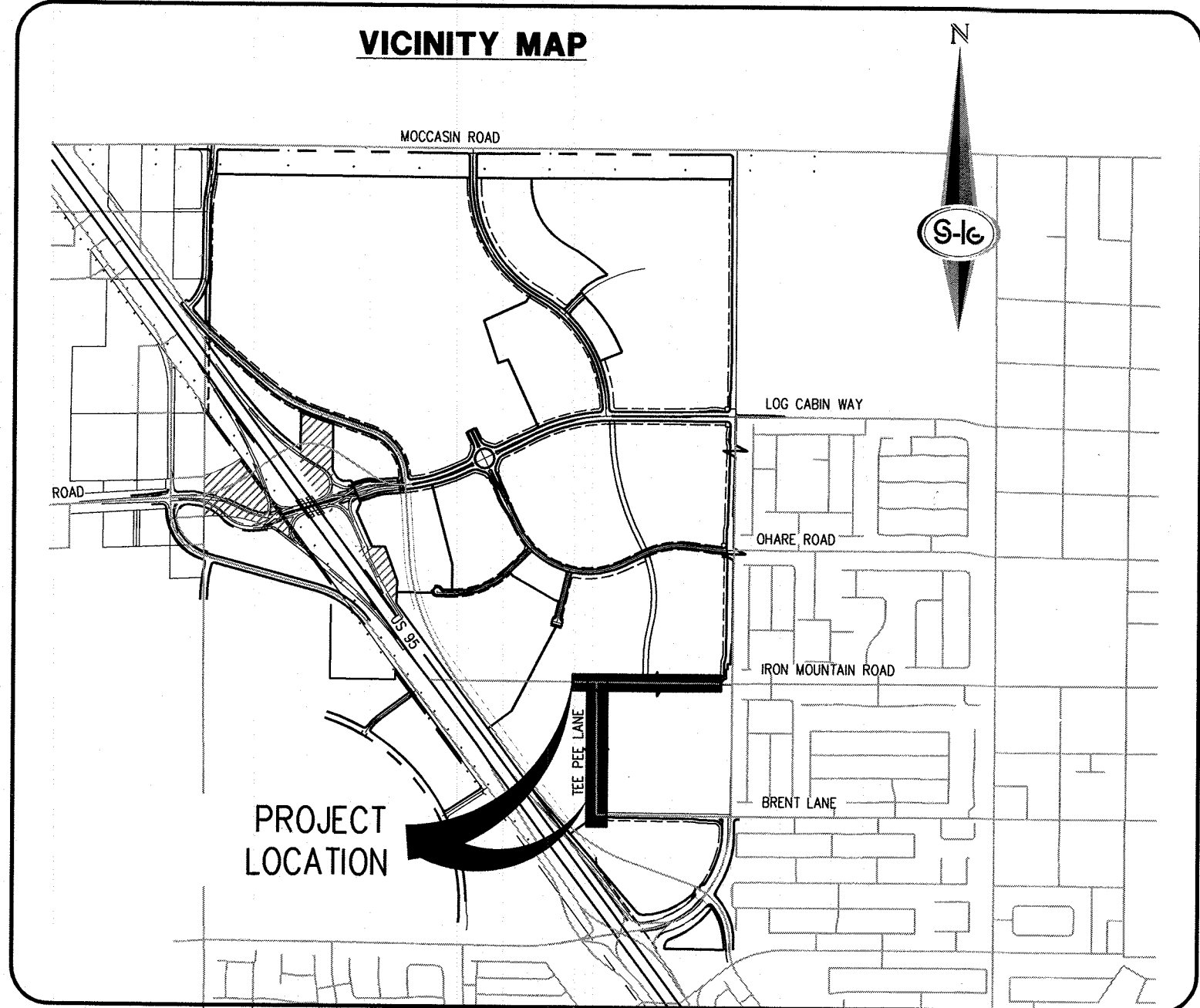




IMPROVEMENT PLANS

FOR

SUNSTONE PHASE 1

IRON MOUNTAIN ROAD AND

TEE PEE ROAD



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

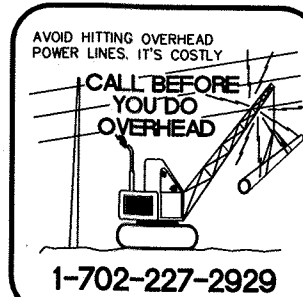
NORTH 00°01'50" WEST, BEING THE BEARING OF THE EAST LINE OF
THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE
14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE,
NEVADA.

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



NOTE: PROJECT PLAN APPROVAL CONTINGENT ON

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

PLAN APPROVAL

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 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:
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 - "IMR" 9+00.00 TO "IMR" 17+50.00
5	P-2	PLAN AND PROFILE - "IMR" 17+50.00 TO "IMR" 26+00.00
6	P-3	PLAN AND PROFILE - "TPL" 9+00.00 TO "TPL" 17+00.00
7	P-4	PLAN AND PROFILE - "TPL" 17+00.00 TO "TPL" 24+50.00
8	D-1	DETAIL SHEET 1

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1
IRON MOUNTAIN ROAD AND TEE PEE ROAD
COVER SHEET

DATE: 05/01/19

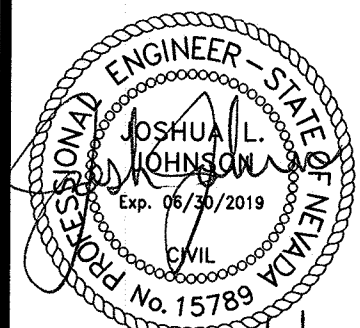
DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.

