

IMPROVEMENT PLANS FOR SUNSTONE PHASE 1 NORTH COLLECTOR ROAD



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: _____
I VWD 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

MONUMENT ID: USDA (1934) 19

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

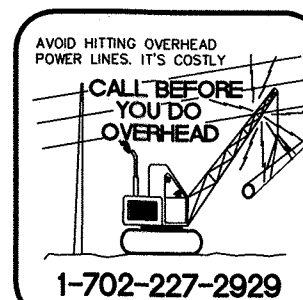
ELEVATION = 2817.61 FEET, 858.810 METERS
NAVD 88 DATUM

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
4	P-1	PLAN AND PROFILE - "NCR" 12+00.00 TO "NCR" 20+50
5	P-2	PLAN AND PROFILE - "NCR" 20+50.00 TO "NCR" 28+50
6	P-3	PLAN AND PROFILE - "NCR" 28+50.00 TO "NCR" 36+50
7	P-4	PLAN AND PROFILE - "NCR" 36+50.00 TO "NCR" 46+00
8	P-5	STORM DRAIN LATERAL DETAILS
9	D-1	DETAIL SHEET 1
10	G-1	GRADING PLAN 1
11	G-2	GRADING PLAN 2
12	G-3	GRADING PLAN 3
13	G-4	GRADING PLAN 4

DATE: 05/01/19

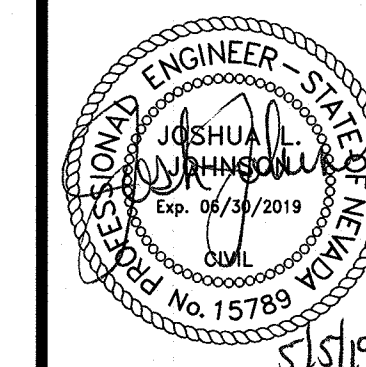
DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.

EST1912-000



C-1

SHEET 1 OF 12

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\\s1912-000_sunstone_north_connector\\dwg\\improves\\Est1912-000_civ.dwg 5/4/2019 9:36 PM Brian Chapman

CITY OF LAS VEGAS SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS, ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYNYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
- ALL MANHOLES PAVED IN STREETS EIGHTY (80) FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80) FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
- WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
- INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

STORMWATER MANAGEMENT NOTES

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARD IN THE USDOCA AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS, AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR 100000, SECTION III.A.12.
- THE DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CLARK COUNTY AREA STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH CLARK COUNTY AREA STANDARDS. ALL SIGNS SHALL USE TYPE III SHEETING.

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT - XXXXXX

- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 PM THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
- ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB OUTTERS.
- ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
- THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
- ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.14.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
- TELEPHONE "CALL BEFORE YOU DIG" AT 811 OR 1-800-227-2600.
- THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.
- ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ADJUTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

NO LEAD COMPLIANCE NOTE:

TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
LVVWD PROJECT # XXXXXX FIRST APPROVED DATE:

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE, TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY PRIOR TO THE USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.
- AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF THE TRANSITIONS TO BE AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY SOUTHWEST GEOTECHNICAL, REPORT #175337, OCTOBER 25, 2012 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS, ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.380 & CITY OF LAS VEGAS TITLE 16, APPENDIX D.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTERS UNLESS OTHERWISE WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER. ALL ABOVE GROUND UTILITY APPEARANCES SHALL CONFORM TO THE REQUIREMENTS OF 1912.040.
- WALL NOTES:
- ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NOTOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
- WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BAILS, LOCATING RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN FACILITIES, CONTRACTOR IS REQUIRED TO SCHEDULE CLV OPEN-TRENCH UTILITY SURVEY INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY CLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS OR
(MAY BE USED ONLY ON PROJECTS ASSOCIATED WITH A TENTATIVE MAP CONTAINING 5 LOTS OR MORE)
~~SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAPS) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC 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LEGEND		
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
	EXISTING FIRE HYDRANT	FAST TYPE 200 SPLICE VAULT
	EXISTING POWER OR TELEPHONE POLE	
	EXISTING PADMOUNTED SERVICE PEDESTAL	
	EXISTING NV ENERGY TRANSFORMER	
	EXISTING SWING GATE	
	EXISTING STREET LIGHT	
	EXISTING ON-SITE LIGHT	

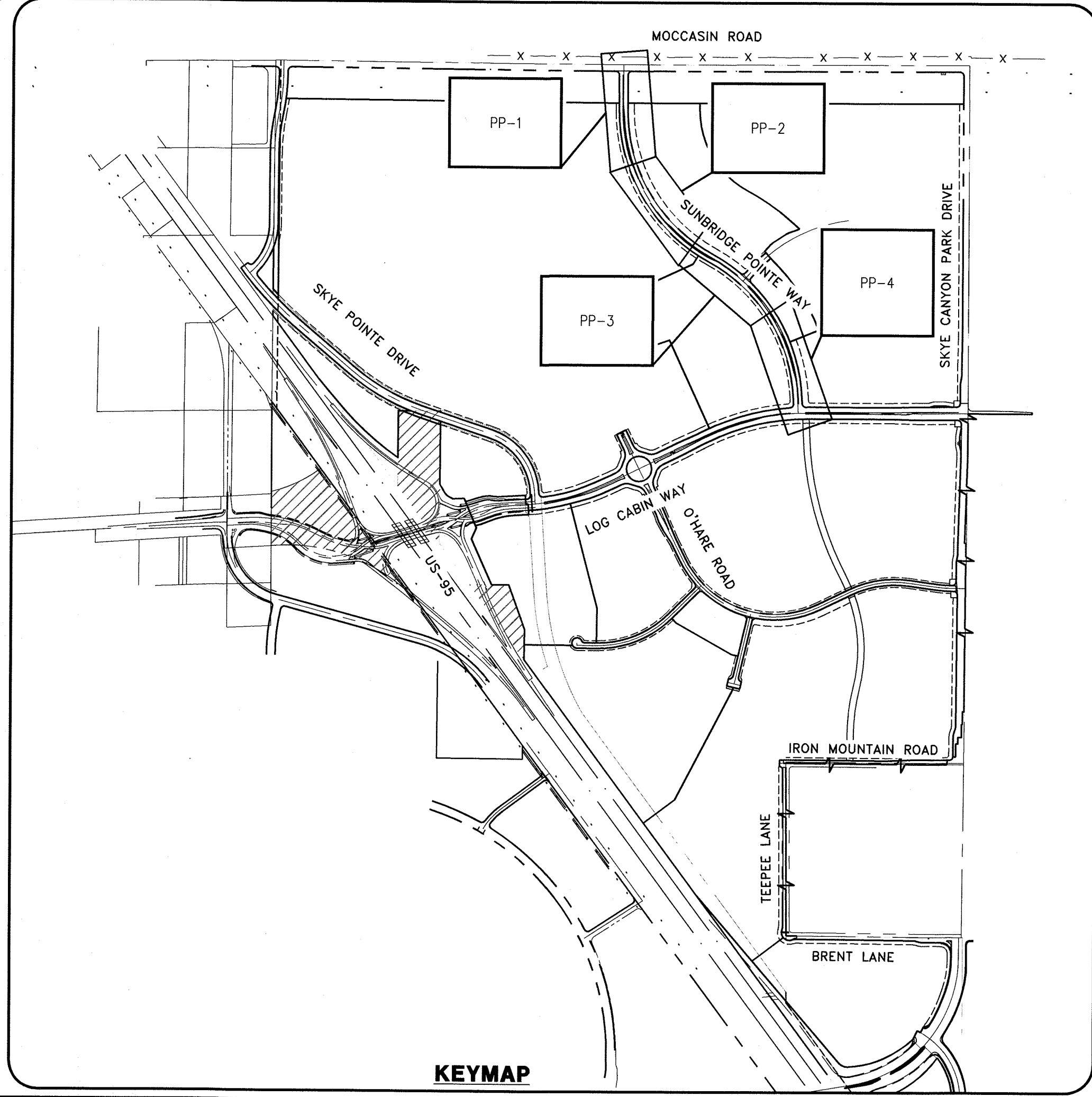
QUANTITIES		
DESCRIPTION	UNIT	TOTAL QUANTITY
CURB & GUTTER (TYPE "L" & "A")	LF	XXX
SIDEWALK 4"	LF	XXX
SIDEWALK RAMP	EA	XXX
CONCRETE ACCESS PAD	SF	XXX
TYPE II GRAVEL BASE	CY	XXX
5" ASPHALTIC CONCRETE PAVING	SY	XXX
UTACS	SY	XXX
PULLBOX	EA	XXX
2" ST/LT CONDUIT	LF	XXX
4" INTERCONNECT CONDUIT - FAST	LF	XXX
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	5
TYPE III MANHOLE	EA	11
18" RCP	LF	29
18" C900	LF	45
42" RCP	LF	1575
42" C900	LF	45
48" RCP	LF	47
48" C900	LF	70
60" RCP	LF	477
72" RCP	LF	221
HEADWALL PER STRUCTURAL DETAIL	EA	2
42" END SECTION	EA	1
48" END SECTION	EA	1
60" END SECTION	EA	1
72" END SECTION	EA	1
RIPRAP	CY	4,848

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: _____



ABBREVIATIONS

ABUT

AC

AEP

AP

APN

AVE

BC

BCR

BLVD

BM

BOT

BRG

BSW

BVCE

BVCS

CATV

CG

CCSD

CKT

CLR

CLBM

CLV

CMU

CONC

C/L

COB

COL

CONST

COORD

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CY

Δ

DB

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DIA

DIST

DR

DRIVE

DW

DWG

ECR

E

EA

ESMT

ECR

ELEC

ELEV/EL

EP/EOP

EO

EST

EVC

EX/EXIST

EXP

EW

FC

FG

FI

FL

FO

FS

FT

FTG

FW

FYA

G

GA

GB

ABUTMENT

ALUMINUM CAP/ASPHALTIC CONCRETE

AUTHORIZATION TO ENTER PROPERTY

ANGLE POINT

ASSESSORS PARCEL NUMBER

AVENUE

BEGIN CURVE/BRASS CAP/BACK OF CURB

BEGIN CURB RETURN

BOULEVARD

BENCHMARK

BOTTOM

BEARING

BACK OF SIDEWALK

BEGIN VERTICAL CURVE ELEVATION

BEGIN VERTICAL CURVE STATION

UNDERGROUND CABLE TV

CURB AND GUTTER

DESIGN AND CONSTRUCTION STANDARDS

FOR WASTEWATER COLLECTION SYSTEMS

CIRCUIT

CLEAR/CLEARANCE

CITY OF LAS VEGAS BENCHMARK

CITY OF LAS VEGAS

CONCRETE MASONRY UNIT

CONCRETE

CENTERLINE

CENTER OF BOLLARD

COLUMN

CONSTRUCT/CONSTRUCTION

COORDINATE

CORNER

CUBIC YARD(S)

