

DS #: 4315.

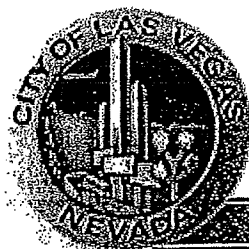
APN: 139-27-502-003

PROJECT: Sky View Pines - update #7

SUBMITTAL: 10th

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: August 29, 2012	
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT:		Drainage Study for:		COPIES TO: L. R. Nelson Consulting Engineers Nevada H.A.N.D. Bart Anderson, P.E., DevCo CNLV
Sky View Pines – Update #7				
Cross Streets:	SWQ of Owens Avenue & Main Street			
File Number:	F:\Depot\DSMemos\DS4315K.doc			
Parcel Number:	139-27-502-003			
Zoning Action:	SDR-28121			
FEMA Flood Zone	YES	NO	X	
Proposed Storm Drain	YES	NO	X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	7/24/2008	8/7/2008	Not Approved	\$400.00	100397: \$400
2 nd Submittal	8/29/2008	9/12/2008	Conditional Approval	\$400.00	103355: \$400
3 rd Submittal	10/2/2008	10/16/2008	Not Approved	\$100.00	105981: \$100
4 th Submittal	11/12/2008	11/25/2008	Conditional Approval	\$400.00	108992: \$400
5 th Submittal	11/4/2009	11/18/2009	Approved	\$100.00	132981: \$100
6 th Submittal & Supplement	4/14/2010 & 4/27/2010	4/28/2010	Approved	\$100.00	142858: \$100
7 th Submittal	8/18/2010	9/1/2010	Approved	\$100.00	151609: \$100
8 th Submittal	12/21/2010	1/3/2011	Approved	\$100.00	159713: \$100
9 th Submittal & Supplement	4/21/2011 & 4/28/2011	5/2/2011	Approved	\$100.00	167248: \$100
10 th Submittal	8/15/2012	8/29/2012	See Comments Below	\$100.00	292848: \$100
			TOTAL FEES (LDDRS):	\$1,900.00	----

REMARKS:

10th Submittal: Update #7 for minor onsite swales on the northern half (Sheet GR1) and add a small building for activities and play area within the courtyard on the southern half (Sheet GR2)

9th Submittal & Supplement: Update #6 for minor revision of wall & sidewalks along the frontage of Owens Avenue

8th Submittal: Update #5 to provide additional private sidewalk underdrains and swales

7th Submittal: Update #4 to add onsite sidewalk underdrains for nuisance flows and a pedestrian stair access at the southwest corner of the site

6th Submittal: Update #3 for minor shift of Building No. 4 and the associated grading revisions

5th Submittal: Update #2 for minor onsite layout revision

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to City of North Las Vegas concurrence.

1. **Sheet GR2:** Revise a typo error of finished grade elevation at the southwest corner of the proposed "Activity Building" from 29.25 FG to "**39.25 FG**".

NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
ays

T/R/S: T20S/R61E/27
AREA M-27

 *** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 4678
 DESTINATION ADDRESS 4512296
 PSWD/SUBADDRESS
 DESTINATION ID
 ST. TIME 08/29 11:54
 USAGE T 01' 52
 PGS. 2
 RESULT OK

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 29, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Sky View Pines – Update #7		COPIES TO: L. R. Nelson Consulting Engineers
Cross Streets:	SWQ of Owens Avenue & Main Street	Nevada H.A.N.D.
File Number:	F:\Depot\DSMemos\DS4315K.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-27-502-003	CNLV
Zoning Action:	SDR-28121	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

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TOTAL FEES (LDDRS):				\$1,900.00	----

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9th Submittal & Supplement: Update #6 for minor revision of wall & sidewalks along the frontage of Owens Avenue

8th Submittal: Update #5 to provide additional private sidewalk underdrains and swales

**UPDATE #7 TO THE
TECHNICAL DRAINAGE
STUDY FOR
SKY VIEW PINES**

CITY OF LAS VEGAS, NEVADA

Project Number: 818-017-083

August 2012

Prepared For:

Nevada H.A.N.D.
295 Warm Springs Road, Suite 101
Las Vegas, Nevada 89119
Phone (702) 739-3345
Fax (702) 739-3305

Prepared By:

L.R. Nelson Consulting Engineers
6765 W. Russell Rd., Suite 200
Las Vegas, Nevada 89118
(702) 798-7978

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: SKY VIEW PINES Date: Aug 13, 2012

Location of Development: a) Descriptive (Cross Streets) North/South: Main Street
East/West: Owens Avenue

b) Section: 27 Township: 20S Range: 61E

c) APN : 139-27-502-003

Name of Owner: Nevada H.A.N.D./ Sky View Pines L.P.

