MAP. LEGEND**

ABBREVIATIONS. KEY MAP. LEGEND AND QUANTITIES

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

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

[illegible]

ENTITIES

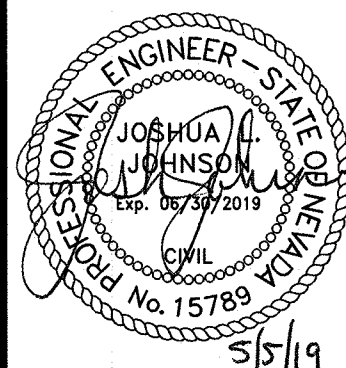
DATE: 05/01/19

DRAFTER: SB/JF

DESIGNER: BC

CHECKED: JJ

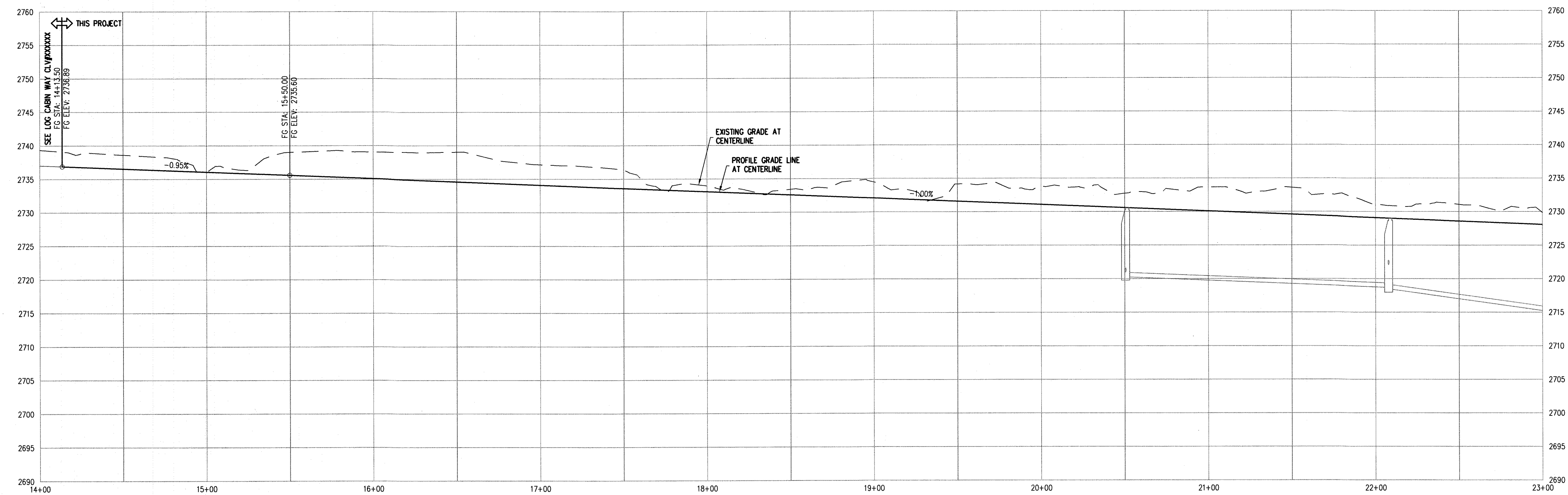
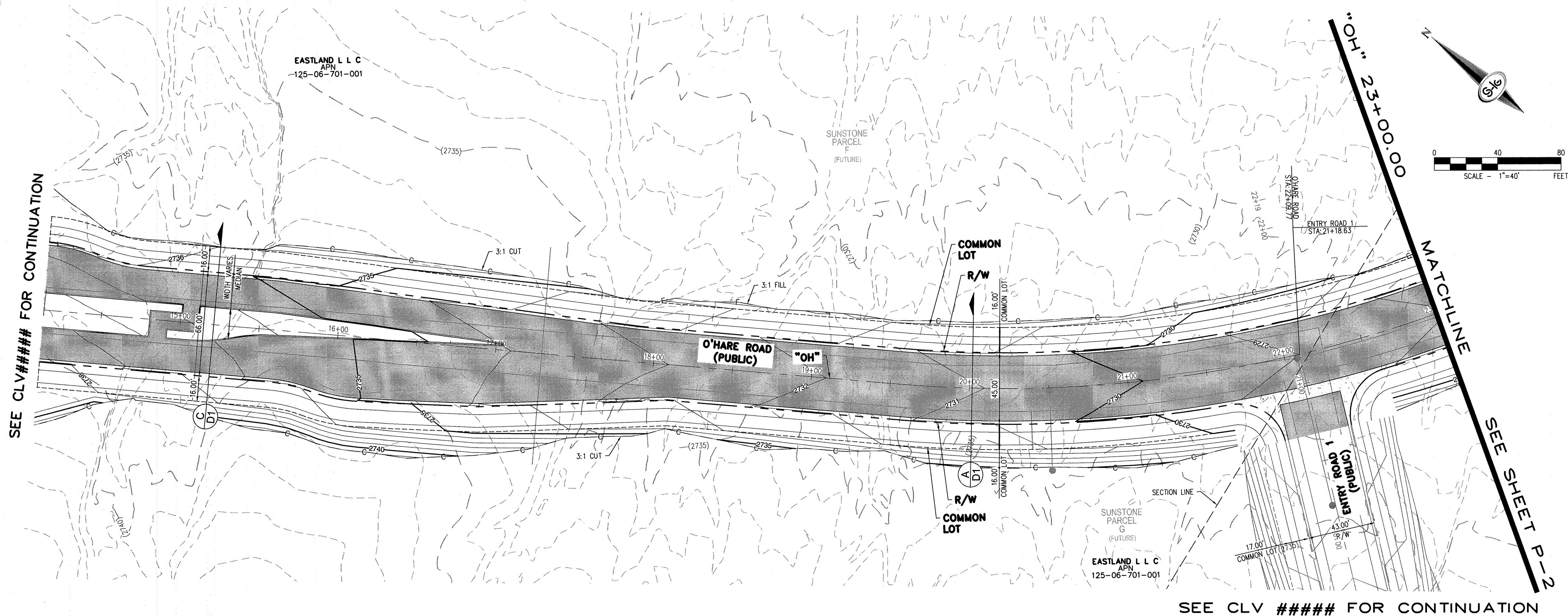
PROJECT NO.
EST1909-000



C-3

SHEET 3 OF 11

I:\est1909-000\Sunstone\Drawings\Impco\est1909-000.dwg 5/4/2019 9:54 PM Brian Chapman