Δ

DIRECT BURY

DOUBLE

DROP INLET

DIAMETER

DISTANCE

DRIVE

DRIVEWAY

DRAWING

END CURB RETURN

EAST

EACH

EASEMENT

END CURB RETURN

ELECTRICAL

ELEVATION

EDGE OF PAVEMENT

EQUAL

ESTIMATED

END VERTICAL CURVE

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EXISTING

EXPANSION JOINT

EACH WAY

FACE OF CURB

FINISH GRADE

FIRE HYDRANT

FLOW LINE

FIBER OPTIC

FINISH SURFACE

FOOT/FEET

ESTIMATED

END VERTICAL CURVE

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EXPANSION JOINT

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FOOT/FEET

ESTIMATED

END VERTICAL CURVE

EXISTING

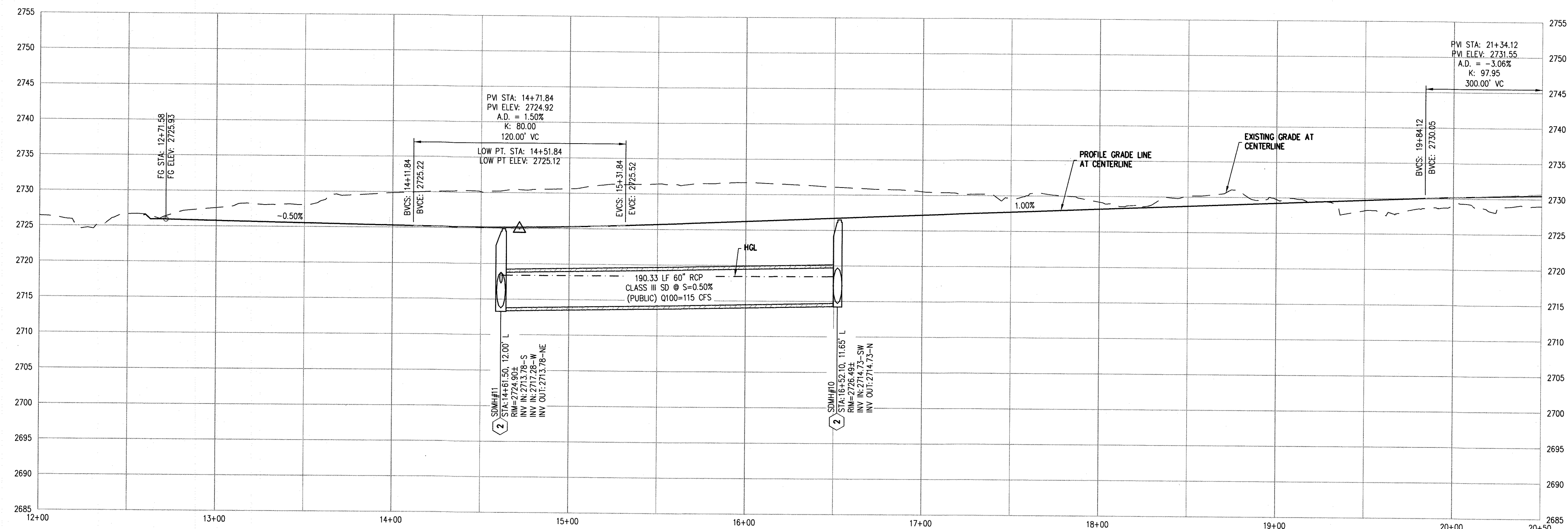
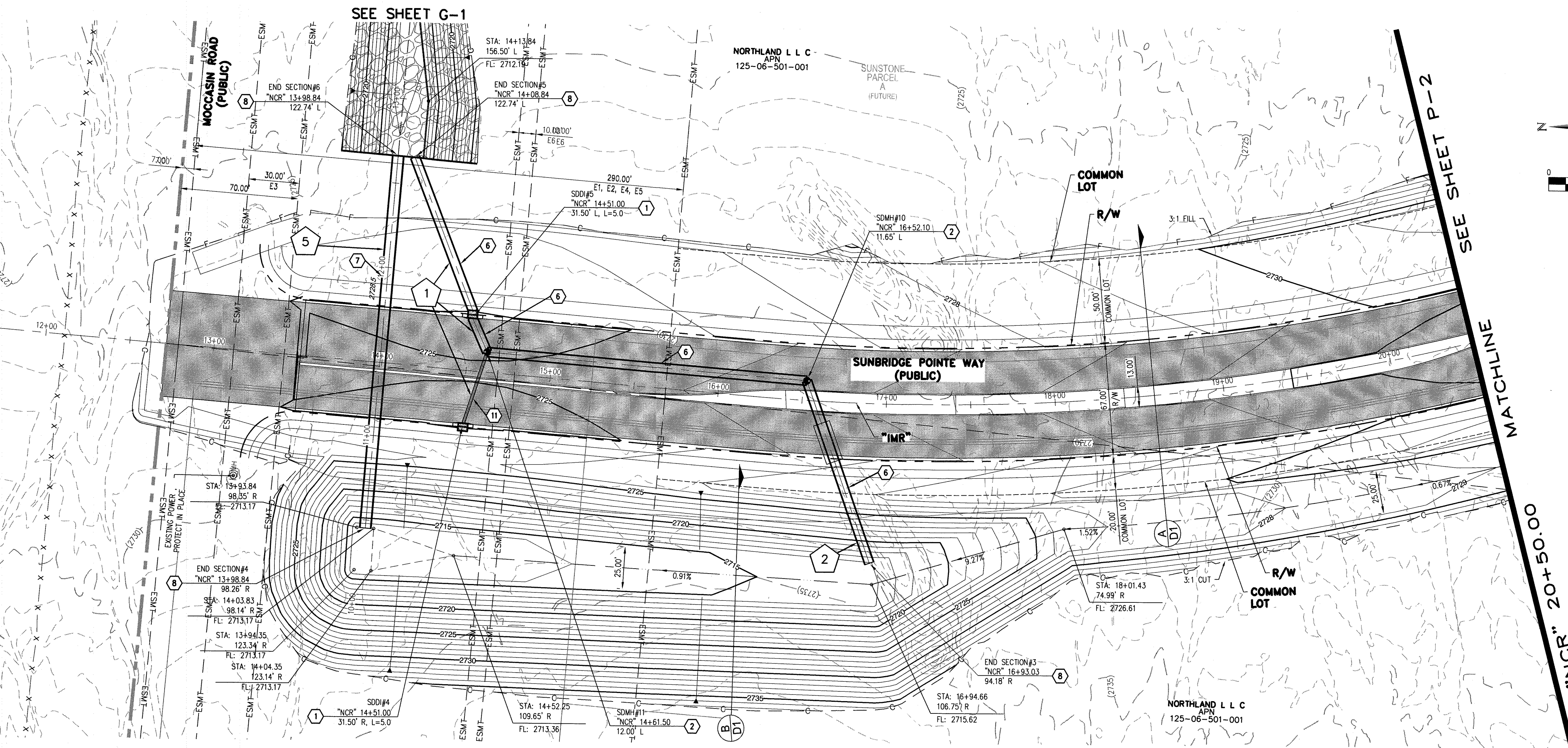
EXPANSION JOINT

EACH WAY

FACE OF CURB

FINISH GRADE

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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. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
4. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
5. INSTALL 42" RCP (USDCCA STD. DWG. NO. 503.2)
6. INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
7. INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
8. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
9. CONNECT TO STORM DRAIN
10. INSTALL HEADWALL PER STRUCTURAL DETAIL
11. INSTALL 18" C900 STORM DRAIN
12. INSTALL 42" C900 STORM DRAIN
13. INSTALL 48" C900 STORM DRAIN

EASEMENTS

- E1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00946 OF OFFICIAL RECORDS
- E2 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
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 18, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75225 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN UNDERGROUND 15KV DISTRIBUTION LINE WITH RELATED APPURTENANCES ON PUBLIC LANDS 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 OCTOBER 9, 2003 IN BOOK 20031009, AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS
- E4 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75025 TO NEVADA POWER COMPANY FOR TRANSMISSION 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 OCTOBER 09, 2003 IN BOOK 20031009, AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS
- E5 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75060 TO NEVADA POWER COMPANY FOR FIBER OPTIC LINE UNDER SAID 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, 2003 IN BOOK 20031222, AS INSTRUMENT NO. 02836 OF OFFICIAL RECORDS
- E6 RIGHT-OF-WAY GRANTED BY DECISION, DATED NOVEMBER 30, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-76432 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN OVERHEAD FIBER OPTIC LINE (CONTAINING 12 FIBERS) WITH RELATED APPURTENANCES ON PUBLIC LANDS 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 FEBRUARY 09, 2005 IN BOOK 20050209, AS INSTRUMENT NO. 00886 OF OFFICIAL RECORDS
- E7 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
- E8 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 BUILD,
OR FLAT STRIP (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

LEGEND

- 1 STORM DRAIN LATERAL # (SEE SHEETS 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 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 FAX (702) 284-5399

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1
NORTH COLLECTOR ROAD
PLAN AND PROFILE - "NCR" 12+00.00 TO "NCR" 20+50.00

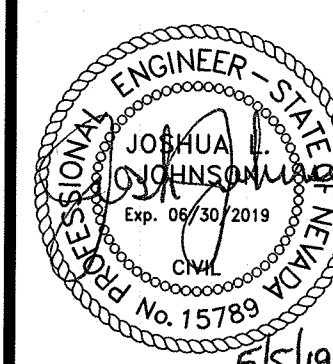
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DRAFTER: SB/JR

DESIGNER: BC

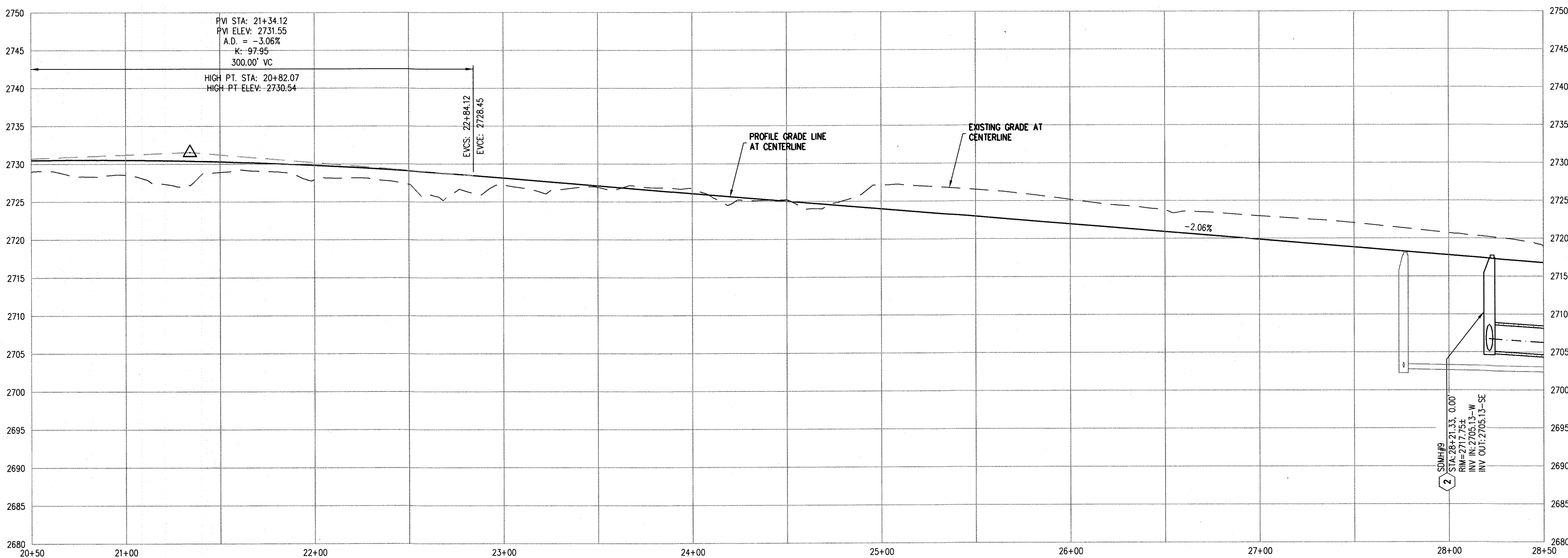
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PROJECT NO.
EST1912-000