Telephone No.: (702) 739-3345 Fax No.: (702) 739-3305 E-Mail Address: _____

Address: 295 Warm Springs Road, Suite 101 Las Vegas, Nevada 89119

Contact Person-Name: Jon Hayslip Telephone No.: (702) 798-7978

* E-Mail Address: jon.hayslip@lrneng.com Fax No.: (702) 451-2296

Firm: L.R. Nelson Consulting Engineers

Address: 6765 West Russell Road, Suite 200

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☒ Building Permit	

1. Total Owned Land Area: At Site: 4.9 +/- Being Developed/Disturbed: All

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.): Multi-Family Residential

5. Approximate upstream land area which drains to the subject site: 40 +/- Acres

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Sky View Pines TDS (2008). Update #1 though Update #6 by LRN (DS4315)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Owens Avenue

8. Briefly describe your proposed schedule for the subject project: Begin construction as soon as possible

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

DS4315
Local Entity File No.

Engineer's Seal EXP. 6/30/13

REFERENCE:

STANDARD FORM 1

Project Number: 818-017-083

August 13, 2012

Mr. Albert Sung, P.E.
City of Las Vegas
Engineering Planning
Development Services Center
Flood Control Section
333 N. Rancho Drive
7th Floor
Las Vegas, Nevada 89106

**Re: Update #7 to the Technical Drainage Study for Sky View Pines
(DS4315)**

Dear Mr. Sung:

The Technical Drainage Study Update #6 for Sky View Pines was conditionally approved by the City of Las Vegas on May 2, 2011. Since the last approval of this project, the site plan has been revised per the owners request to add an onsite additional grading information for the swales on the northern half (Sheet GR1); add additional retaining wall grades adjacent to the access sidewalk near the drive aisle entrance (Sheet GR1); and, add a small building for activities and play area within the courtyard on the southern half (Sheet GR2).

Site Revisions

The proposed site revisions for Sky View Pines are shown in red on Sheet GR1 and GR2 with this submittal

The original drainage system and storm drain remains unchanged. No modifications to the drainage basins or drainage patterns will result as these modifications.

A copy of the updated grading plans are included in the map pocket at the back of this Study.

Referenced Documents & Information

With this submittal, the following items are provided in support of this update:

- Standard Form 1,
- Check in the Amount of \$100 for the review of this Update,
- Updated drawings with the revisions shown in red,
- A copy of the previous approval letter dated May 2, 2011,
- A copy of the previously approved Update #6 plans.
- One (CD) of Update #7 drainage study & plans.

If you have any questions regarding Update #7, please contact this office at (702) 798-7978.

Appendix

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		May 2, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Sky View Pines – Update #6	COPIES TO: L. R. Nelson Consulting Engineers Nevada H.A.N.D. Bart Anderson, P.E., DevCo CNLV
Cross Streets:	SWQ of Owens Avenue & Main Street	
File Number:	F:\Depot\DSMemos\DS4315J.doc	
Parcel Number:	139-27-502-003	
Zoning Action:	SDR-28121	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

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9 th Submittal & Supplement	4/21/2011 & 4/28/2011	5/2/2011	See Comments Below	\$100.00	167248: \$100
TOTAL FEES (LDDRS):				\$1,800.00	—

REMARKS:

9th Submittal & Supplement: Update #6 for minor revision of wall & sidewalks along the frontage of Owens Avenue

8th Submittal: Update #5 to provide additional private sidewalk underdrains and swales

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6th Submittal: Update #3 for minor shift of Building No. 4 and the associated grading revisions

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The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to City of North Las Vegas concurrence.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