EST1911-000 IPS



C-1

SHEET 1 OF 8

LEGEND

QUANTITIES

QUANTITIES

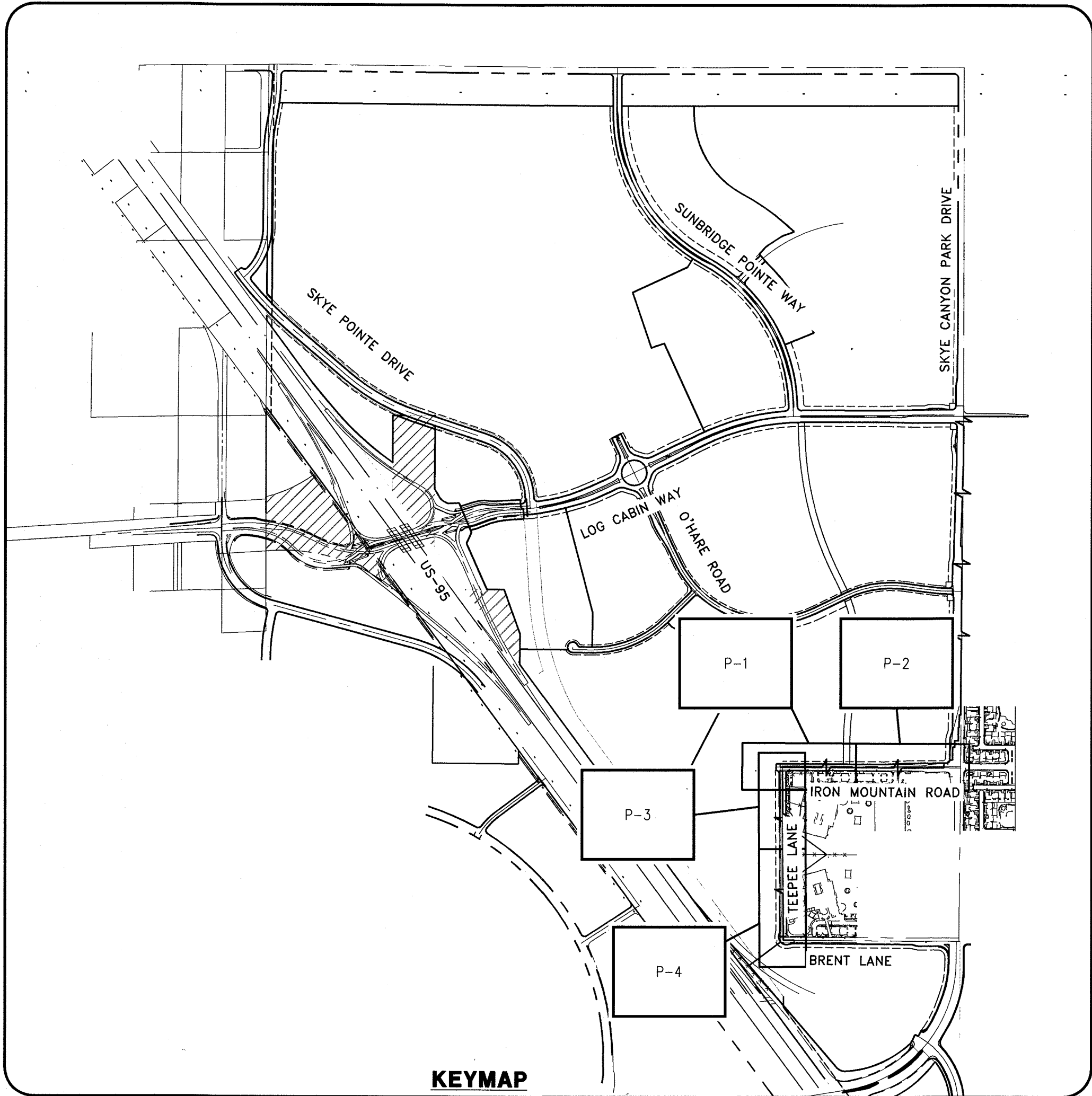
[illegible]

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

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. XXXXXX FIRST APPROVED DATE: _____



ABBREVIATIONS

AC	ABUTMENT	GND	GROUND	R/W	RIGHT-OF-WAY
ALP	ALUMINUM CAP/ASPHALTIC CONCRETE	H	HEIGHT	R	RIGHT
AEP	AUTHORIZATION TO ENTER PROPERTY	HGL	HYDRAULIC GRADE LINE	S	SOUTH
AP	ANGLE POINT	HORIZ	HORIZONTAL	SOH	SCHEDULE
APN	ASSESSORS PARCEL NUMBER	HWY	HIGHWAY	SD	STORM DRAIN
AVE	AVENUE	INV	INVERT	SDMH	STORM DRAIN MANHOLE
BC	BEGIN CURVE/BRASS CAP/BACK OF CURB	ITS	INTELLIGENT TRANSPORTATION SYSTEM	SECT	SECTION
BCR	BEGIN CURB RETURN	JT	JOINT	SF	SQUARE FOOT/FEET
BLVD	BOULEVARD	LF	LINEAR (LINEAL) FEET	SHLDR	SHOULDER
BM	BENCHMARK	LIP	LIP OF GUTTER	SHIT	SHEET
BOT	BOTTOM	LT	LEFT	SIM	SIMILAR
BRG	BEARING	LUM	LUMINAIRE	SP	SERVICE POINT
BSW	BACK OF SIDEWALK	LWVWD	LAS VEGAS VALLEY WATER DISTRICT	SPA	SPACING
BVCE	BEGIN VERTICAL CURVE ELEVATION	MAX	MAXIMUM	SO	SOARE
BVCS	BEGIN VERTICAL CURVE STATION	MH	MANHOLE	SS	SANITARY SEWER
CATV	UNDERGROUND CABLE TV	MIN	MINIMUM	SSMH	SANITARY SEWER MANHOLE
CG	CURB AND GUTTER	MCLP	MULTI-LAYERED COMPOSITE PIPE	STA	STATION
CCSD	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS	MOD	MODIFY/MODIFIED	STD	STANDARD
		MOMT	MOMENT	ST	STREET
CKT	CIRCUIT	MPL	MILES PER HOUR	STL	STEEL
CLR	CLEAR/CLEARANCE	N	NORTH	SL	STREET LIGHT
CLBM	CITY OF LAS VEGAS BENCHMARK	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION	STRUCT	STRUCTURE
CLV	CITY OF LAS VEGAS	NO	NUMBER	SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT	NVE	NV ENERGY	SNBORS	SOUTHERN NEVADA BUILDING OFFICIALS
CONC	CONCRETE	NTS	NOT TO SCALE		REGIONAL STANDARDS
C/C/L	CENTERLINE	OC	ON CENTER	SWG	SOUTHWEST GAS
COB	CENTER OF BOLLARD	OHP	OVERHEAD POWER LINE	T	TELEPHONE/TOP
COL	COLUMN	PATNT	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
A	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
DI	DROP INLET	PG	PROFILE GRADE (FG ON CONTROL LINE)	TRW	TOP OF RETAINING WALL
DIA	DIAMETER	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		CLARK COUNTY AREA, NEVADA
ESMT	EASEMENT	POE	POINT OF ENDING	UT	UNDERGROUND TELEPHONE
ECR	END CURB RETURN	POT	POINT ON TANGENT	VAR	VARIABLE/VARIES
ELEC	ELECTRICAL	PP	POWER POLE	VC	VERTICAL CURVE
ELEV/EL	ELEVATION	PPCBR	PORTABLE PRECAST CONCRETE BARRIER RAIL	VERT	VERTICAL
EP/EOP	EDGE OF PAVEMENT	PPM	POLYUREA PAVEMENT MARKINGS	VG	VALLEY GUTTER
EQ	EQUAL	PR	PAIR	W	WEST
EST	ESTIMATED	PROP	PROPOSED	WY	WAY
EVC	END VERTICAL CURVE	PRP	POINT OF REVERSE CURVE	WT	WEIGHT
EX/EXIST	EXISTING	PRVC	POINT REVERSE VERTICAL CURVE	XING	CROSSING
EXP	EXPANSION JOINT	PSI	POUNDS PER SQUARE INCH		
EW	EACH WAY	PT	POINT OF TANGENCY		
FG	FACE OF CURB	PVI	POINT OF VERTICAL INTERSECTION		
FG	FINISH GRADE	PWMT	PAVEMENT		
FG	FIRE HYDRANT	R	RADIUS		
FL	FLOW LINE	RCB	REINFORCED CONCRETE BOX	"IMR"	IRON MOUNTAIN ROAD
FO	FIBER OPTIC	RCP	REINFORCED CONCRETE PIPE		(IRON MOUNTAIN PARK DRIVE TO TEEPEE LANE)
FS	FINISH SURFACE	ROD	ROAD	"TPL"	TEEPEE LANE
FT	FOOT/FEET	RDWY	ROADWAY		(IRON MOUNTAIN ROAD TO BRENT LANE)
FTG	FOOTING	REC	RECTANGULAR		
FW	FACE OF WALL	REINF	REINFORCED		
FYA	FLASHING YELLOW ARROW	REOD	REQUIRED		
G	GAS	RND	ROUND		
G	GAUGE	RP	RADIUS POINT		
GB	GRADE BREAK	RPM	RAISED PAVEMENT MARKERS		