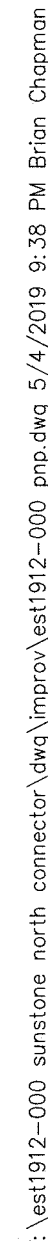
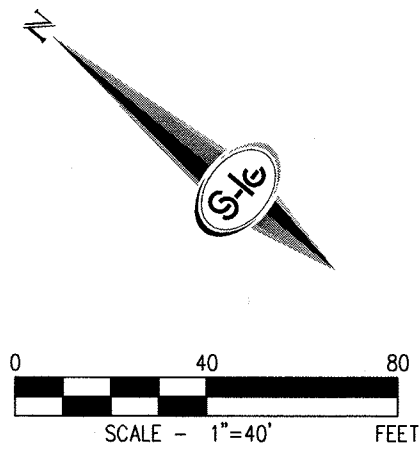


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SHEET 4 OF 12



SHEET 5 OF 12



- # EASEMENTS
- E1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00946 OF OFFICIAL RECORDS
- E2 COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS IN A FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 2, 2015, IN BOOK 20150025 AS INSTRUMENT NO. 02398 OF OFFICIAL RECORDS
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 18, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-759202 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN UNDERGROUND 15KV DISTRIBUTION LINE WITH RELATED APPURTENANCES ON PUBLIC LANDS 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 SEPTEMBER 24, 2004 IN BOOK 20040924, AS INSTRUMENT NO. 02389 OF OFFICIAL RECORDS
- E4 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-759202 TO NEVADA POWER COMPANY FOR TRANSMISSION LINE UNDER RIGHT-OF-WAY GRANT FILE 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 09, 2003 IN BOOK 20031009, AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS
- E5 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-759202 TO NEVADA POWER COMPANY FOR TRANSMISSION LINE UNDER SAID RIGHT-OF-WAY GRANT FILE 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, 2003 IN BOOK 20031222, AS INSTRUMENT NO. 02836 OF OFFICIAL RECORDS
- E6 RIGHT-OF-WAY GRANTED BY DECISION, DATED NOVEMBER 30, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75432 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN OVERHEAD FIBER OPTIC LINE (CONTAINING 12 FIBERS) WITH RELATED APPURTENANCES ON PUBLIC LANDS UNDER RIGHT-OF-WAY GRANT FILE 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 FEBRUARY 09, 2005 IN BOOK 20050209, AS INSTRUMENT NO. 00081 OF OFFICIAL RECORDS
- E7 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, AND AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 30, 2003 IN BOOK 20030630, AS INSTRUMENT NO. 00081 OF OFFICIAL RECORDS
- E8 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 16, 2004 IN BOOK 20040618, AS INSTRUMENT NO. 01781 OF OFFICIAL RECORDS

- 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, GREENTREK 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 DAT

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: _____

[illegible]

EASTLAND COMPANY, LLC
SUNSTONE PHASE 1
NORTH COLLECTOR ROAD
PLAN AND PROFILE - "NCR" 28+50.00 TO "

DATE: 05/01/19

DRAFTER: SB/JF

DESIGNER: BC

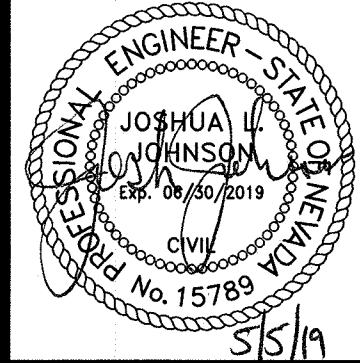
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PROJECT NC

EST1912-000



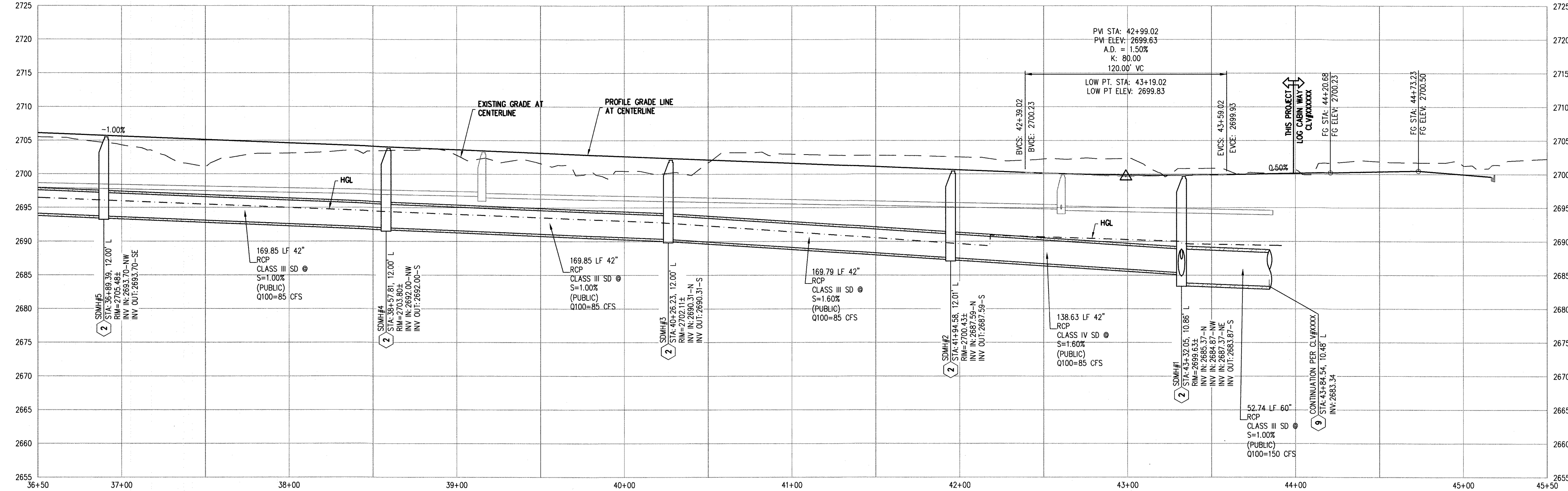
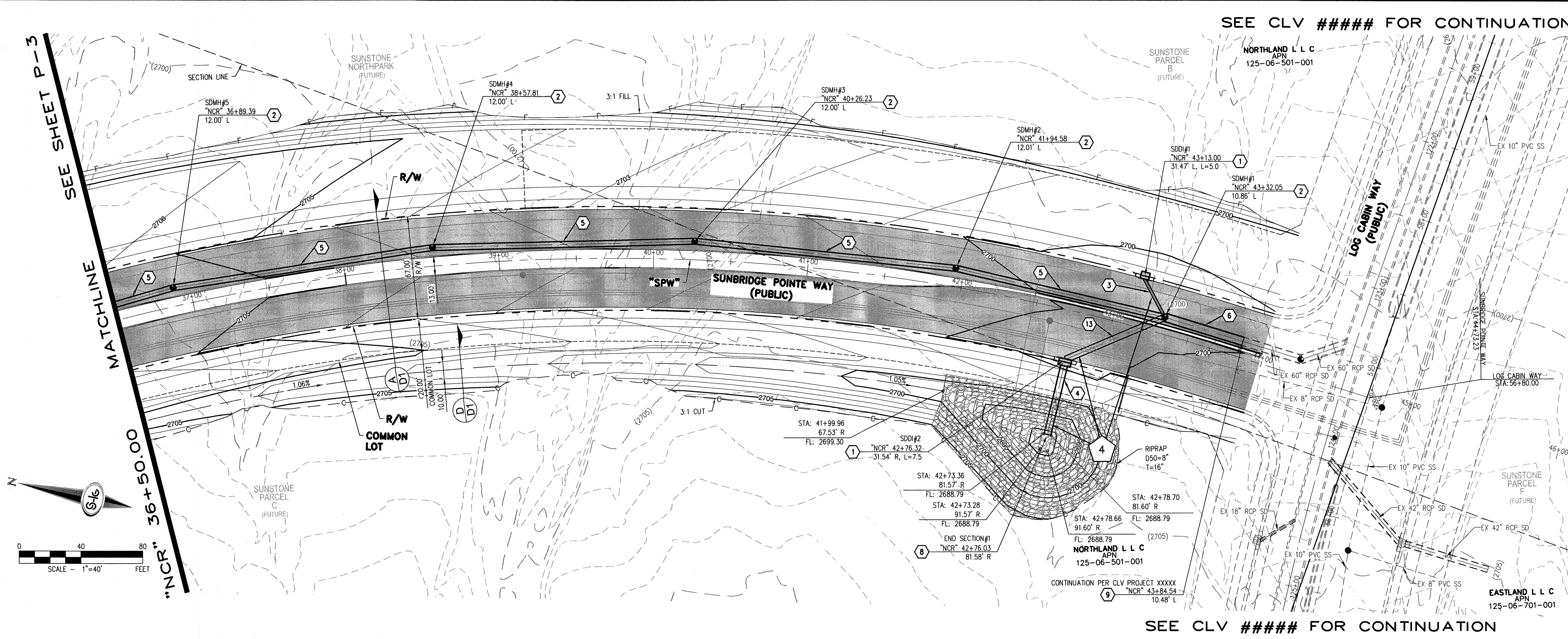
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SHEET 6 OF 12

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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. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
 4. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
 5. INSTALL 42" RCP (USDCCA STD. DWG. NO. 503.2)
 6. INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
 7. INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
 8. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
 9. CONNECT TO STORM DRAIN
 10. INSTALL HEADWALL PER STRUCTURAL DETAIL
 11. INSTALL 18" C900 STORM DRAIN
 12. INSTALL 42" C900 STORM DRAIN
 13. INSTALL 48" C900 STORM DRAIN

- ### EASEMENTS
1. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00846 OF OFFICIAL RECORDS.
 2. 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.
 3. RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 18, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-425020 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN UNDERGROUND 15KV DISTRIBUTION LINE WITH RELATED APPURTENANCES ON PUBLIC LANDS 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 SEPTEMBER 24, 2004 IN BOOK 20040924, AS INSTRUMENT NO. 02389 OF OFFICIAL RECORDS.
 4. RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75025 TO NEVADA POWER COMPANY FOR TRANSMISSION 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 OCTOBER 09, 2003 IN BOOK 20031009, AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS.
 5. RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75060 TO NEVADA POWER COMPANY FOR FIBER OPTIC LINE UNDER SAID 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, 2003 IN BOOK 20031222, AS INSTRUMENT NO. 02836 OF OFFICIAL RECORDS.
 6. RIGHT-OF-WAY GRANTED BY DECISION, DATED NOVEMBER 30, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-76432 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN OVERHEAD FIBER OPTIC LINE (CONTAINING 12 FIBERS) WITH RELATED APPURTENANCES ON PUBLIC LANDS 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 FEBRUARY 09, 2005 IN BOOK 20050209, AS INSTRUMENT NO. 00888 OF OFFICIAL RECORDS.
 7. 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. 0081 OF OFFICIAL RECORDS.
 8. 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 (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL).