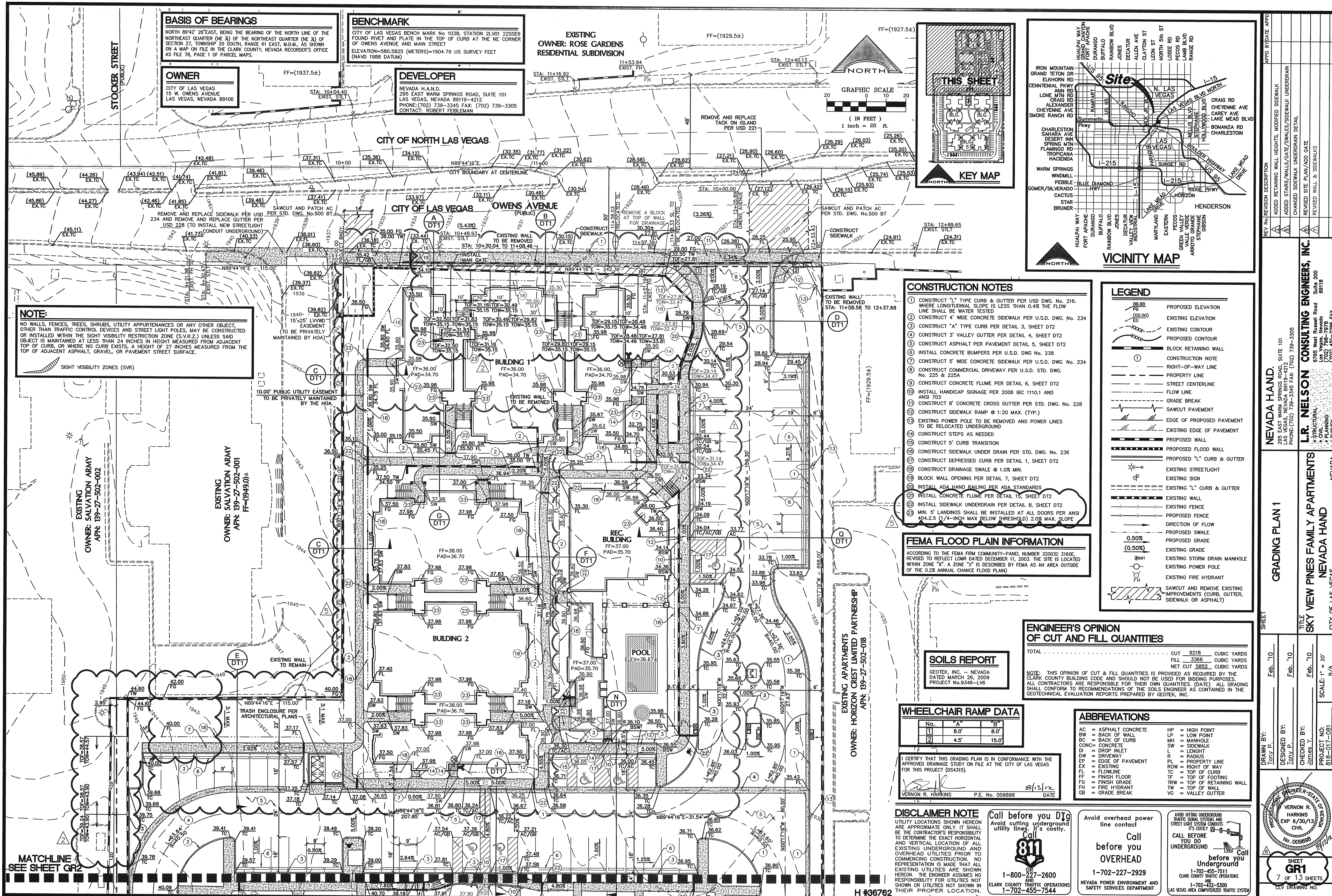
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END OF REMARKS
ays

T/R/S: T20S/R61E/27
AREA M-27

Post-It® Fax Note	7671	Date	5/2/11	# of pages	2
To	Jon Flayslips	From	Albert SANG		
Co./Dept.	L.R. Nelson	Co.	CLV		
Phone #		Phone #	229-200		
Fax #	451-2296	Fax #			



BASIS OF BEARINGS

NORTH 89°42' 26" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 78, PAGE 1 OF PARCEL MAPS.

OWNER

CITY OF LAS VEGAS
15 W. OWENS AVENUE
LAS VEGAS, NEVADA 89106

BENCHMARK

CITY OF LAS VEGAS BENCH MARK NO. 1038, STATION 2LVO1 22556 FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NE CORNER OF OWENS AVENUE AND MAIN STREET
ELEVATION=580.5825 (METERS)=1904.79 US SURVEY FEET (NAVD 1988 DATUM)

DEVELOPER

NEVADA H.A.N.D.
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE (702) 739-3345 FAX (702) 739-3305
CONTACT: ROBERT FIEBELMAN

EXISTING OWNER: ROSE GARDENS RESIDENTIAL SUBDIVISION

GRAPHIC SCALE
1 inch = 20 ft.