ALIGNMENT ABBREVIATIONS

"IMR" IRON MOUNTAIN ROAD
(SKYE CANYON PARK DRIVE TO TEEPEE LANE)
"TPL" TEEPEE LANE
(IRON MOUNTAIN ROAD TO BRENT LANE)



1. CONSTRUCT MODIFIED TYPE "B" DROP INLET (USDCCA STD. DWG. NO. 412 AND 421) PER STRUCTURAL DETAIL
2. ADJUST STORM DRAIN MANHOLE TO FINISH GRADE (USDCCA STD. DWG. NO. 403.1 OR 404.1)
3. REMOVE EXISTING STORM DRAIN LATERAL
4. INSTALL 30" HDPE STORM DRAIN PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS
5. INSTALL HDPE END SECTION PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS
6. CONNECT TO EXISTING HDPE STORM DRAIN

- 1 EIGHT-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 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 30, 2003 IN INSTRUMENT NO. 020022 OF OFFICIAL RECORDS.
- 2 RIGHT-OF-WAY GRANTED BY DECISION, DATED 9.9.2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-757574 TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES AND RELATED PURPOSES UNDER RIGHT-OF-WAY GRANT IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 16, 2004 IN INSTRUMENT NO. 0200161 OF OFFICIAL RECORDS.
- 3 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 07, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-76109 TO CITY OF LAS VEGAS FOR RIGHT FOR PERMANENT RIGHT-OF-WAY GRANT IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 16, 2004 IN INSTRUMENT NO. 0200161 OF OFFICIAL RECORDS.
- 4 RIGHT-OF-WAY GRANT IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON SEPTEMBER 09, 2003 IN INSTRUMENT NO. 020351 OF OFFICIAL RECORDS.
- 5 LAS VEGAS VALLEY WATER DISTRICT RIGHT-OF-WAY PER N-76984 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. 015986
- 6 CITY OF LAS VEGAS RIGHT-OF-WAY PER N-75757/7
- 7 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 DISTRICT RIGHT-OF-WAY GRANT IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 16, 2003 IN INSTRUMENT NO. 020022 OF OFFICIAL RECORDS.
- 8 RIGHT-OF-WAY GRANTED BY DECISION, DATED DECEMBER 05, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62751-01 TO LAS VEGAS VALLEY WATER DISTRICT FOR WATER DISTRICT RIGHT-OF-WAY GRANT IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 16, 2003 IN INSTRUMENT NO. 020022 OF OFFICIAL RECORDS.
- 9 RIGHT-OF-WAY GRANTED BY DECISION, DATED DECEMBER 05, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62751-A TO LAS VEGAS VALLEY WATER DISTRICT FOR WATER DISTRICT RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 16, 2003 IN INSTRUMENT NO. 020022 OF OFFICIAL RECORDS.
- 10 RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 16, 2003 IN BOOK 20030116, AS INSTRUMENT NO. 020022 OF OFFICIAL RECORDS.
- 11 SOUTHWEST GAS CORPORATION EASEMENT PER BUM CASE FILE N-76705 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. 015986
- 12 RIGHT-OF-WAY GRANTED BY DECISION, DATED APRIL 04, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-7702 TO NEVADA POWER COMPANY FOR UNDERGROUND LAND MANAGEMENT DISTRIBUTION LINE UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT UNDER A RIGHT-OF-WAY GRANT FILED 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.
- 13 AN EASEMENT FOR SURFACE AND SUBSURFACE DRAINAGE CHANNELS, PIPES, CONDUITS AND ATTACHED APPURTENANCES AND THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE INSTRUMENT RECORDED MAY 18, 2016 IN BOOK 20160159 AS INSTRUMENT NO. 03574 OF OFFICIAL RECORDS.

1. ALL PIPE 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 USDOCSA STD. DWG. NO. 421.
4. CETRAL PLANS AND ADDITIONAL STRUCTURAL DETAILS AND CONNECTIONS
5. ALL PIPES IN PUBLIC ROW ARE PUBLICLY MAINTAINED.
6. ADD SPECIAL INSPECTION REQUIRED FOR PIPE SEGMENTS WITH SACRIFICIAL CORROSION.
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)

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 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

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: _____

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

Call
811

OR

1-800-227-2600

[illegible]