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. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
4. INSTALL 30" RCP (USDCCA STD. DWG. NO. 503.2)
5. INSTALL 36" RCP (USDCCA STD. DWG. NO. 503.2)
6. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
7. CONSTRUCT NDOT TYPE 4 MANHOLE (NDOT STD. PLAN R-4.3.2)
8. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
9. CONNECT TO STORM DRAIN
10. INSTALL BRICK AND MORTAR PLUG PER DETAIL ON SHEET D-1

EASEMENTS

- E1 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, 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.
- E2 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.
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED SEPTEMBER 25, 2001, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62751 TO LAS VEGAS VALLEY WATER DISTRICT FOR WATER MAIN 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 OCTOBER 12, 2001 IN BOOK 20010112, AS INSTRUMENT NO. 01161 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 WATERSTOP, CENTER BULB, OR FLAT STRIP (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

LEGEND

- 1 STORM DRAIN LATERAL # (SEE SHEET P-5)

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

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 3200301735E AND 3200301750E 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 FAX (702) 284-5399

EASTLAND COMPANY, LLC

**SUNSTONE PHASE 1
O'HARE ROAD**

PLAN AND PROFILE - "OH" 15+00.00 TO "OH" 23+00.00

DATE: 05/01/19

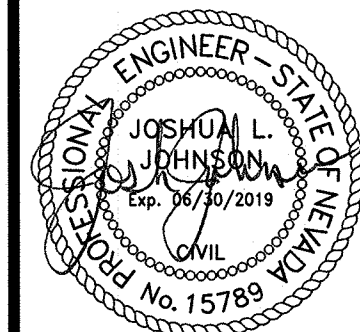
DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.