(IN FEET)

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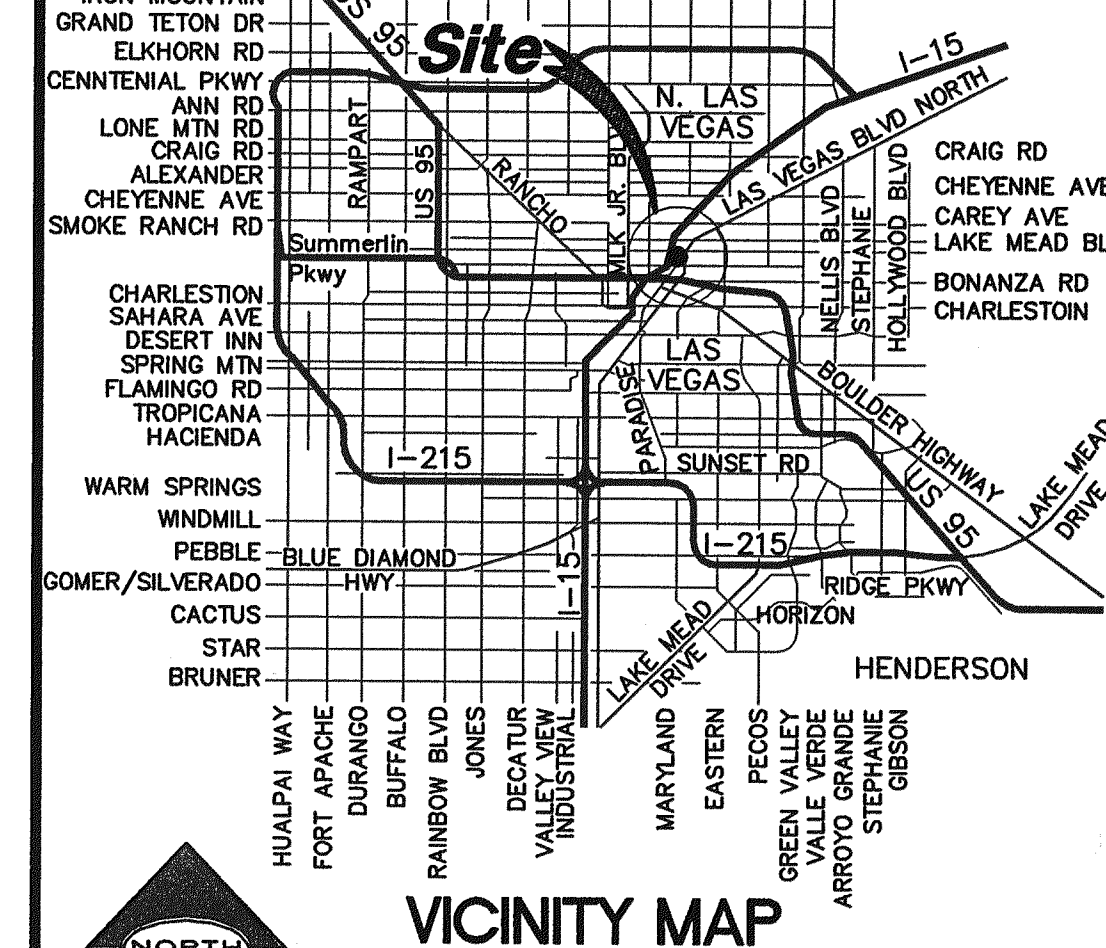
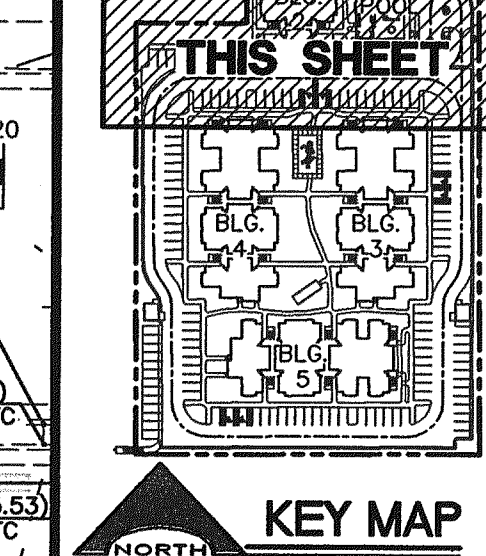
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CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER USD DWG. NO. 216. WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4% THE FLOW LINE SHALL BE WATER TESTED.
2. CONSTRUCT 4" WIDE CONCRETE SIDEWALK PER U.S.D. DWG. NO. 234
3. CONSTRUCT "A" TYPE CURB PER DETAIL 3, SHEET DT2
4. CONSTRUCT 3" VALLEY GUTTER PER DETAIL 4, SHEET DT2
5. CONSTRUCT ASPHALT PAVEMENT DETAIL 5, SHEET DT2
6. INSTALL CONCRETE BUMPERS PER U.S.D. DWG. NO. 238
7. CONSTRUCT 5" WIDE CONCRETE SIDEWALK PER U.S.D. DWG. NO. 234
8. CONSTRUCT COMMERCIAL DRIVEWAY PER U.S.D. STD. DWG. NO. 225 & 225A
9. CONSTRUCT CONCRETE FLUME PER DETAIL 6, SHEET DT2
10. INSTALL HANDICAP SIGNAGE PER 2006 IBC 1101.1 AND ANSI 703
11. CONSTRUCT 8" CONCRETE CROSS GUTTER PER STD. DWG. NO. 228
12. CONSTRUCT SIDEWALK RAMP @ 1:20 MAX. (TYP.)
13. EXISTING POWER POLE TO BE REMOVED AND POWER LINES TO BE RELOCATED UNDERGROUND
14. CONSTRUCT STEPS AS NEEDED
15. CONSTRUCT 5" CURB TRANSITION
16. CONSTRUCT SIDEWALK UNDER DRAIN PER STD. DWG. NO. 236
17. CONSTRUCT DEPRESSION CURB PER DETAIL 1, SHEET DT2
18. CONSTRUCT DRAINAGE SWALE @ 1.0% MIN.
19. BLOCK WALL OPENING PER DETAIL 7, SHEET DT2
20. INSTALL ADA HAND RAILING PER ADA STANDARDS
21. INSTALL CONCRETE FLUME PER DETAIL 15, SHEET DT2
22. INSTALL SIDEWALK UNDERDRAIN PER DETAIL 8, SHEET DT2
23. MIN. 5' LANDINGS SHALL BE INSTALLED AT ALL DOORS PER ANSI 404.2.5 (1/4-INCH MAX BELOW THRESHOLD) 2.0% MAX. SLOPE