LEGEND

1. STORM DRAIN LATERAL # (SEE SHEETS 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 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: _____

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

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FAST

Call before you UnderGround.

1-702-432-5500

PREPARE AND APPROVE. SPEED OF RELOCATION.

Call before you Dig

Avoid cutting underground utility lines. It's costly.

Call

811

1-800-227-2600

SLATER HANIFAN GROUP

a Westwood team

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

PHONE (702) 284-5300

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1

NORTH COLLECTOR ROAD

PLAN AND PROFILE - "NCR" 36+50.00 TO "NCR" 46+00.00

DATE: 05/01/19

DRAFTER: SB/JR

DESIGNER: BC

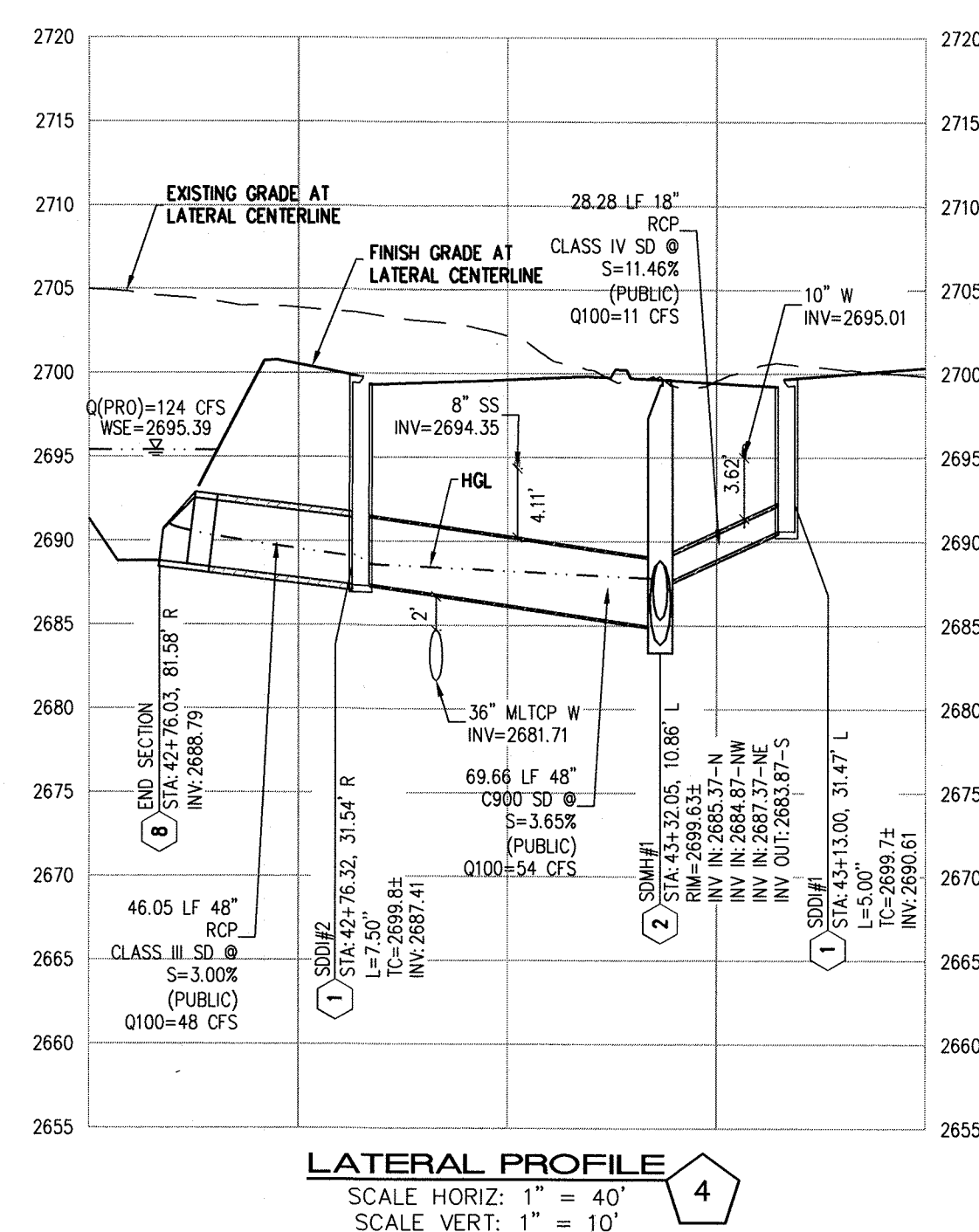
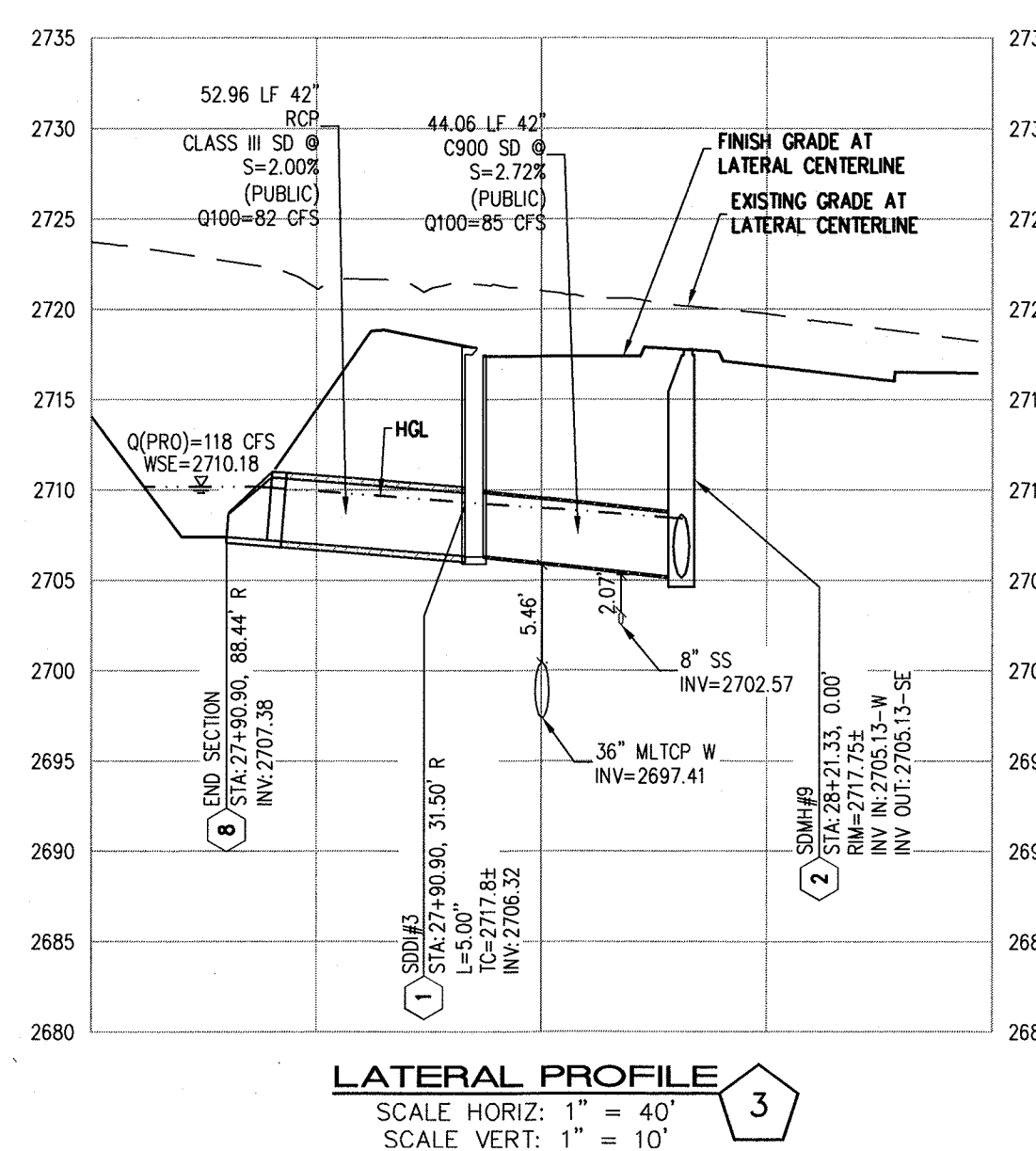
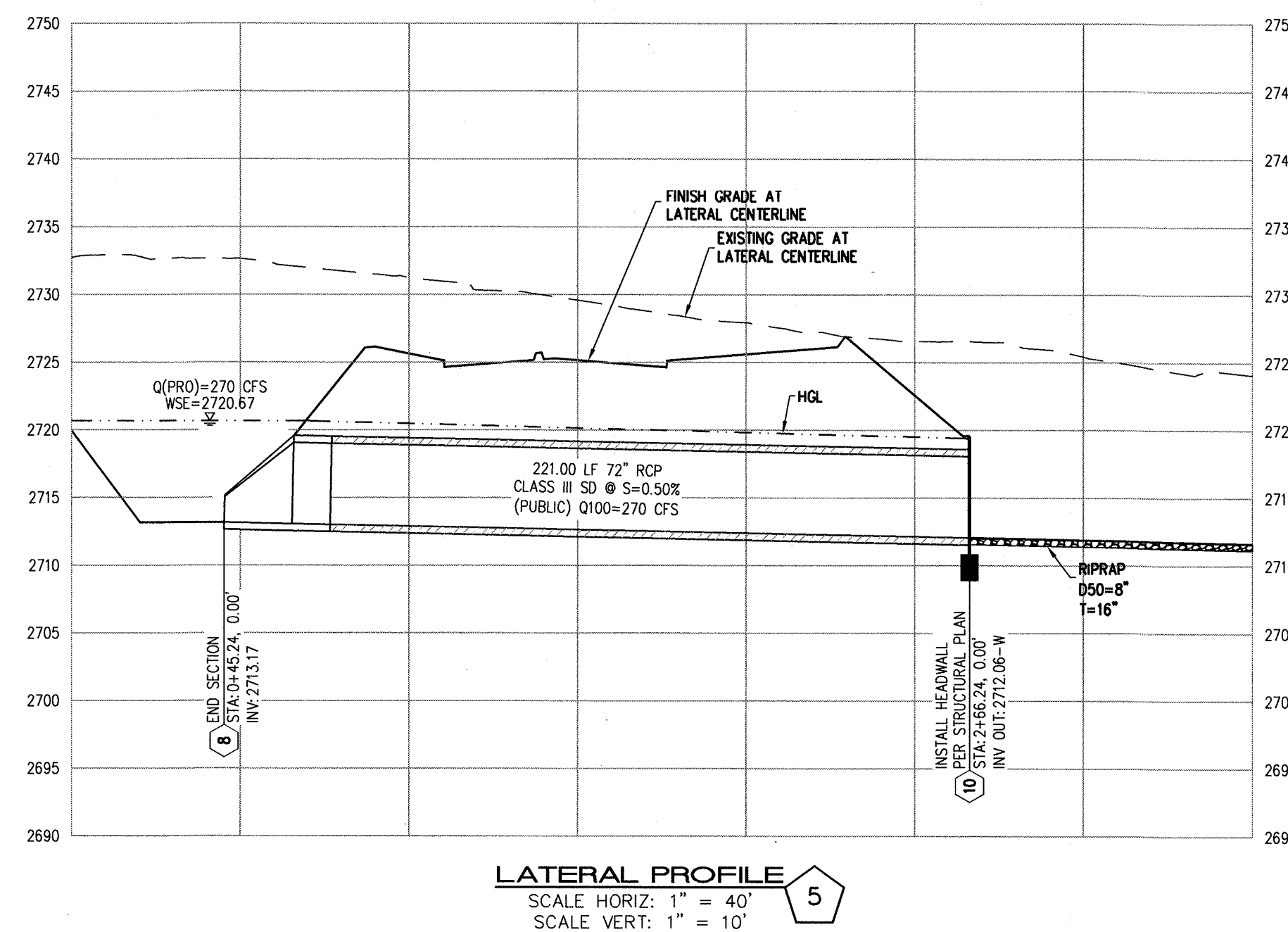
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PROJECT NO. EST1912-000