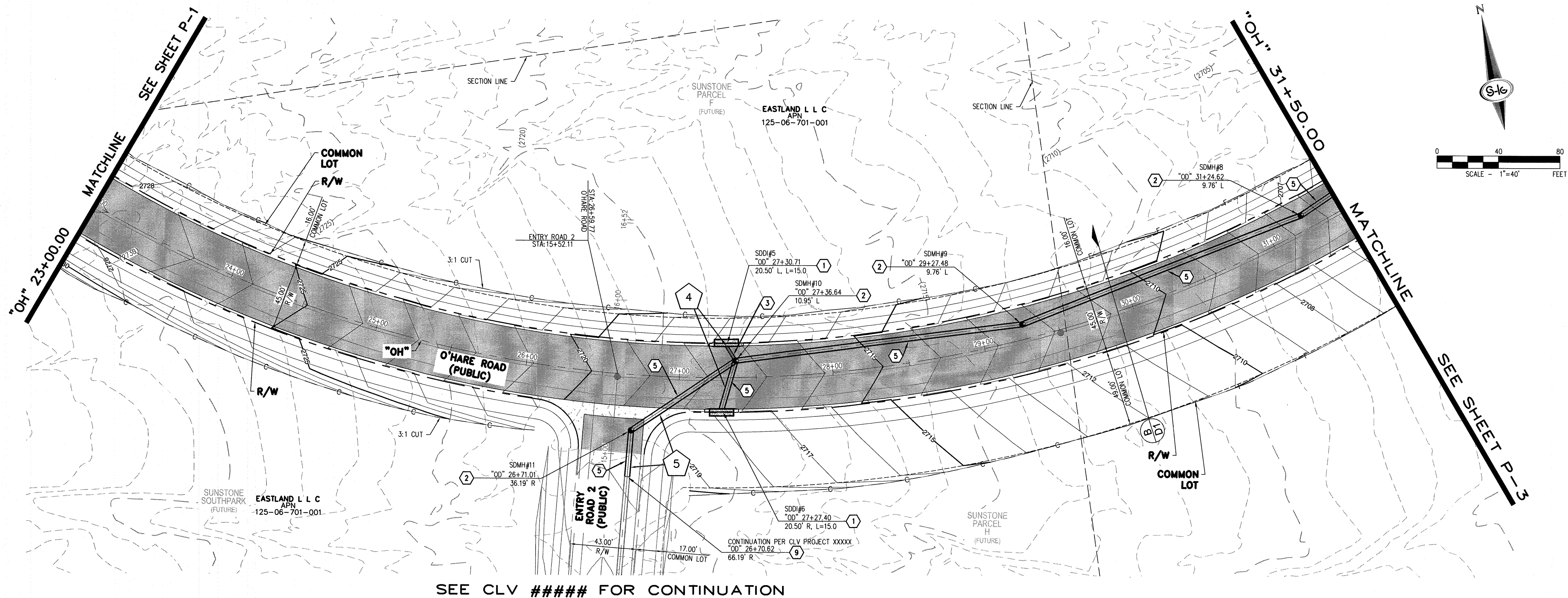
EST1909-000



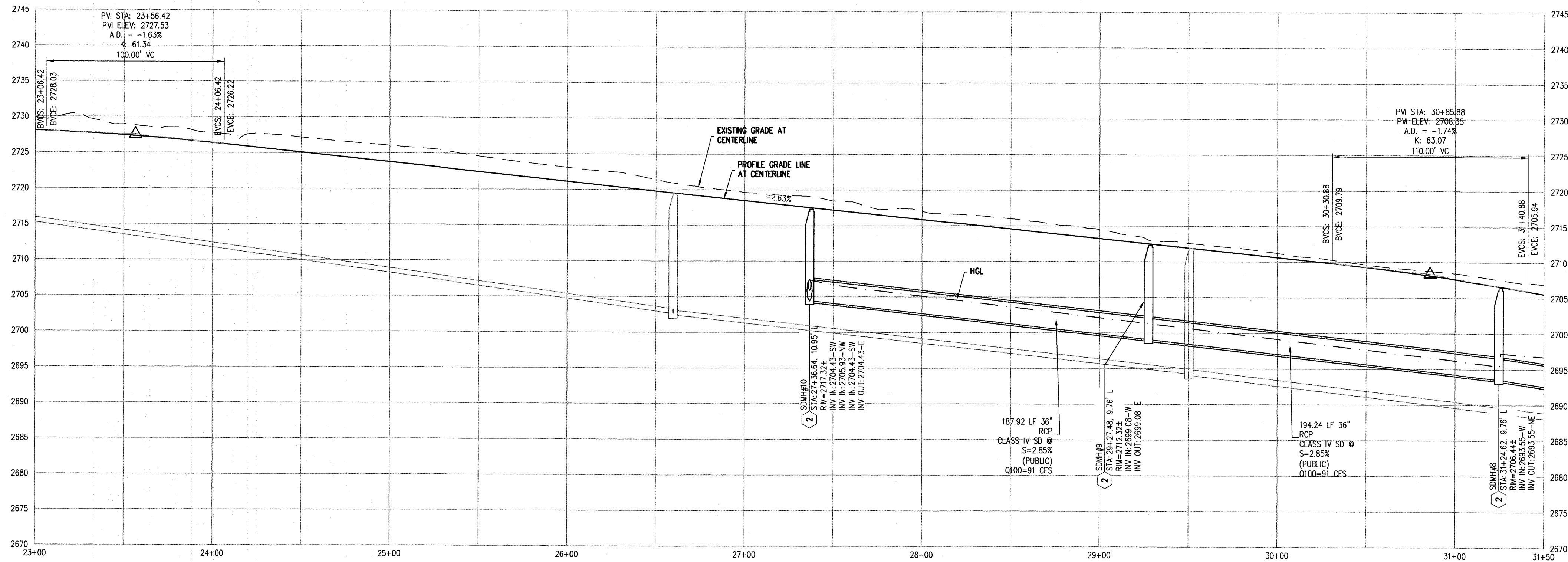
P-1

SHEET 4 OF 11

F:\est1909-000\sunstone\chere.dwg (improvest1909-000.pnt) dwg 5/4/2019 9:54 PM Brian Chapman



SEE CLV ##### 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. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
4. INSTALL 30" RCP (USDCCA STD. DWG. NO. 503.2)
5. INSTALL 36" RCP (USDCCA STD. DWG. NO. 503.2)
6. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
7. CONSTRUCT NDOT TYPE 4 MANHOLE (NDOT STD. PLAN R-4.3.2)
8. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
9. CONNECT TO STORM DRAIN
10. INSTALL BRICK AND MORTAR PLUG PER DETAIL ON SHEET D-1

EASEMENTS

- E1 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.
- E2 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 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.