EASTLAND COMPANY, LLC

**SUNSTONE PHASE 1
IRON MOUNTAIN ROAD AND TEE PEE ROAD
PLAN AND PROFILE - "IMR" 9+00.00 TO "IMR" 17+50.00**

DATE: 05/01/19

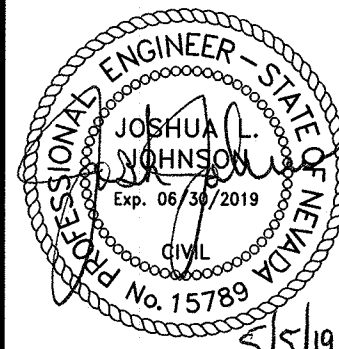
DRAFTER: SB/JR

DESIGNER: B

CHECKED: J

PROJECT N

EST 1911-000 IPS

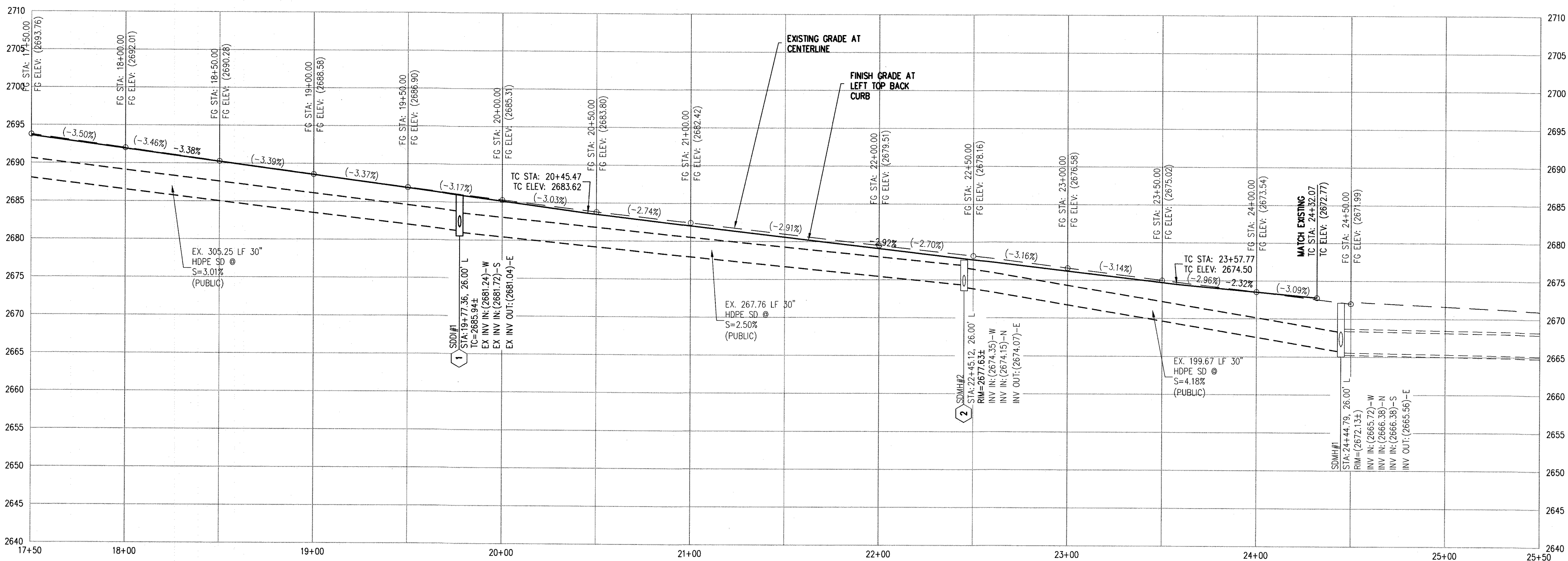
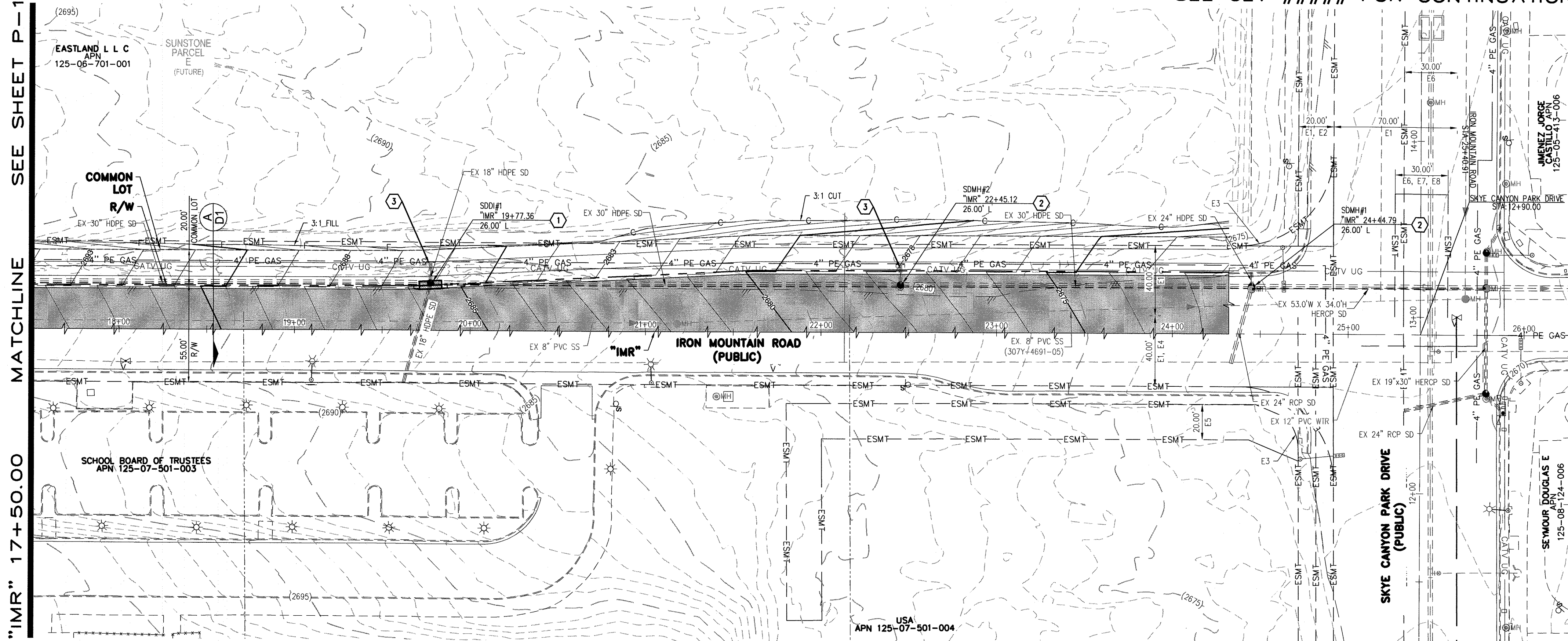


P-1

SHEET 4 OF 8

"IMR" 17+50.00

SEE CLV ##### FOR CONTINUATION



STORM DRAIN NOTES

- | | |
|---|---|
| 1 | CONSTRUCT MODIFIED TYPE "B" DROP INLET (USDCCA STD. DWG. NO. 412 AND 421) PER STRUCTURAL DETAIL |
| 2 | ADJUST STORM DRAIN MANHOLE TO FINISH GRADE (USDCCA STD. DWG. NO. 403.1 OR 404.1) |
| 3 | REMOVE EXISTING STORM DRAIN LATERAL |
| 4 | INSTALL 30" HDPE STORM DRAIN PER MANUFACTURES REQUIREMENTS AND RECOMMENDATIONS |
| 5 | INSTALL HDPE END SECTION PER MANUFACTURES REQUIREMENTS AND RECOMMENDATIONS |
| 6 | CONNECT TO EXISTING HDPE STORM DRAIN |