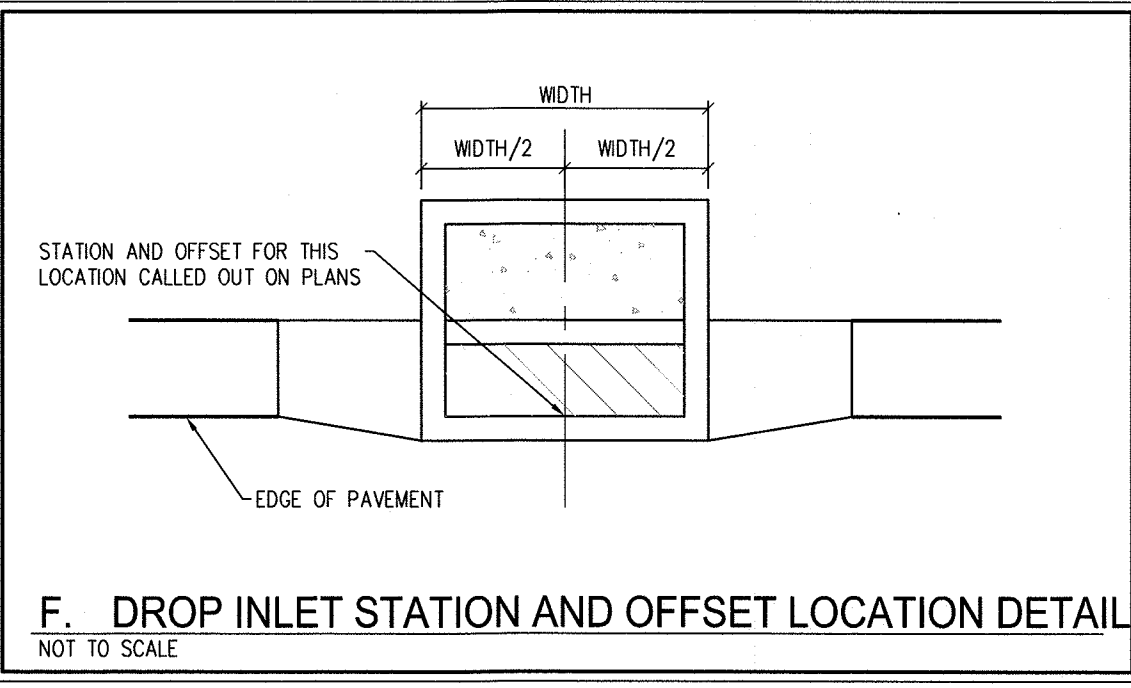
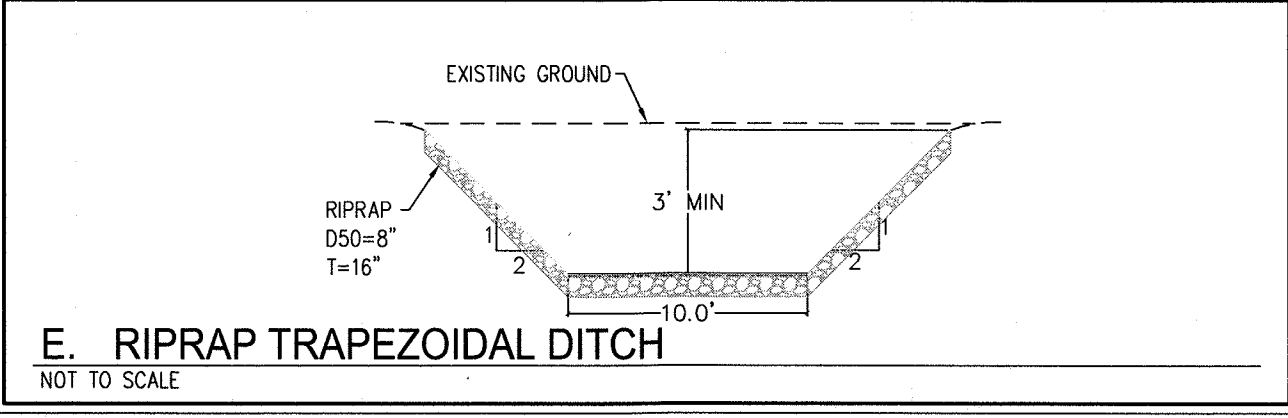
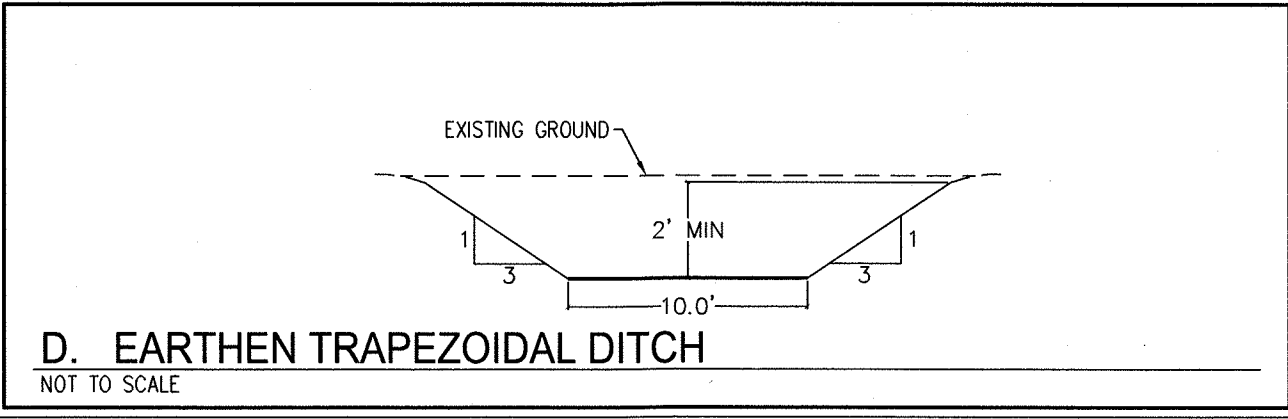
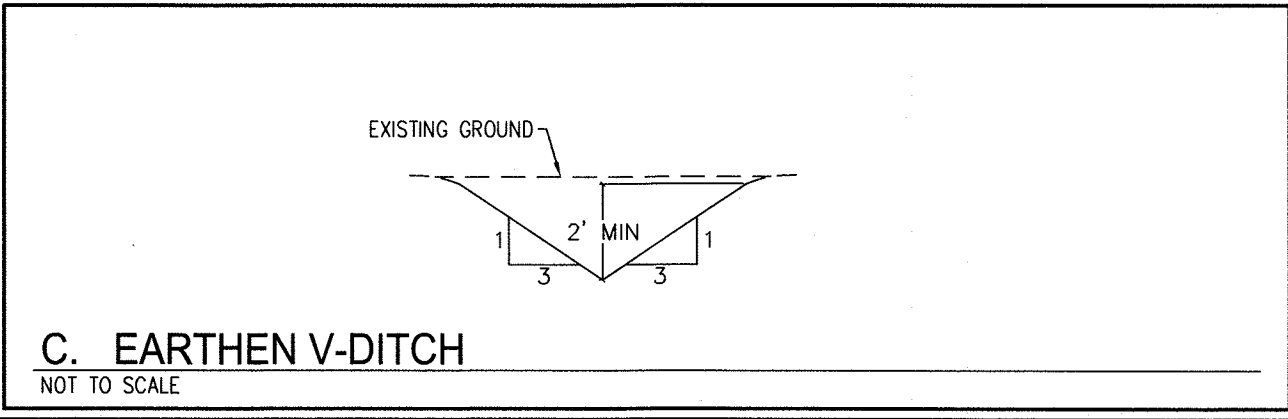
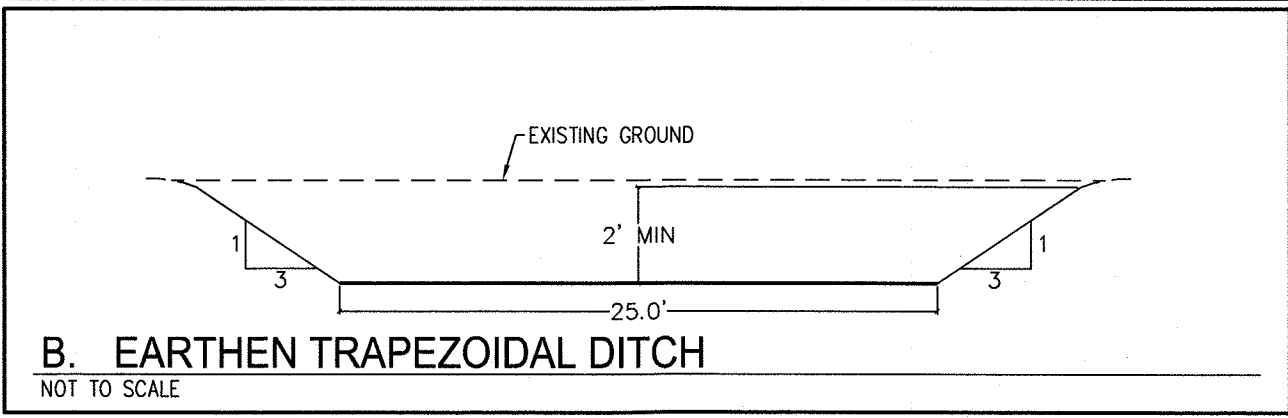
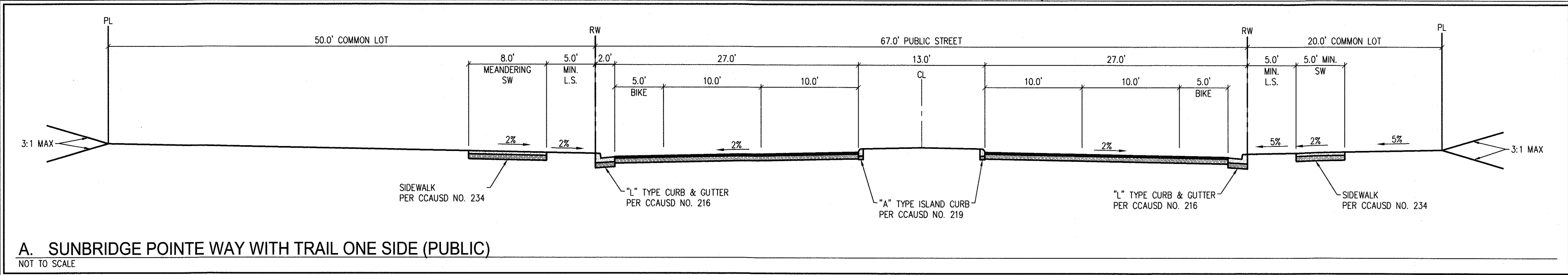
5/5/19

P-4

SHEET 7 OF 12



\\vest1912-000_sunstone_north_connect\\data\\joshua.l.johnson\\vest1912-000.dwg, 5/4/2019 9:39 PM Brian Chapman



SLATER

HANIFAN

GROUP

CONSULTING ENGINEERS & PLANNERS

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

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

DATE: 05/01/19

DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.