FEMA FLOOD PLAIN INFORMATION

ACCORDING TO THE FEMA FIRM COMMUNITY-PANEL NUMBER 32003C 2160E, REVISED TO REFLECT LOWR DATED DECEMBER 11, 2003, THE SITE IS LOCATED WITHIN ZONE "X". A ZONE "X" IS DESCRIBED BY FEMA AS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN

SOILS REPORT

GEOTEK, INC. - NEVADA
DATED MARCH 26, 2009
PROJECT NO. 9346-LVS

WHEELCHAIR RAMP DATA

No.	A	B
1	8.0	8.0
2	4.5	15.0

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS4315).

VERNON R. HARKINS P.E. No. 009898 3/13/12 DATE

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-927-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

Avoid overhead power line contact
Call before you overhead
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

CALL BEFORE YOU DO UNDERGROUND
before you Call
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

LEGEND

- FG (00.00) PROPOSED ELEVATION
- EG (00.00) EXISTING ELEVATION
- XXXXX EXISTING CONTOUR
- XXXXX PROPOSED CONTOUR
- ① BLOCK RETAINING WALL
- ① CONSTRUCTION NOTE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- FLOW LINE
- GRADE BREAK
- SAWCUT PAVEMENT
- EDGE OF PROPOSED PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED WALL
- PROPOSED FLOOD WALL
- PROPOSED "L" CURB & GUTTER
- EXISTING STREETLIGHT
- EXISTING SIGN
- EXISTING "L" CURB & GUTTER
- EXISTING FENCE
- EXISTING FENCE
- PROPOSED FENCE
- DIRECTION OF FLOW
- 0.50% PROPOSED SWALE
- 0.50% PROPOSED GRADE
- EXISTING GRADE
- EXISTING STORM DRAIN MANHOLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- SAWCUT AND REMOVE EXISTING IMPROVEMENTS (CURB, GUTTER, SIDEWALK OR ASPHALT)

ENGINEER'S OPINION OF CUT AND FILL QUANTITIES

TOTAL	CUT	9218	CUBIC YARDS
	FILL	3366	CUBIC YARDS
	NET CUT	5852	CUBIC YARDS

NOTE: THIS OPINION OF CUT & FILL QUANTITIES IS PROVIDED AS REQUIRED BY THE CLARK COUNTY BUILDING CODE AND SHOULD NOT BE USED FOR BIDDING PURPOSES. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITIES. (DATE) ALL GRADING SHALL CONFORM TO RECOMMENDATIONS OF THE SOILS ENGINEER AS CONTAINED IN THE GEOTECHNICAL EVALUATION REPORTS PREPARED BY GEOTEK, INC.