EASEMENTS

- 011 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75570 TO CITY OF LAS VEGAS FOR ROADWAY. 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. 013598
- 012 RIGHT-OF-WAY GRANTED BY DECISION, DATED OCTOBER 9, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER B-757574 TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE, SURFACE AND SUBSURFACE DRAINAGE CHANNELS, PIPE, CONDUITS AND ATTACHED APPURTENANCES AND THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE 2004006161 OF THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 30, 2003 IN BOOK 20040616, AS INSTRUMENT NO. 01701 OF OFFICIAL RECORDS.
- 013 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 07, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75570 TO CITY OF LAS VEGAS VALLEY WATER DISTRICT FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES AND RELATED PROVISIONS ON PUBLIC LANDS UNDER RIGHT-OF-WAY GRANT FLEID 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 SEPTEMBER 09, 2003 IN BOOK 20030909, AS INSTRUMENT NO. 02351 OF OFFICIAL RECORDS.
- 014 LAS VEGAS VALLEY WATER DISTRICT RIGHT-OF-WAY PER N-76984 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. 013598
- 015 CITY OF LAS VEGAS RIGHT-OF-WAY PER N-75570/F
- 016 RIGHT-OF-WAY GRANTED BY DECISION, DATED SEPTEMBER 25,2001, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62781 TO LAS VEGAS VALLEY WATER DISTRICT FOR WATER MAIN UNDER RIGHT-OF-WAY GRANT FLEID IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LANDS, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON OCTOBER 12, 2001 IN BOOK 2001012, AS INSTRUMENT NO. 01161 OF OFFICIAL RECORDS.
- 017 RIGHT-OF-WAY GRANTED BY DECISION, DATED DECEMBER 05, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62781 TO LAS VEGAS VALLEY WATER DISTRICT FOR STORAGE OF PIPELINE MATERIAL, PLACEMENT OF EVACUATION SOILS, CONSTRUCTION EQUIPMENT AND TRAFFIC CONTROL FOR THE CONSTRUCTION OF THE PIPELINE UNDER RIGHT-OF-WAY GRANT FLEID IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LANDS, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JANUARY 16, 2003 IN BOOK 20030116, AS INSTRUMENT NO. 02021 OF OFFICIAL RECORDS.
- 018 RIGHT-OF-WAY GRANTED BY DECISION, DATED DECEMBER 05, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62781-1 TO LAS VEGAS VALLEY WATER DISTRICT FOR WATER MAIN UNDER RIGHT-OF-WAY GRANT FLEID IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LANDS, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JANUARY 16, 2003 IN BOOK 20030116, AS INSTRUMENT NO. 02002 OF OFFICIAL RECORDS.
- 019 SOUTHWEST GAS CORPORATION EASEMENT PER BLM CASE FILE N-76705 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. 013598
- 020 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 FLEID IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LANDS, 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.
- 021 AN EASEMENT FOR SURFACE AND SUBSURFACE DRAINAGE CHANNELS, PIPES, CONDUITS AND ATTACHED APPURTENANCES AND THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE 2005016161 OF THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON APRIL 17, 2003 IN BOOK 2005016161 AS INSTRUMENT NO. 03574 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.
4. SEE U.S.D.C. STD. DWG. NO. 42.
5. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL DETAILS AND CONNECTIONS.
6. ALL PIPES IN PUBLIC ROW ARE PUBLICLY MAINTAINED.
7. ADD SPECIAL INSPECTION REQUIRED FOR PIPE SEGMENTS WITH SACRIFICIAL CONCRETE.
8. SEE UTILITY PLAN AND PROFILE SHEETS FOR UTILITY ADJUSTMENTS AND RELOCATIONS.
9. 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).

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:

S|E
SLATER
HANIFAN
GROUP
a Westwood team

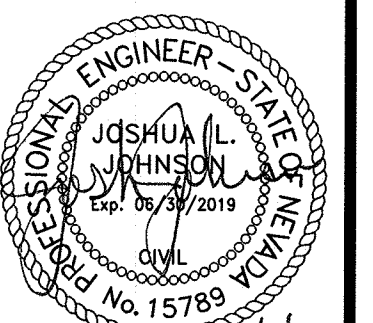
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

CITY OF LAS VEGAS		NO.	DESCRIPTION	DATE	BY DATE	APP
D						
6+00.00						

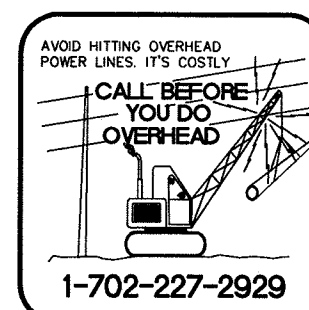
EASTLAND COMPANY, LLC

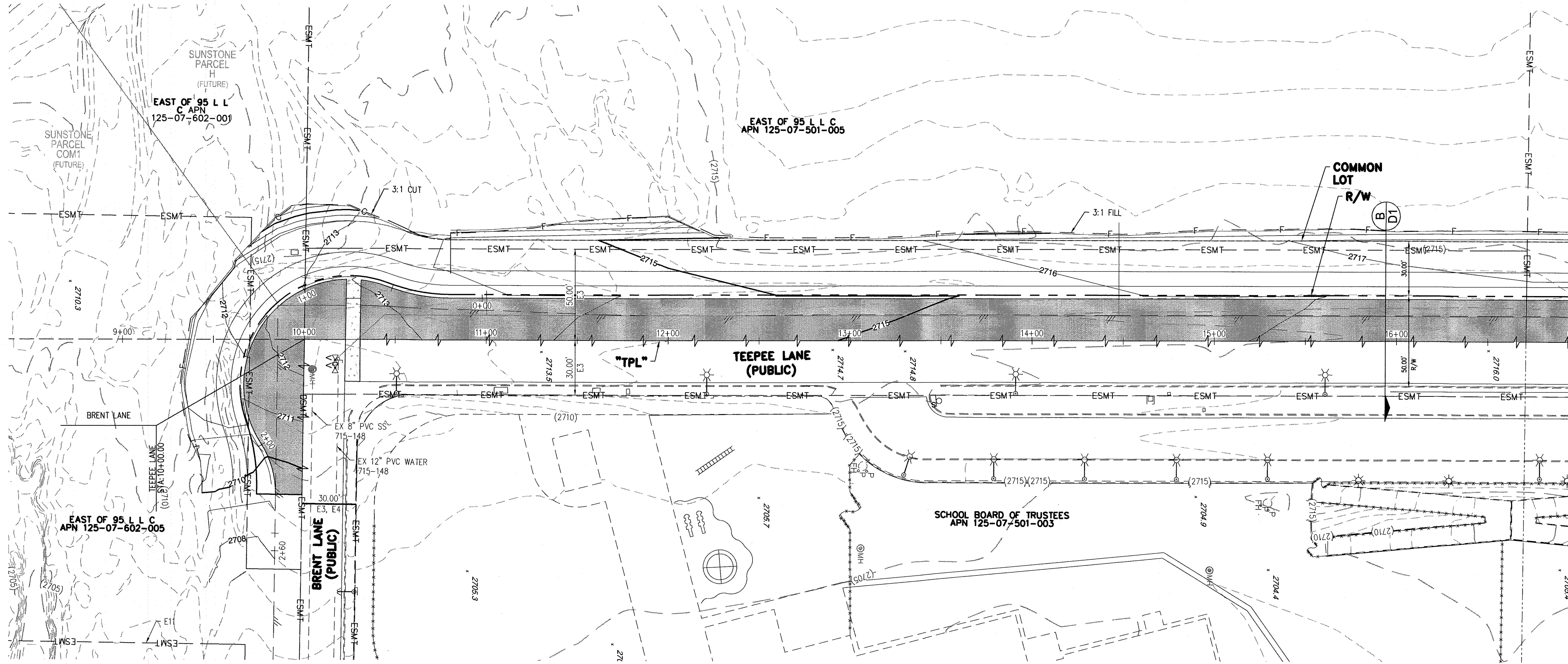
SUNSTONE PHASE 1
IRON MOUNTAIN ROAD AND TEE PEE ROAD
PLAN AND PROFILE - "IMR" 17+50.00 TO "IMR" 26+00.00