EST1912-000

PROFESSIONAL ENGINEER - STATE OF NEVADA

JOSHUA L. JOHNSON, P.E.

Exp. 7/15/2019

CIVIL

Reg. No. 15789

D-1

SHEET 9 OF 12

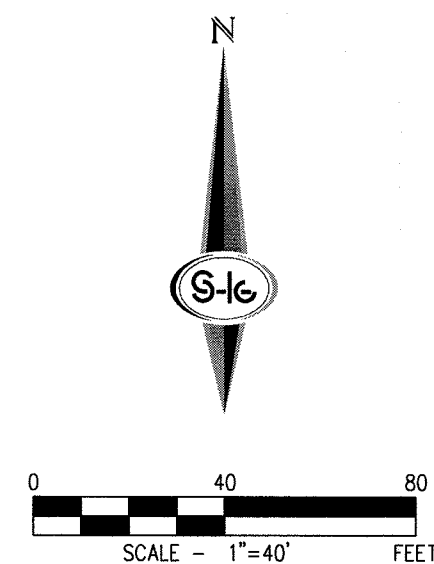
CITY OF LAS VEGAS

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1

NORTH COLLECTOR ROAD

DETAIL SHEET 1



- 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 48" RCP (USDCCA STD. DWG. NO. 503.2)
- 5 INSTALL 42" RCP (USDCCA STD. DWG. NO. 503.2)
- 6 INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
- 7 INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
- 8 INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
- 9 CONNECT TO STORM DRAIN
- 10 INSTALL HEADWALL PER STRUCTURAL DETAIL
- 11 INSTALL 18" C900 STORM DRAIN
- 12 INSTALL 42" C900 STORM DRAIN
- 13 INSTALL 48" C900 STORM DRAIN

- E1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00946 OF OFFICIAL RECORDS.
- E2 COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS\X IN A FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 2, 2015, IN BOOK 20150102 AS INSTRUMENT NO. 03298 OF OFFICIAL RECORDS.
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 18, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-425926 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN UNDERGROUND 15KV DISTRIBUTION LINE WITH RELATED APPURTENANCE ON A PORTION OF SAID LAND, UNDER RIGHT-OF-WAY GRANT IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT ON A PORTION OF THE LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY ON SEPTEMBER 24, 2004 IN BOOK 20040924, AS INSTRUMENT NO. 02389 OF OFFICIAL RECORDS.
- E4 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75025 TO NEVADA POWER COMPANY FOR TRANSMISSION LINE UNDER RIGHT-OF-WAY GRANT FILE IN LINE QUINCY OF FORD-GRIFFIN LAND MANAGEMENT OFFICE OF A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON OCTOBER 09, 2003 IN BOOK 20031009, AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS.
- E5 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75060 TO NEVADA POWER COMPANY FOR FIBER OPTIC LINE UNDER SAID RIGHT-OF-WAY GRANT FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OFFICE OF A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON DECEMBER 22, 2003 IN BOOK 20031222, AS INSTRUMENT NO. 02836 OF OFFICIAL RECORDS.
- E6 RIGHT-OF-WAY GRANTED BY DECISION, DATED NOVEMBER 30, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-76432 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN OVERHEAD FIBER OPTIC LINE (CONTAINING 12 FIBERS) RELATED APPURTENANCE ON A PORTION OF SAID LAND, UNDER RIGHT-OF-WAY GRANT IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT ON A PORTION OF THE LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON FEBRUARY 09, 2005 IN BOOK 20050209, AS INSTRUMENT NO. 00888 OF OFFICIAL RECORDS.
- E7 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75025 TO NEVADA POWER COMPANY FOR HIGHWAY 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 ON 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.
- E8 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 9, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER B-757574 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 ON A PORTION OF THE LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON JUNE 16, 2004 IN BOOK 20040618, AS INSTRUMENT NO. 01781 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 USDOCCA 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.

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-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

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

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DO OVERHEAD

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

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

Call
811

OR
1-800-222-2600

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HANIFAN
GROUP
a Westwood team

3740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
FAX (702) 284-5399
PHONE (702) 284-5300

[illegible]

**SUNSTONE PHASE 1
NORTH COLLECTOR ROAD
GRADING PLAN 1**

DATE: 05/01/19

DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

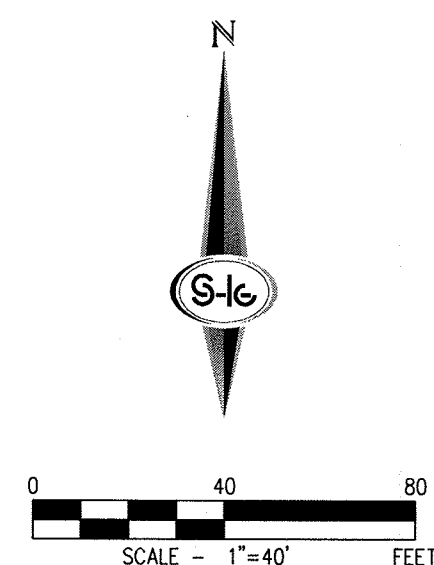
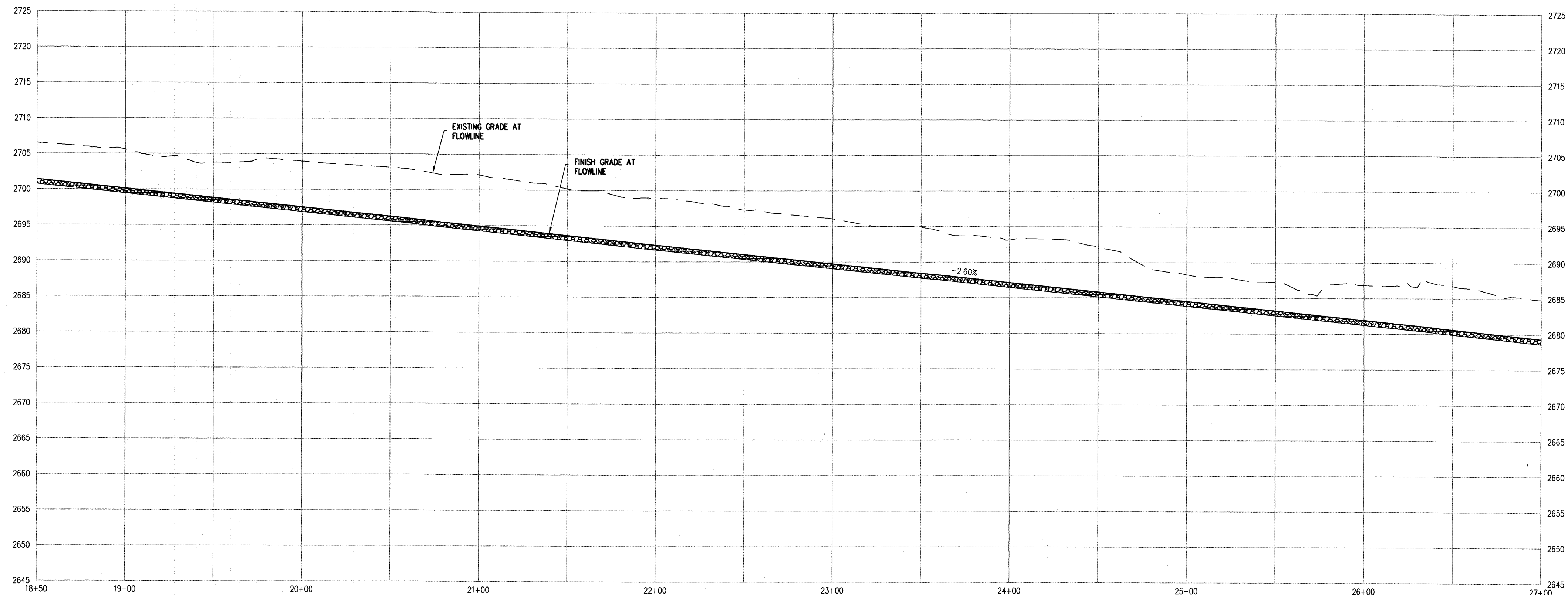
PROJECT NO.

EST1912-000

5/5/10

SHEET 10 OF 12

[illegible]



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 48" RCP (USDCCA STD. DWG. NO. 503.2)
5	INSTALL 42" RCP (USDCCA STD. DWG. NO. 503.2)
6	INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
7	INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
8	INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
9	CONNECT TO STORM DRAIN
10	INSTALL HEADWALL PER STRUCTURAL DETAIL
11	INSTALL 18" C900 STORM DRAIN
12	INSTALL 42" C900 STORM DRAIN
13	INSTALL 48" C900 STORM DRAIN

- 1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 1, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00946 OF OFFICIAL RECORDS.
- 2 COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS) IN A FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 2, 2015, IN BOOK 20151002 AS INSTRUMENT NO. 02398 OF OFFICIAL RECORDS.
- 3 RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 18, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-42592G TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN UNDERGROUND 15KV DISTRIBUTION LINE WITH OVERHEAD COUNTERWEIGHTS AND SUPPORTS IN THE STRIDE OF THE BUREAU OF LAND MANAGEMENT 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 24, 2004 IN BOOK 20040924, AS INSTRUMENT NO. 02389 OF OFFICIAL RECORDS.
- 4 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-7502S TO NEVADA POWER COMPANY FOR TRANSMISSION LINE UNDER RIGHT-OF-WAY GRANT FIBER 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 09, 2003 IN BOOK 20031009, AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS.
- 5 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-7506G TO NEVADA POWER COMPANY FOR FIBER OPTIC LINE UNDER SAID RIGHT-OF-WAY GRANT FIBER 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, 2003 IN BOOK 20031222, AS INSTRUMENT NO. 02836 OF OFFICIAL RECORDS.
- 6 RIGHT-OF-WAY GRANTED BY DECISION, DATED NOVEMBER 30, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-7843Z TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN OVERHEAD FIBER OPTIC LINE (CONTAINING 12 FIBERS) RELATED TO THE REAPPLICATION OF SAID RIGHT-OF-WAY GRANT FIBER 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 FEBRUARY 09, 2005 IN BOOK 20050209, AS INSTRUMENT NO. 00888 OF OFFICIAL RECORDS.
- 7 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-7575TA TO CITY OF LAS VEGAS FOR ROADWAY, LANDSCAPE, SANITARY SEWER AND DRAINAGE PURPOSES AND RELATED PURPOSES UNDER RIGHT-OF-WAY GRANT FIBER 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.
- 8 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 3, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-7575TA TO CITY OF LAS VEGAS FOR ROADWAY, SANITARY SEWER AND DRAINAGE PURPOSES UNDER RIGHT-OF-WAY GRANT FIBER 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.