ABBREVIATIONS

- AC = ASPHALT CONCRETE
- BW = BACK OF WALL
- BC = BACK OF CURB
- CONC = CONCRETE
- DI = DROP INLET
- DW = DRIVEWAY
- EP = EDGE OF PAVEMENT
- EX = EXISTING
- FL = FLOWLINE
- FF = FINISH FLOOR
- FG = FINISH GRADE
- FH = FIRE HYDRANT
- GB = GRADE BREAK
- HP = HIGH POINT
- LP = LOW POINT
- MH = MANHOLE
- SW = SIDEWALK
- SW = SWALE
- TR = TRAIL
- RP = RIGHT OF WAY
- ROW = RIGHT OF WAY
- TC = TOP OF CURB
- TF = TOP OF FOOTING
- TT = TOP OF RETAINING WALL
- TW = TOP OF WALL
- VG = VALLEY GUTTER

NEVADA HAND.
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE (702) 739-3345 FAX (702) 739-3305

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road
Suite 200
Las Vegas, NV 89118
PHONE (702) 738-7978
FAX (702) 451-2286

SKY VIEW PINES FAMILY APARTMENTS
NEVADA HAND
CITY OF LAS VEGAS

GRADING PLAN 1

ENGINEER'S SIGNATURE
VERNON R. HARKINS
P.E. No. 009898
3/13/12

CHECKED BY:
JAMES J. JONES
3/13/12

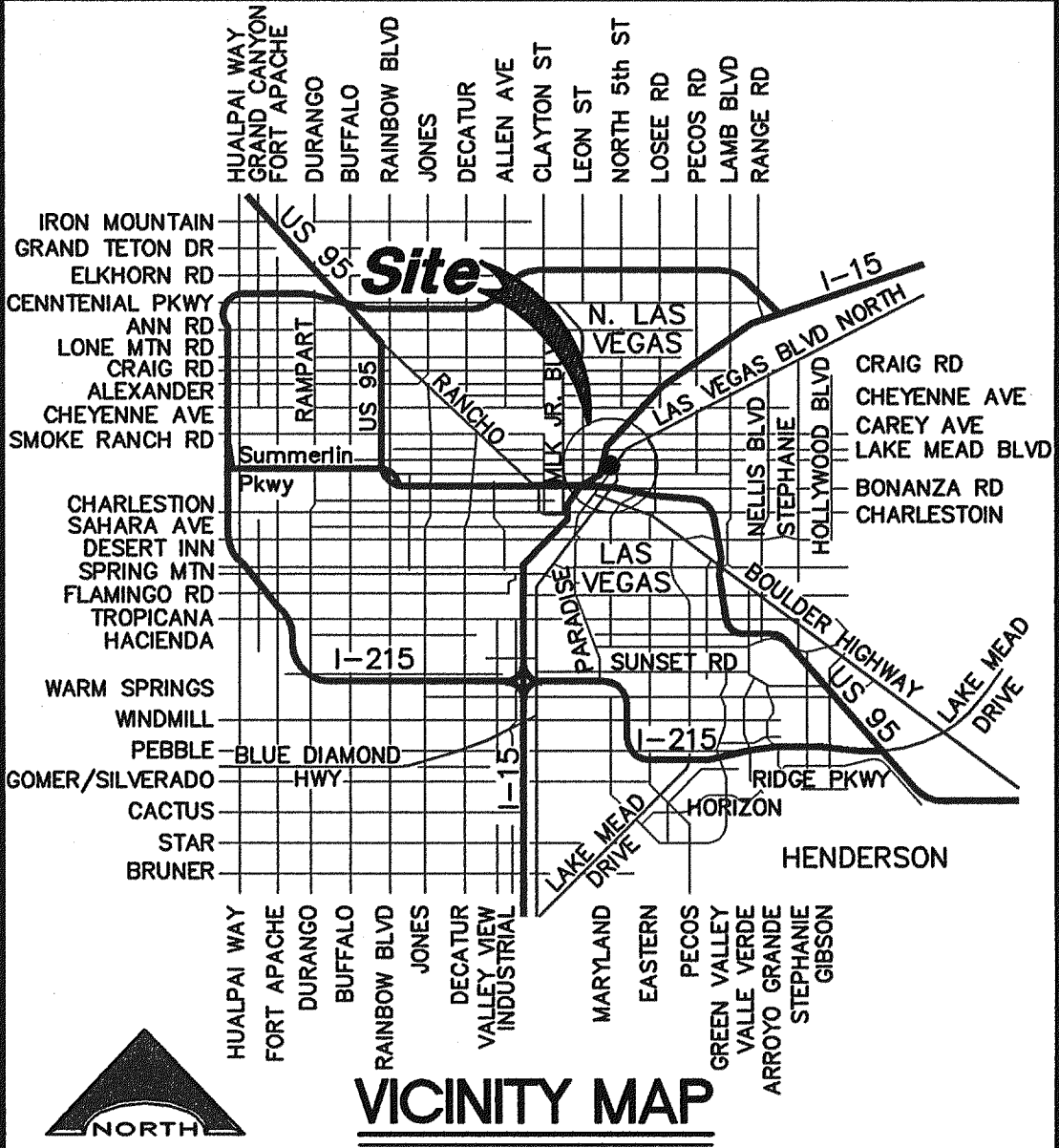
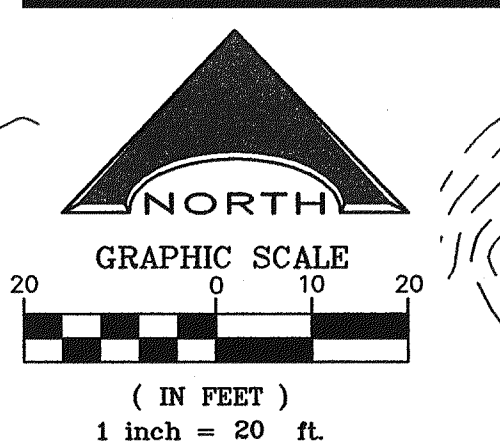
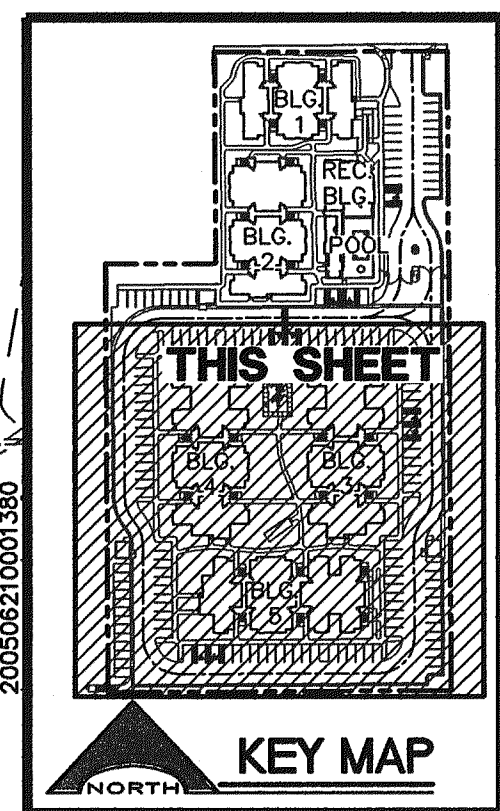
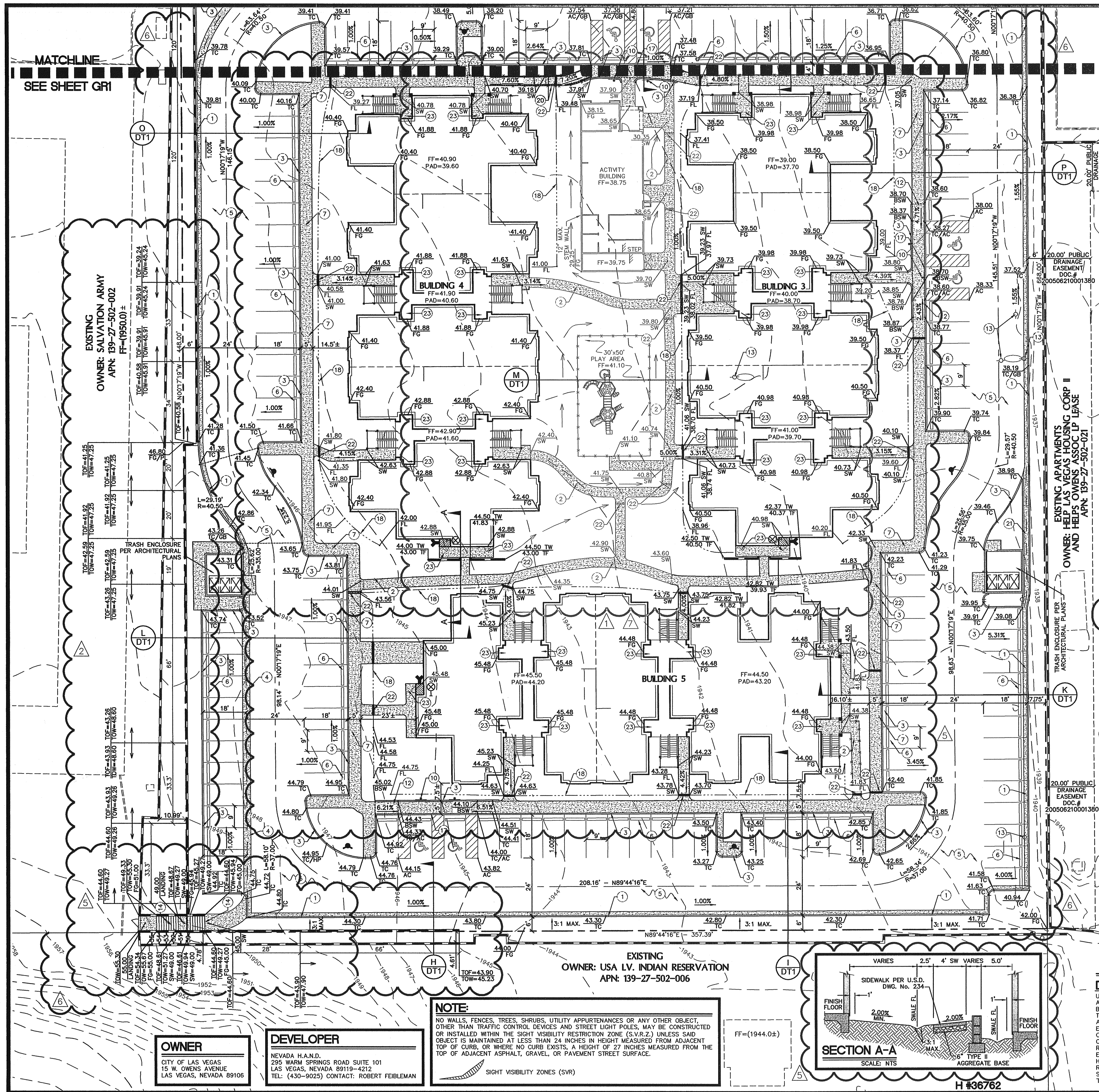
DESIGNED BY:
TODD P. JONES
3/13/12