DATE: 05/01/19
DRAFTER: SB/JR
DESIGNER: BC
CHECKED: JJ
PROJECT NO.
EST1911-000 IPS

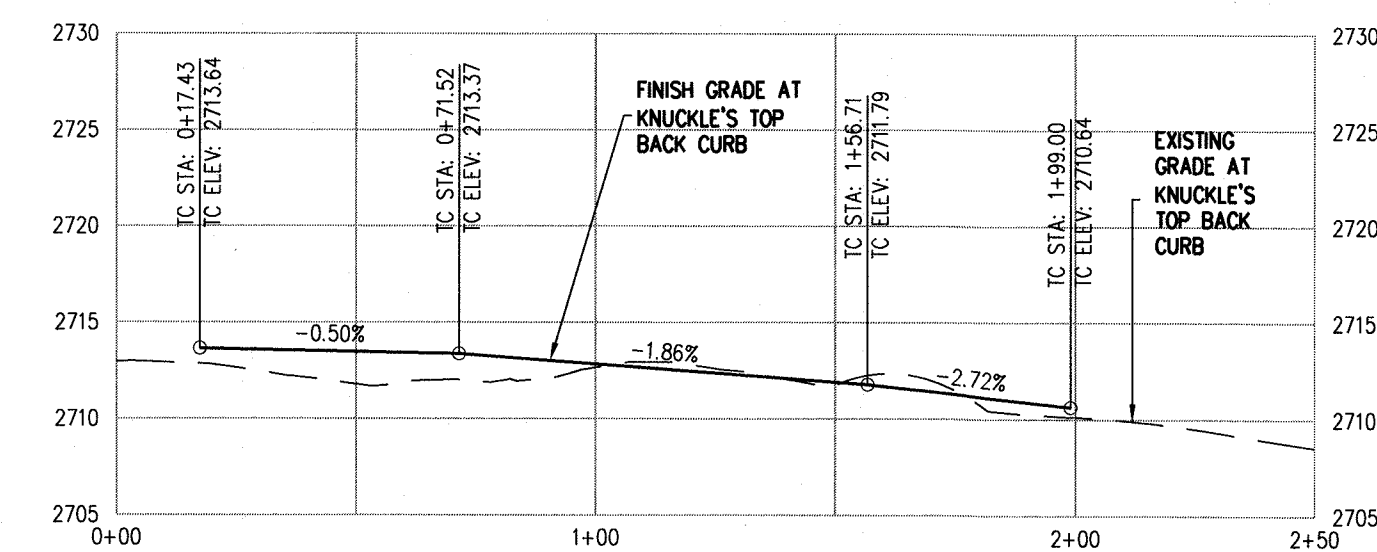
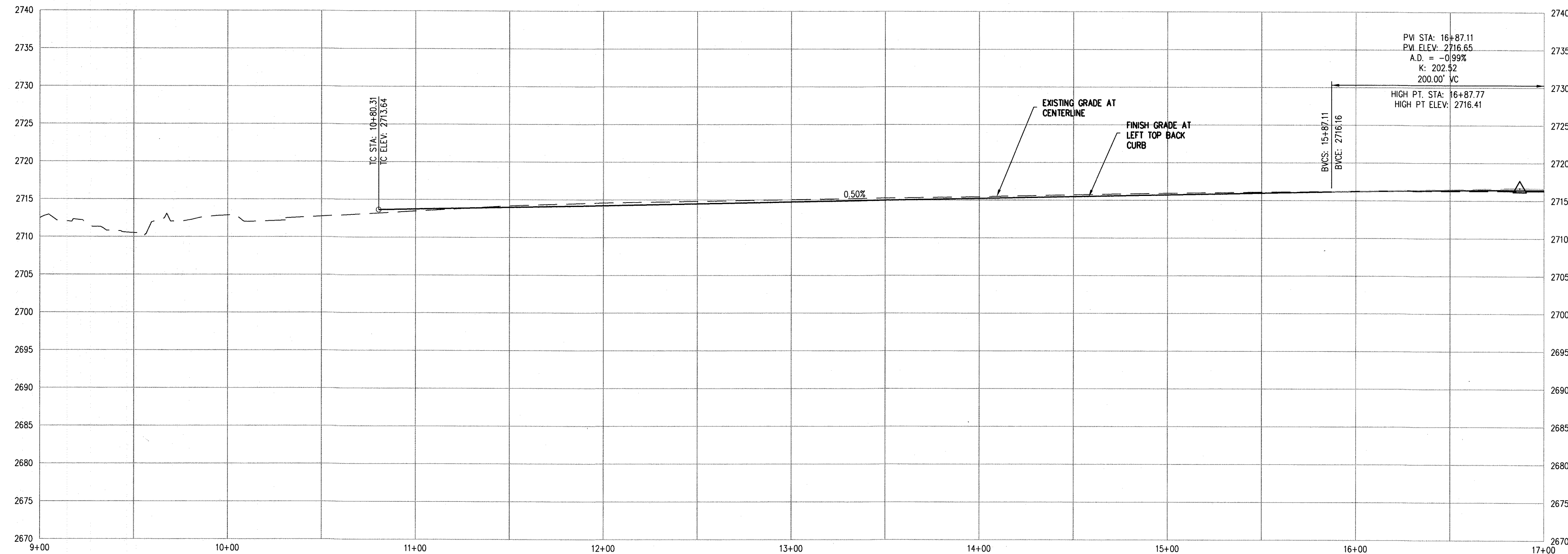
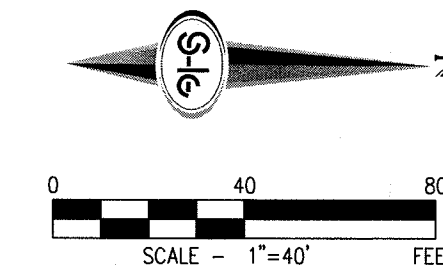


P-2





SEE SHEET P-4
MATCHLINE
"TPL" 17+00.00



- ### STORM DRAIN NOTES
1. CONSTRUCT MODIFIED TYPE "B" DROP INLET (USDCCA STD. DWG. NO. 412 AND 421) PER STRUCTURAL DETAIL.
 2. ADJUST STORM DRAIN MANHOLE TO FINISH GRADE (USDCCA STD. DWG. NO. 403.1 OR 404.1).
 3. REMOVE EXISTING STORM DRAIN LATERAL.
 4. INSTALL 30" HDPE STORM DRAIN PER MANUFACTURES REQUIREMENTS AND RECOMMENDATIONS.
 5. INSTALL HDPE END SECTION PER MANUFACTURES REQUIREMENTS AND RECOMMENDATIONS.
 6. CONNECT TO EXISTING HDPE STORM DRAIN.