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED SEPTEMBER 25, 2001, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62751 TO LAS VEGAS VALLEY WATER DISTRICT FOR WATER MAIN 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 OCTOBER 12, 2001 IN BOOK 20010112, AS INSTRUMENT NO. 01161 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 SHEET P-5)

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 FAX (702) 284-5399

DATE	BY	APP	DATE	DESCRIPTION

CITY OF LAS VEGAS

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1
O'HARE ROAD

PLAN AND PROFILE - "OH" 23+00.00 TO "OH" 31+50.00

DATE: 05/01/19

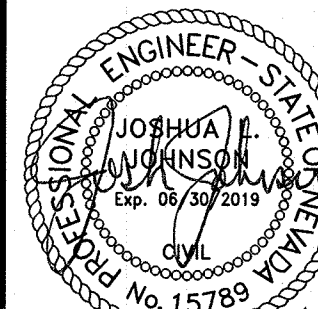
DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.

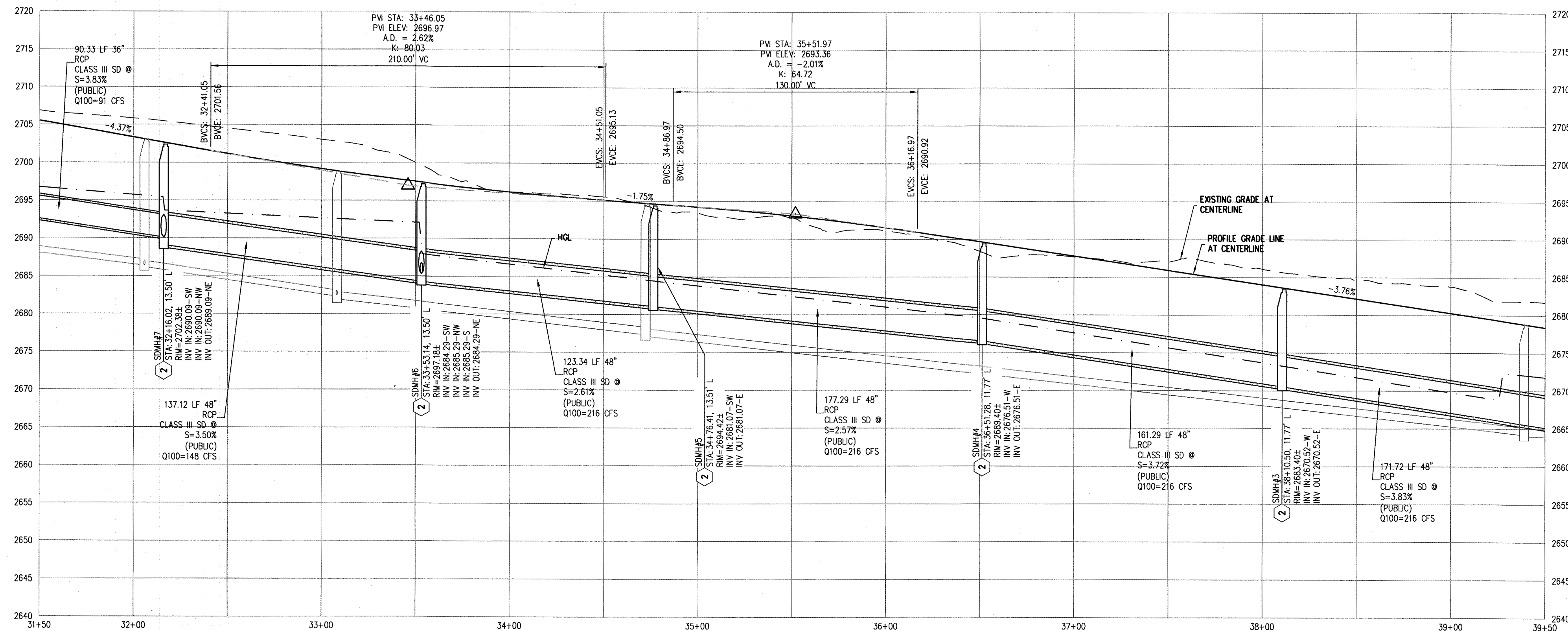
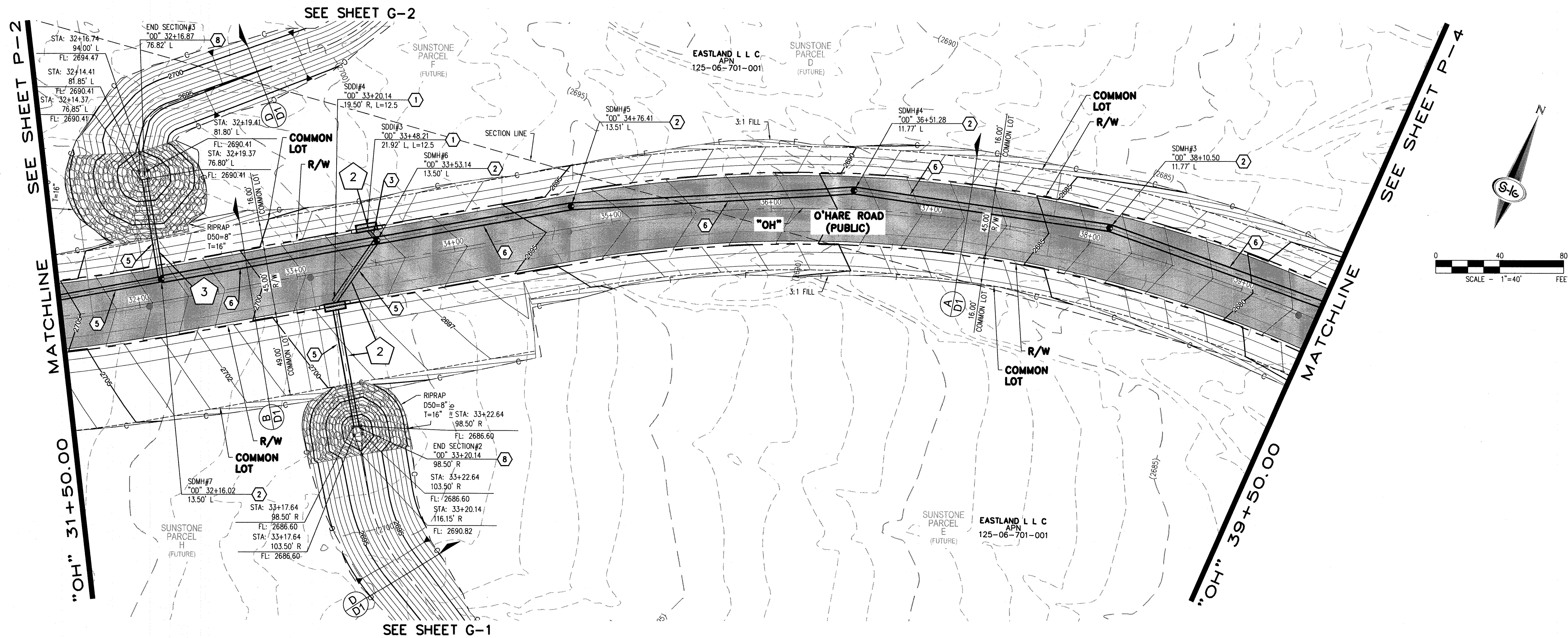
EST1909-000