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5. ALL PIPES IN PUBLIC ROW ARE PUBLICLY MAINTAINED.
6. ADD SPECIAL INSPECTION REQUIRED FOR PIPE SEGMENTS WITH SACRIFICIAL CONCRETE.
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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-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. 157390 DA

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



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

EASTLAND COMPANY, LLC

**SUNSTONE PHASE 1
NORTH COLLECTOR ROAD
GRADING PLAN 2**

DATE: 05/01/19

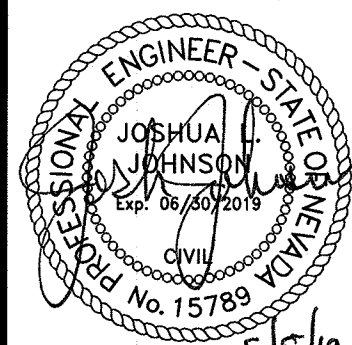
DRAFTER: SB/JR

DESIGNER: BC

CHECKED: JJ

PROJECT NO.

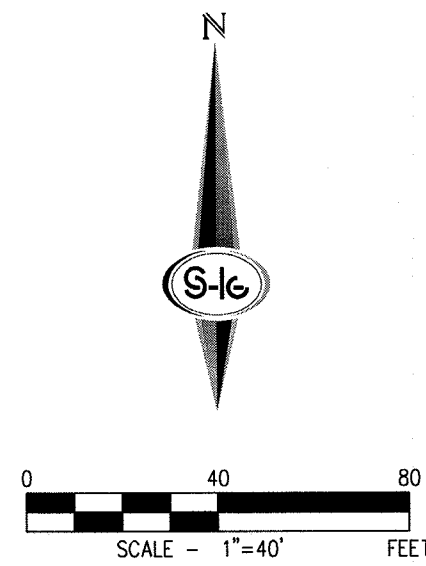
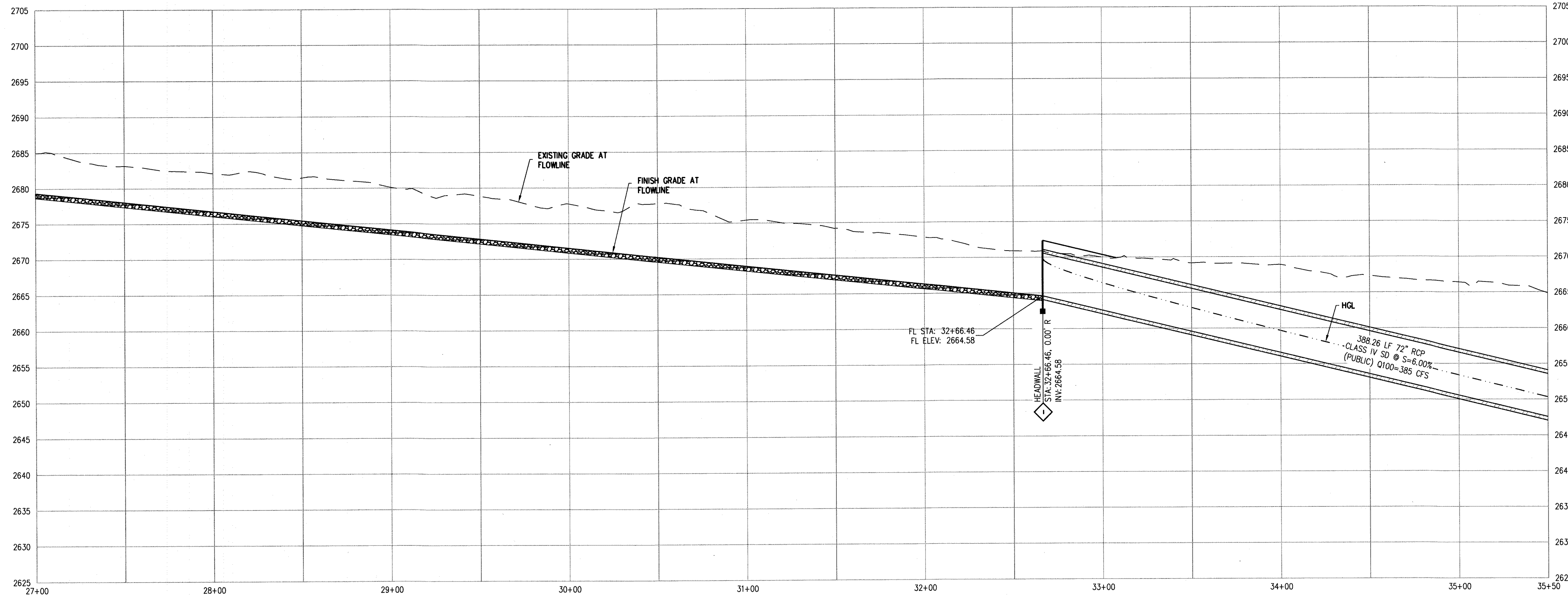
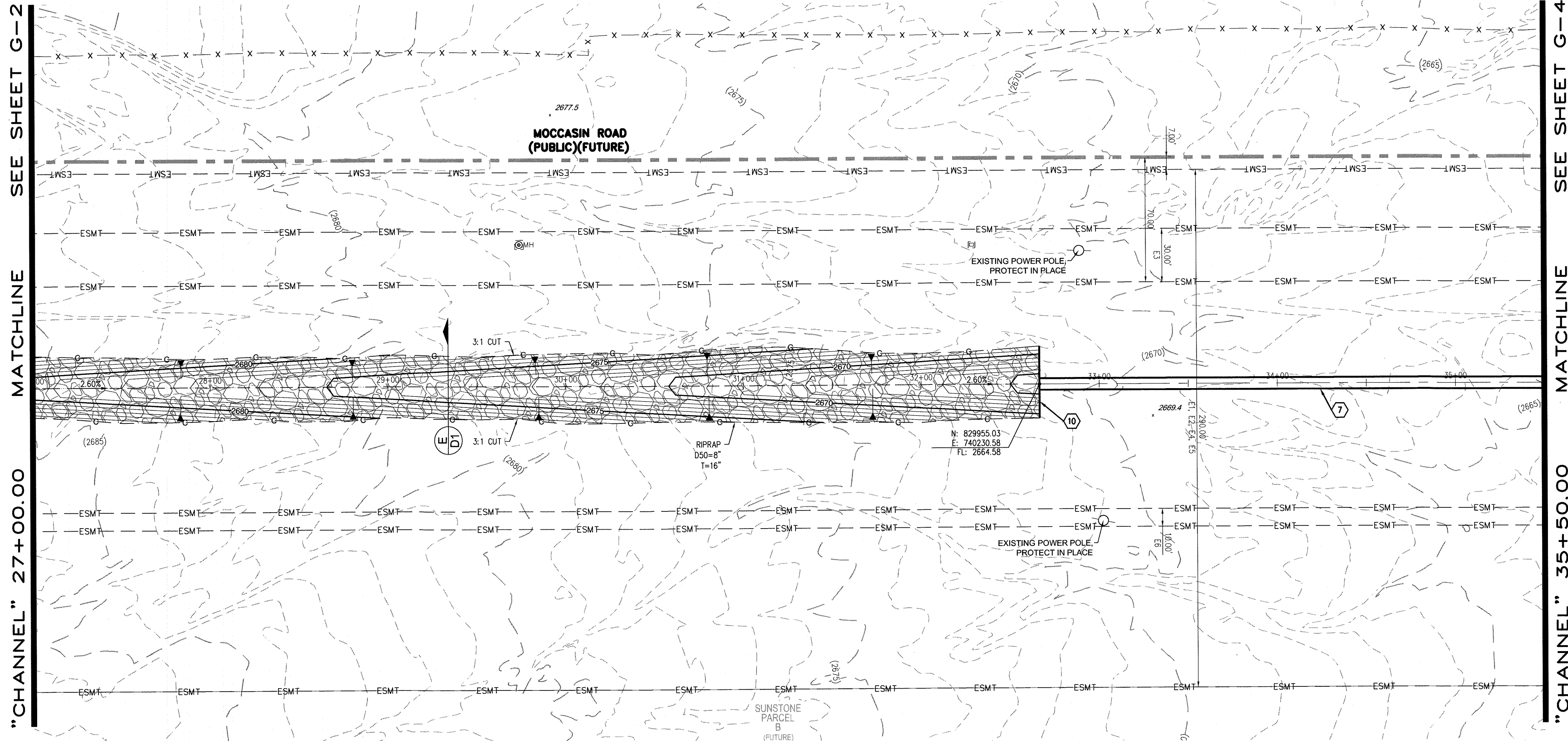
EST1912-000



G-2

SHEET 11 OF 12

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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. INSTALL 18" RCP (USDCCA STD. DWG. NO. 503.2)
 4. INSTALL 48" RCP (USDCCA STD. DWG. NO. 503.2)
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 8. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
 9. CONNECT TO STORM DRAIN
 10. INSTALL HEADWALL PER STRUCTURAL DETAIL
 11. INSTALL 18" C900 STORM DRAIN
 12. INSTALL 42" C900 STORM DRAIN
 13. INSTALL 48" C900 STORM DRAIN

- ### EASEMENTS
- E1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00946 OF OFFICIAL RECORDS
- E2 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.
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 18, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-42926 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN UNDERGROUND 15KV DISTRIBUTION LINE WITH RELATED APPURTENANCES ON PUBLIC LANDS 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 SEPTEMBER 24, 2004 IN BOOK 20040924, AS INSTRUMENT NO. 02389 OF OFFICIAL RECORDS.
- E4 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75025 TO NEVADA POWER COMPANY FOR TRANSMISSION 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 OCTOBER 09, 2003 IN BOOK 20031009, AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS.
- E5 RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 06, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75060 TO NEVADA POWER COMPANY FOR FIBER OPTIC LINE UNDER SAID 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, 2003 IN BOOK 20031222, AS INSTRUMENT NO. 02836 OF OFFICIAL RECORDS.
- E6 RIGHT-OF-WAY GRANTED BY DECISION, DATED NOVEMBER 30, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-76432 TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN OVERHEAD FIBER OPTIC LINE (CONTAINING 12 FIBERS) WITH RELATED APPURTENANCES ON PUBLIC LANDS 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 FEBRUARY 09, 2005 IN BOOK 20050209, AS INSTRUMENT NO. 00888 OF OFFICIAL RECORDS.
- E7 RIGHT-OF-WAY GRANTED BY DECISION, DATED MAY 28, 2003, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75767 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.
- E8 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.