- ### EASEMENTS
- E1 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75747 TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FILED 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-75754 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 MAY 07, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-76109 TO CITY OF LAS VEGAS FOR RIGHT OF WAY GRANT FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES AND RELATED PURPOSES ON PUBLIC LANDS 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 SEPTEMBER 09, 2003 IN BOOK 20030909, AS INSTRUMENT NO. 02351 OF OFFICIAL RECORDS.
 - E4 LAS VEGAS VALLEY WATER DISTRICT RIGHT-OF-WAY PER N-76984 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. 013598.
 - E5 CITY OF LAS VEGAS RIGHT-OF-WAY PER N-75757/F.
 - E6 RIGHT-OF-WAY GRANTED BY DECISION, DATED SEPTEMBER 25, 2001, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75757 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.
 - E7 RIGHT-OF-WAY GRANTED BY DECISION, DATED DECEMBER 05, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62781 TO LAS VEGAS VALLEY WATER DISTRICT FOR STORAGE OF PIPELINE MATERIAL, PLACEMENT OF EVACUATION SOILS, CONSTRUCTION EQUIPMENT AND TRAFFIC CONTROL 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 JANUARY 16, 2003 IN BOOK 20030116, AS INSTRUMENT NO. 02001 OF OFFICIAL RECORDS.
 - E8 RIGHT-OF-WAY GRANTED BY DECISION, DATED DECEMBER 05, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62781-A 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 JANUARY 16, 2003 IN BOOK 20030116, AS INSTRUMENT NO. 02002 OF OFFICIAL RECORDS.
 - E9 SOUTHWEST GAS CORPORATION EASEMENT PER BLM CASE FILE N-76795 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. 013598.
 - E10 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.
 - E11 AN EASEMENT FOR SURFACE AND SUBSURFACE DRAINAGE CHANNELS, PIPES, CONDUITS AND ATTACHED APPURTENANCES AND THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 18, 2016 IN BOOK 20160518 AS INSTRUMENT NO. 03874 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).