P-2

SHEET 5 OF 11





- ### 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. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
 4. INSTALL 30" RCP (USDCCA STD. DWG. NO. 503.2)
 5. INSTALL 36" RCP (USDCCA STD. DWG. NO. 503.2)
 6. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
 7. CONSTRUCT NDOT TYPE 4 MANHOLE (NDOT STD. PLAN R-4.3.2)
 8. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
 9. CONNECT TO STORM DRAIN
 10. INSTALL BRICK AND MORTAR PLUG PER DETAIL ON SHEET D-1

- ### EASEMENTS
- E1 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.
- E2 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 SEWER 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.
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED SEPTEMBER 25, 2001, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62751 TO LAS VEGAS VALLEY WATER DISTRICT FOR WATER MAIN 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 OCTOBER 12, 2001 IN BOOK 20010112, AS INSTRUMENT NO. 01161 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 (WINVLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

LEGEND

1 STORM DRAIN LATERAL # (SEE SHEET P-5)

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 32003C175E 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: _____



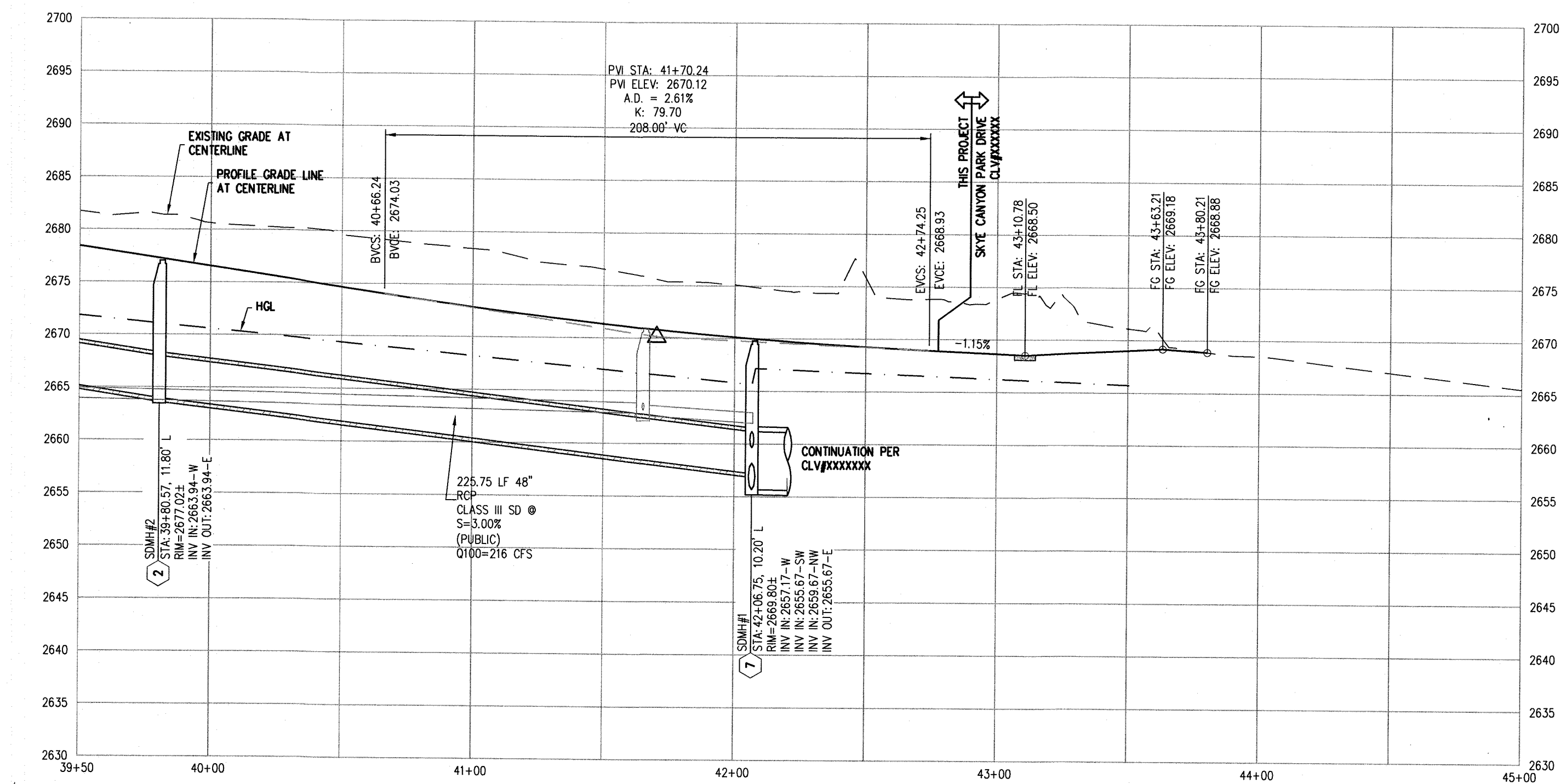
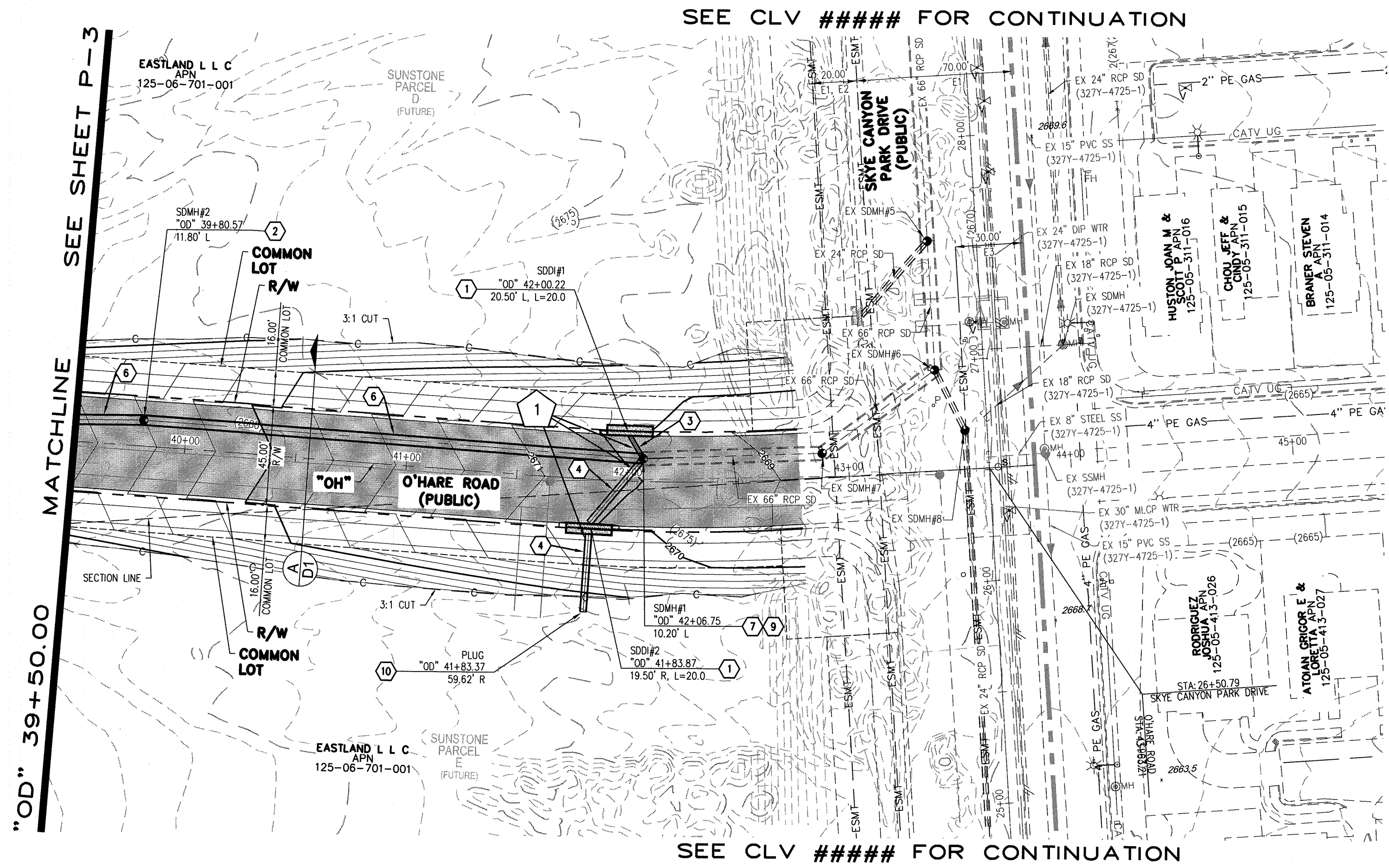
SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

CITY OF LAS VEGAS

EASTLAND COMPANY, LLC
SUNSTONE PHASE 1
O'HARE ROAD
PLAN AND PROFILE - "OH" 31+50.00 TO "OH" 39+50.00

DATE: 05/01/19
DRAFTER: SB/JR
DESIGNER: BC
CHECKED: JJ
PROJECT NO.
EST1909-000

P-3
SHEET 6 OF 11



- ### 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. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
 4. INSTALL 30" RCP (USDCCA STD. DWG. NO. 503.2)
 5. INSTALL 36" RCP (USDCCA STD. DWG. NO. 503.2)
 6. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
 7. CONSTRUCT NDOT TYPE 4 MANHOLE (NDOT STD. PLAN R-4.3.2)
 8. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
 9. CONNECT TO STORM DRAIN
 10. INSTALL BRICK AND MORTAR PLUG PER DETAIL ON SHEET D-1

- ### EASEMENTS
- E1 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.
- E2 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 SEWER 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.
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED SEPTEMBER 25, 2001, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62751 TO LAS VEGAS VALLEY WATER DISTRICT FOR WATER MAIN 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 OCTOBER 12, 2001 IN BOOK 20010112, AS INSTRUMENT NO. 01161 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 BUILT, OR FLAT STRIP (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