- ### 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-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 DATE

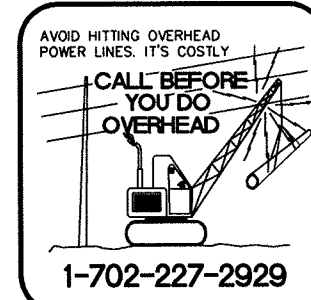
NOTE

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

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

EASTLAND COMPANY, LLC

SUNSTONE PHASE 1

NORTH COLLECTOR ROAD

GRADING PLAN 3

DATE: 05/01/19

DRAFTER: SB/JR

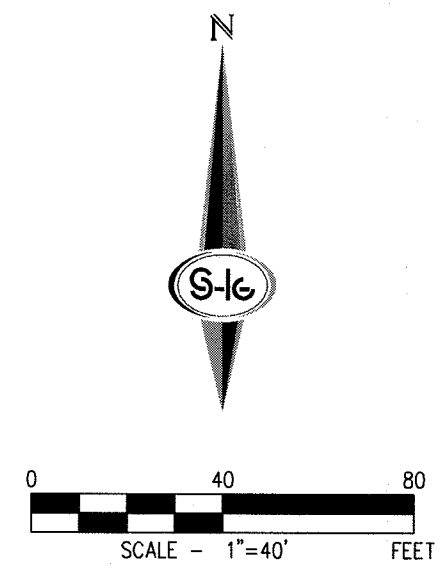
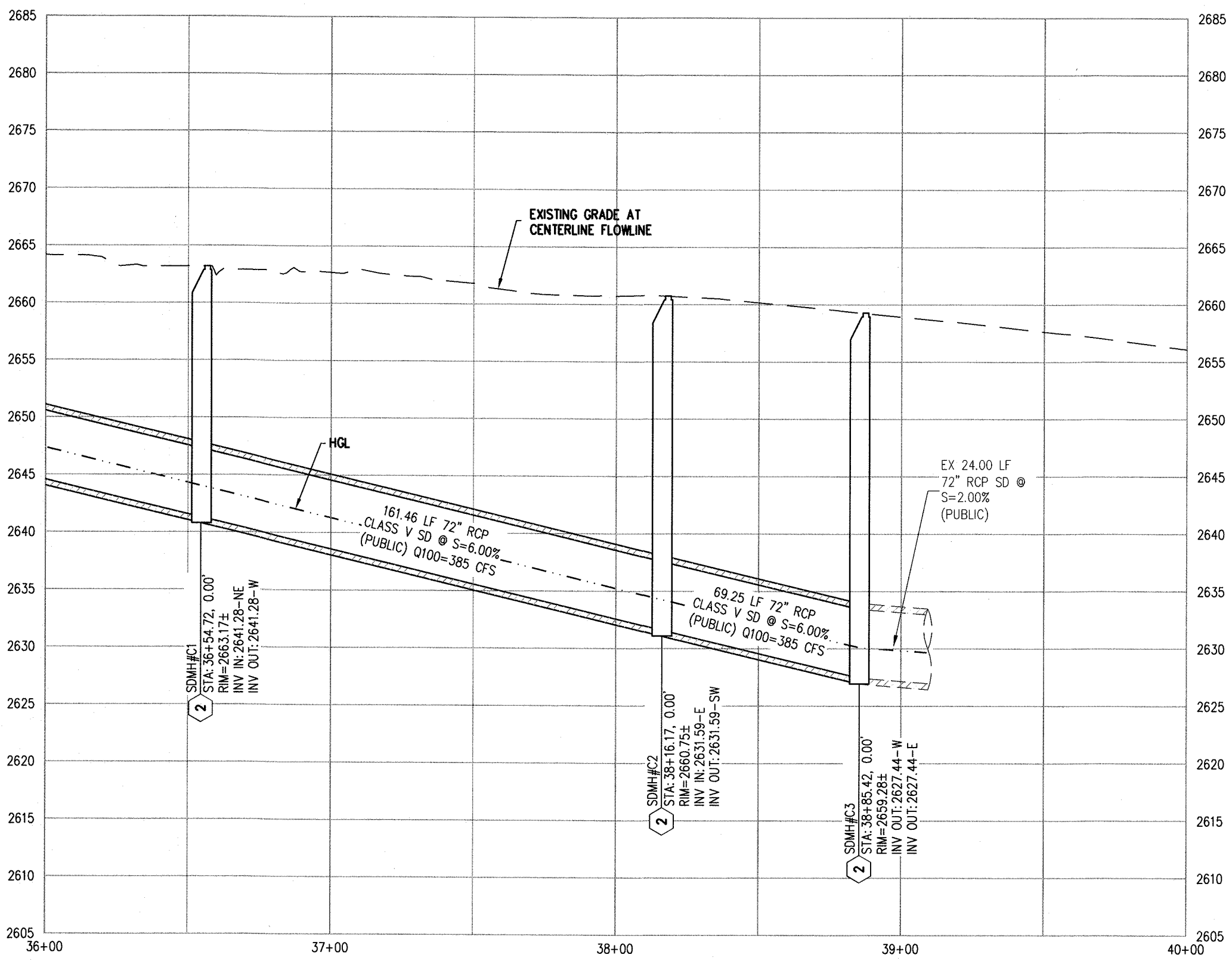
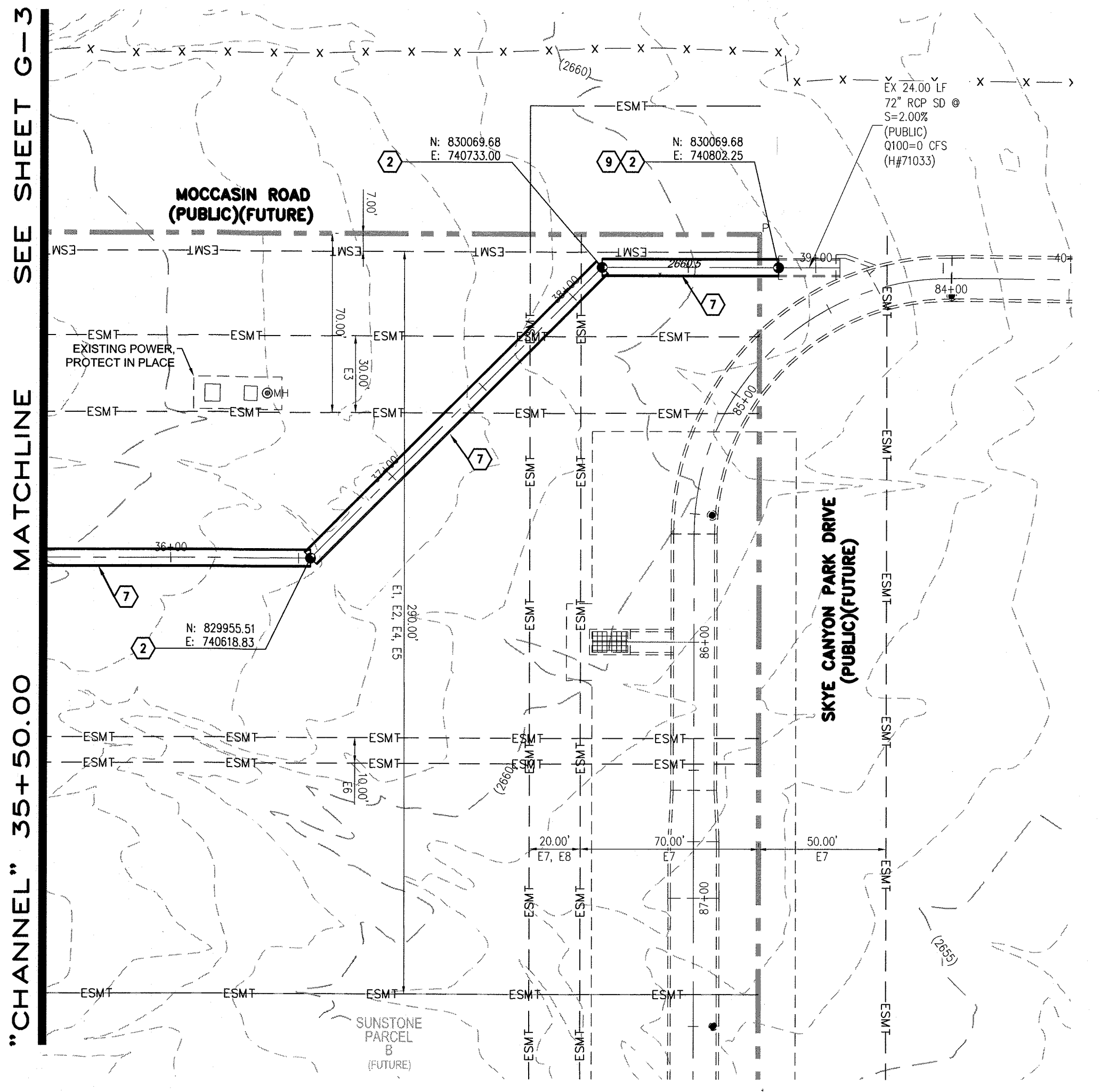
DESIGNER: BC

CHECKED: JJ

PROJECT NO. **EST1912-000**

G-3

SHEET 12 OF 12



- ### 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 48" RCP (USDCCA STD. DWG. NO. 503.2)
 5. INSTALL 42" RCP (USDCCA STD. DWG. NO. 503.2)
 6. INSTALL 60" RCP (USDCCA STD. DWG. NO. 503.2)
 7. INSTALL 72" RCP (USDCCA STD. DWG. NO. 503.2)
 8. INSTALL RCP END SECTION (NDOT STD. PLAN R-2.3.1)
 9. CONNECT TO STORM DRAIN
 10. INSTALL HEADWALL PER STRUCTURAL DETAIL
 11. INSTALL 18" C900 STORM DRAIN
 12. INSTALL 42" C900 STORM DRAIN
 13. INSTALL 48" C900 STORM DRAIN

- ### EASEMENTS
- E1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608 AS INSTRUMENT NO. 00946 OF OFFICIAL RECORDS
- E2 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.
- E3 RIGHT-OF-WAY GRANTED BY DECISION, DATED AUGUST 18, 2004, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-42592G TO NEVADA POWER COMPANY FOR RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND TERMINATE AN UNDERGROUND 15KV DISTRIBUTION LINE WITH RELATED APPURTENANCES ON PUBLIC LANDS 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 SEPTEMBER 24, 2004 IN BOOK 20040924, AS INSTRUMENT NO. 02389 OF OFFICIAL RECORDS.
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- E8 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.

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LEGEND

1 STORM DRAIN LATERAL # (SEE SHEETS 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 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: _____



**SUNSTONE PHASE 1
NORTH COLLECTOR ROAD
GRADING PLAN 4**

EASTLAND COMPANY, LLC

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

G-16

DATE: 05/01/19
DRAFTER: SB/JR
DESIGNER: BC
CHECKED: JJ
PROJECT NO.
EST1912-000

5/5/19
G-4
SHEET 13 OF 12

EST1912-000 sunstone north collector road Improves1912-000 pnp2.dwg 5/4/2019 9:41 PM Brian Chapman