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: _____

SLATER HANIFAN GROUP

a Westwood team

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89119

PHONE (702) 284-4300 FAX (702) 284-5599

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1

IRON MOUNTAIN ROAD AND TEE PEE ROAD

PLAN AND PROFILE - "TPL" 9+00.00 TO "TPL" 17+00.00

DATE: 05/01/19

DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO. EST1911-000 IPS

PROFESSIONAL ENGINEER - STATE OF NEVADA

JOSHUA L. JOHNSON

P.E. 15789

5/5/19

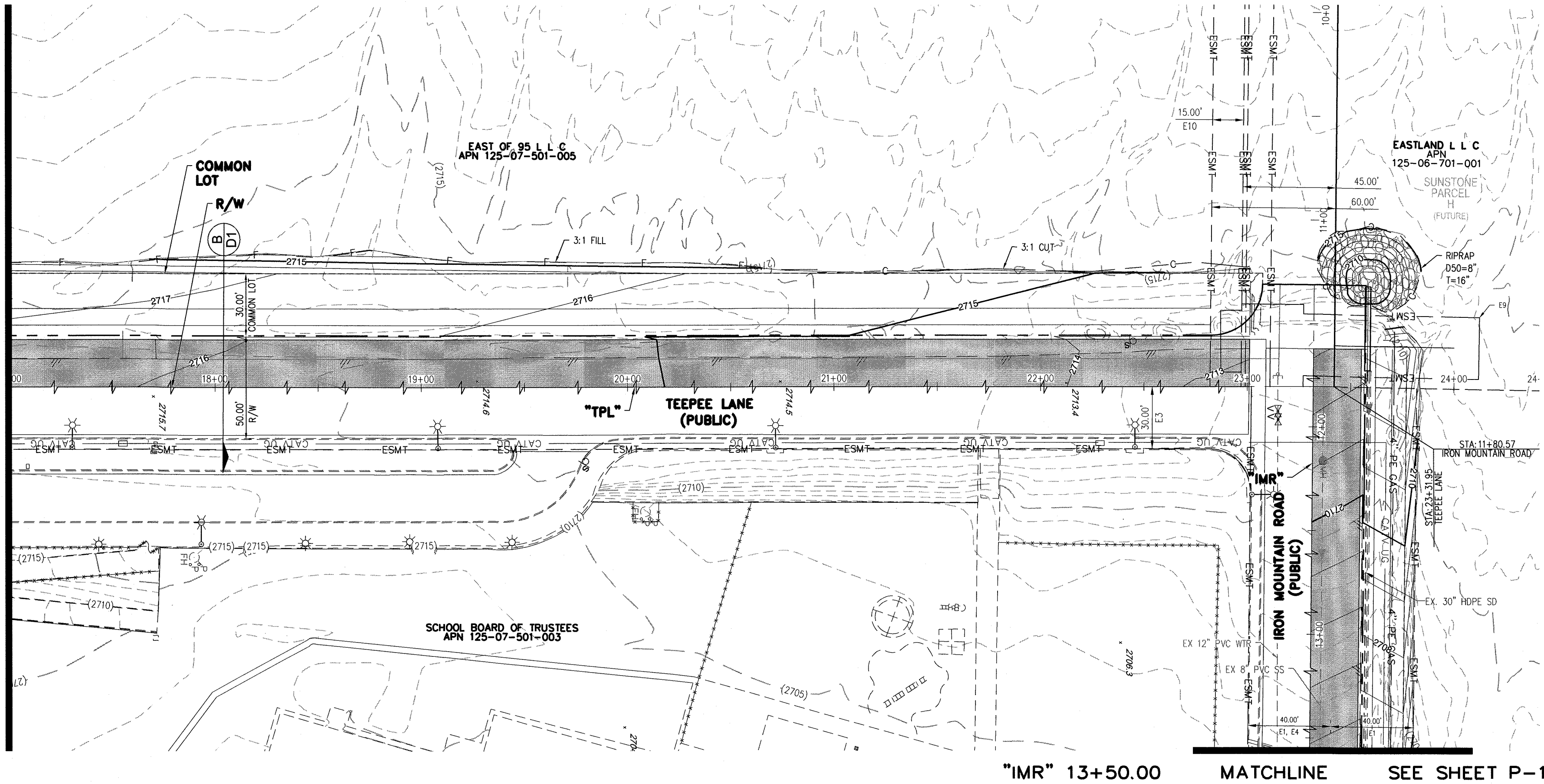
P-3

SHEET 6 OF 8

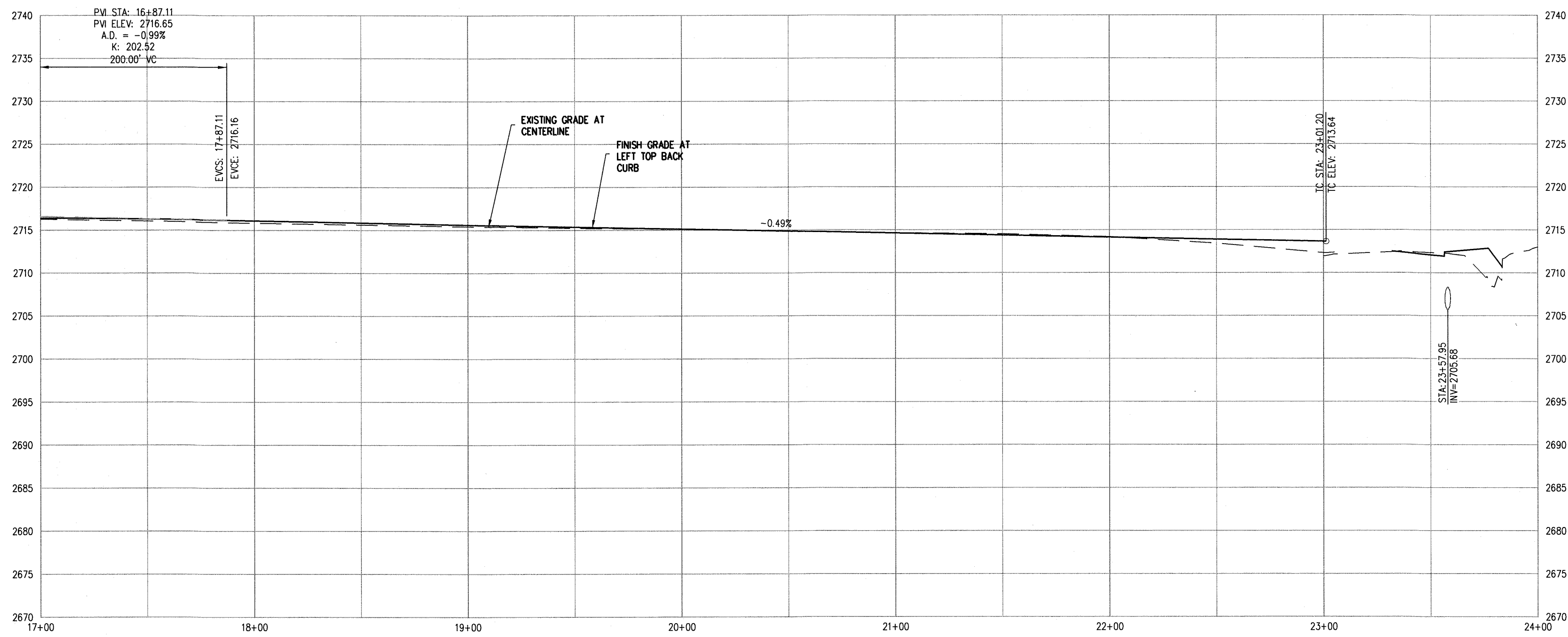
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"TPL" 17+00.00 MATCHLINE SEE SHEET P-3



"IMR" 13+50.00 MATCHLINE SEE SHEET P-1



STORM DRAIN NOTES

1. CONSTRUCT MODIFIED TYPE "B" DROP INLET (USDCCA STD. DWG. NO. 412 AND 421) PER STRUCTURAL DETAIL.
2. ADJUST STORM DRAIN MANHOLE TO FINISH GRADE (USDCCA STD. DWG. NO. 403.1 OR 404.1).
3. REMOVE EXISTING STORM DRAIN LATERAL.
4. INSTALL 30" HDPE STORM DRAIN PER MANUFACTURES REQUIREMENTS AND RECOMMENDATIONS.
5. INSTALL HDPE END SECTION PER MANUFACTURES REQUIREMENTS AND RECOMMENDATIONS.
6. CONNECT TO EXISTING HDPE STORM DRAIN.

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. 00891 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 SEER 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 MAY 07, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-76109 TO CITY OF LAS VEGAS FOR RIGHT FOR PERMANENT RIGHT-OF-WAY 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 SEPTEMBER 08, 2003 IN BOOK 20030808, AS INSTRUMENT NO. 02351 OF OFFICIAL RECORDS.
- E4 LAS VEGAS VALLEY WATER DISTRICT RIGHT-OF-WAY PER N-76884 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. 013598.
- E5 CITY OF LAS VEGAS RIGHT-OF-WAY PER N-75757/F.
- E6 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.
- E7 RIGHT-OF-WAY GRANTED BY DECISION, DATED DECEMBER 05, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62751-D1 TO LAS VEGAS VALLEY WATER DISTRICT FOR STORAGE OF PIPELINE MATERIAL, PLACEMENT OF EVACUATION SOILS, CONSTRUCTION EQUIPMENT AND TRAFFIC CONTROL FOR THE CONSTRUCTION OF RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JANUARY 16, 2003 IN BOOK 20030116, AS INSTRUMENT NO. 02001 OF OFFICIAL RECORDS.
- E8 RIGHT-OF-WAY GRANTED BY DECISION, DATED DECEMBER 05, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-62751-A 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 LANDS, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JANUARY 16, 2003 IN BOOK 20030116, AS INSTRUMENT NO. 02002 OF OFFICIAL RECORDS.
- E9 SOUTHWEST GAS CORPORATION EASEMENT PER BLM CASE FILE N-76705 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. 013598.
- E10 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 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.
- E11 AN EASEMENT FOR SURFACE AND SUBSURFACE DRAINAGE CHANNELS, PIPES, CONDUITS AND ATTACHED APPURTENANCES AND THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 18, 2016 IN BOOK 20160518 AS INSTRUMENT NO. 03874 OF OFFICIAL RECORDS.

NOTES

1. ALL RCP SHALL BE CLASS III UNLESS OTHERWISE SHOWN.
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3. ALL DROP INLETS SHALL INCLUDE STORM WATER MANAGEMENT STAMP AND DETAIL PER USDCCA STD. DWG. NO. 421.
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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 3200031735E AND 3200321750E 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) 284-5398

EASTLAND COMPANY, LLC
SUNSTONE PHASE 1
IRON MOUNTAIN ROAD AND TEE PEE ROAD
PLAN AND PROFILE - "TPL" 17+00.00 TO "TPL" 24+50.00

DATE: 05/01/19
DRAFTER: SB/JR
DESIGNER: BC
CHECKED: JJ
PROJECT NO.
EST1911-000 IPS

P-4
SHEET 7 OF 8

[illegible]

CITY OF LAS VEGAS

EASTLAND COMPANY, LLC

**SUNSTONE PHASE 1
IRON MOUNTAIN ROAD AND TEE PEE ROAD
DETAIL SHEET 1**

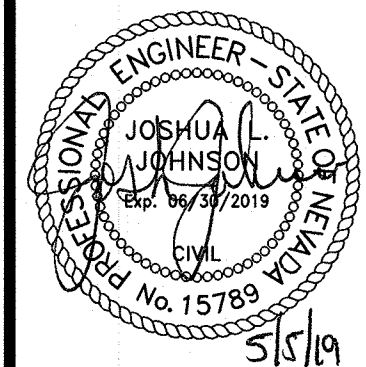
DATE: 05/01/19

DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.

EST1911-000 IPS

D-1

SHEET 8 OF 8