LEGEND

1 STORM DRAIN LATERAL # (SEE SHEET P-5)

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 FAX (702) 284-5309

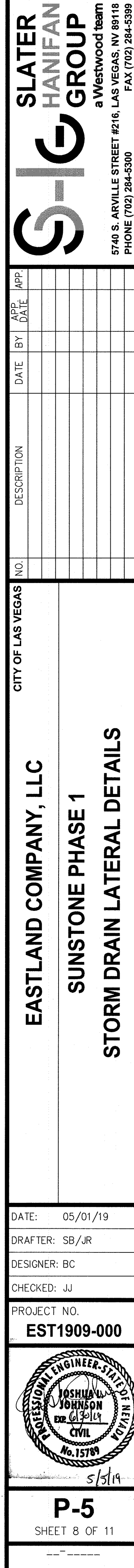
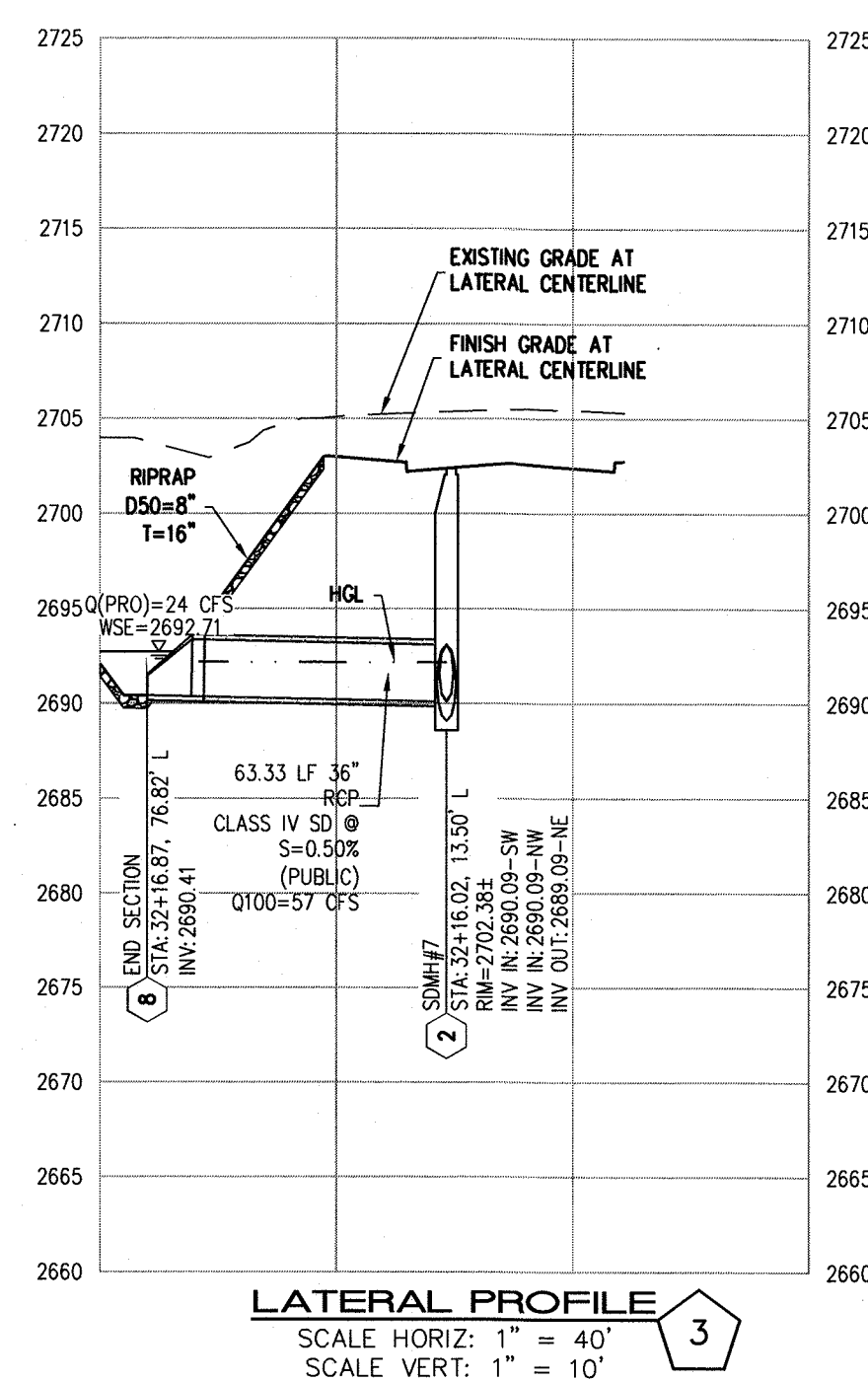
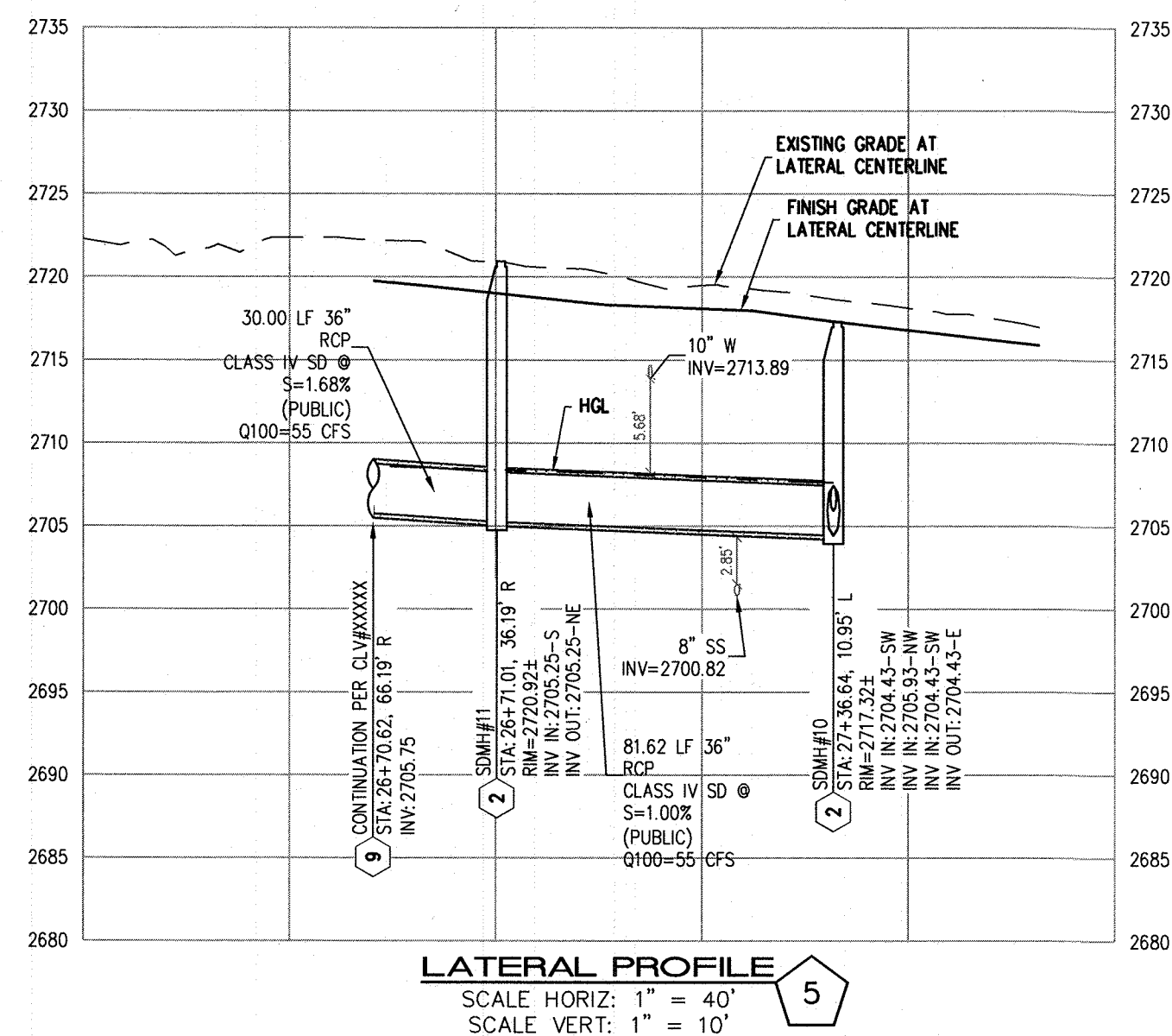
EASTLAND COMPANY, LLC
SUNSTONE PHASE 1
O'HARE ROAD
PLAN AND PROFILE - "OH" 39+50.00 TO "OH" 45+00.00

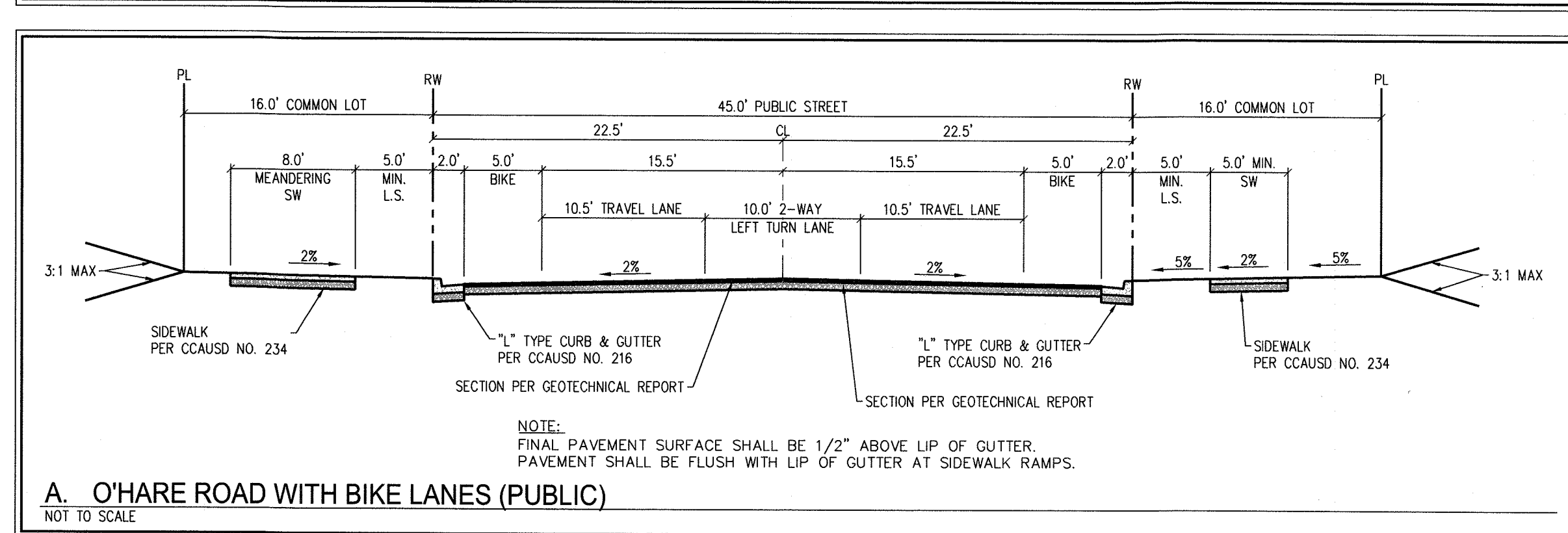
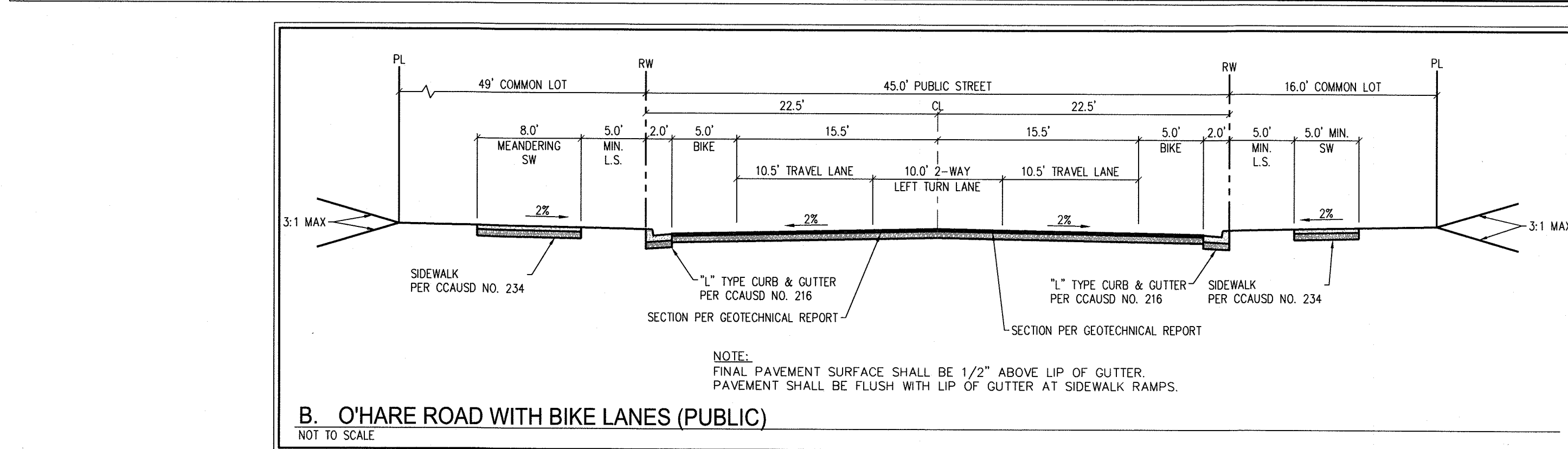
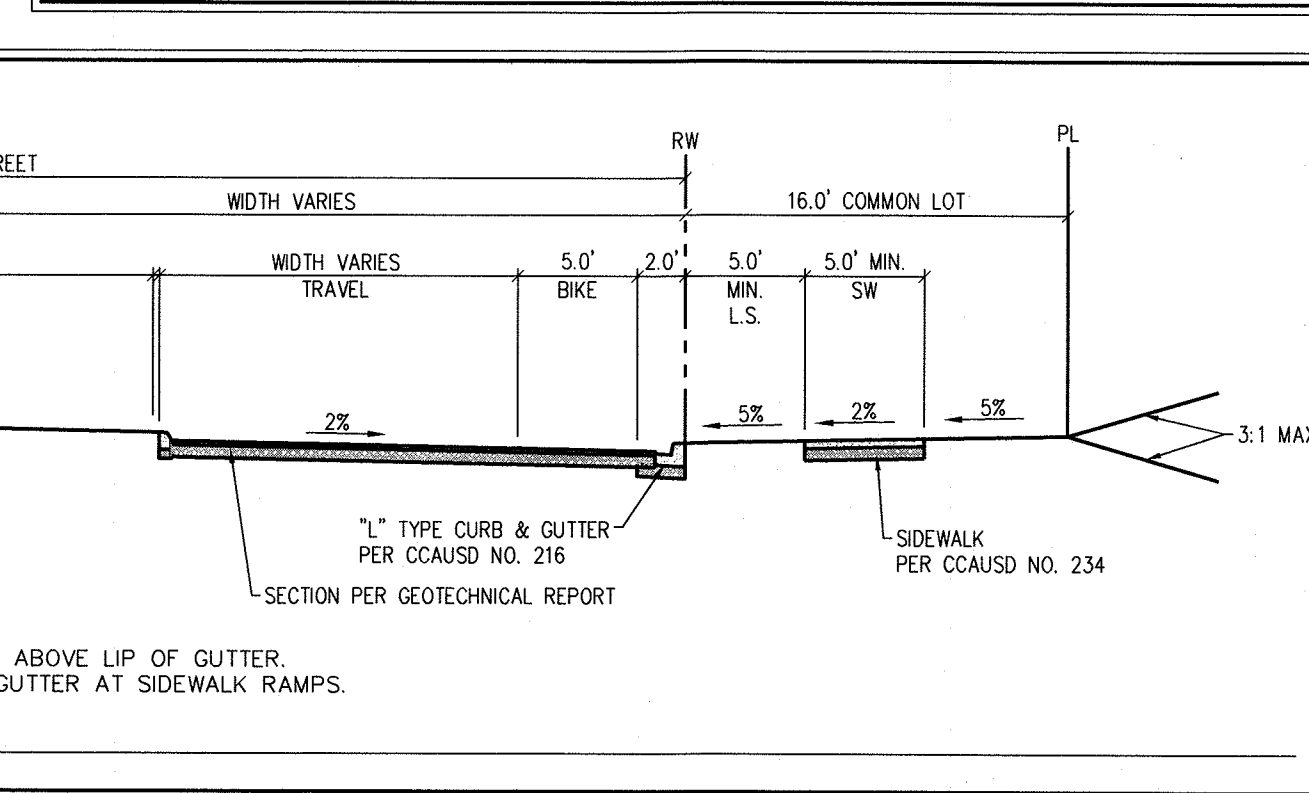
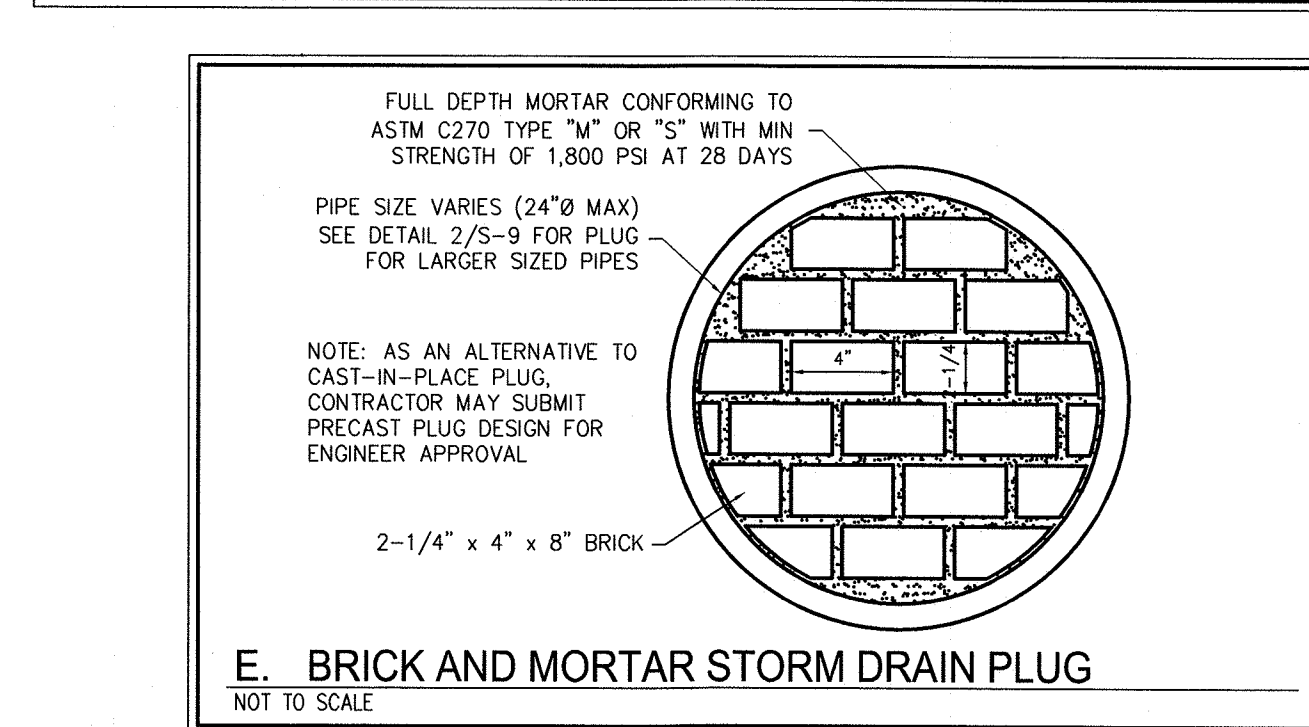
DATE: 05/01/19
DRAFTER: SB/JR
DESIGNER: BC
CHECKED: JJ
PROJECT NO.
EST1909-000

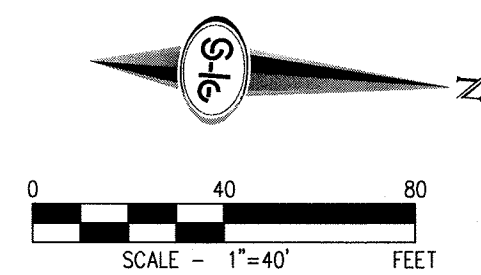
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
No. 15789
Exp. 06/30/2019
5/5/19

P-4
SHEET 7 OF 11









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-2

SHEET 11 OF 11

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