DRAWN BY:
TODD P. JONES
3/13/12

PROJECT NO.:
9346-LVS

SCALE:
1" = 20'

SHEET:
7 OF 13 SHEETS
CLV DRAWING NO.



CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER USD DWG. NO. 216. WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4% THE FLOW LINE SHALL BE WATER TESTED.
2. CONSTRUCT "A" TYPE CURB PER DETAIL 3, SHEET DT2.
3. CONSTRUCT 3" VALLEY GUTTER PER DETAIL 4, SHEET DT2.
4. CONSTRUCT ASPHALT PER PAVEMENT DETAIL 5, SHEET DT2.
5. INSTALL CONCRETE BUMPERS PER U.S.D. DWG. NO. 238.
6. CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER U.S.D. DWG. NO. 234.
7. CONSTRUCT COMMERCIAL DRIVEWAY PER U.S.D. STD. DWG. NO. 225 & 225A.
8. CONSTRUCT CONCRETE FLUME PER DETAIL 6, SHEET DT2.
9. INSTALL HANDICAP SIGNAGE PER 2006 IBC 1101.1 AND ANSI 703.
10. CONSTRUCT 8" CONCRETE CROSS GUTTER PER STD. DWG. NO. 228.
11. CONSTRUCT SIDEWALK RAMP @ 1:20 MAX. (TYP.).
12. EXISTING POWER POLE TO BE REMOVED AND POWER LINES TO BE RELOCATED UNDERGROUND.
13. CONSTRUCT STEPS AS NEEDED.
14. CONSTRUCT 5" CURB TRANSITION.
15. CONSTRUCT SIDEWALK UNDER DRAIN PER STD. DWG. NO. 236.
16. CONSTRUCT DEPRESSIONED CURB PER DETAIL 1, SHEET DT2.
17. CONSTRUCT DRAINAGE SWALE @ 1.0% MIN.
18. BLOCK WALL OPENING PER DETAIL 7, SHEET DT2.
19. INSTALL ADA HAND RAILING PER ADA STANDARDS.
20. INSTALL CONCRETE FLUME PER DETAIL 15, SHEET DT2.
21. INSTALL SIDEWALK UNDERDRAIN PER DETAIL 8, SHEET DT2.
22. MIN. 5" LANDINGS SHALL BE INSTALLED AT ALL DOORS PER ANSI A117.1 (1/4" MAX. BELOW THRESHOLD) 2.0% MAX. SLOPE.

BASIS OF BEARINGS

NORTH 89°42' 26"E, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 81 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 78, PAGE 1 OF PARCEL MAPS.

SOILS REPORT

GEOTEK, INC. - NEVADA
DATED MARCH 26, 2009
PROJECT NO. 9346-LV6

BENCHMARK

CITY OF LAS VEGAS BENCH MARK NO. 1038, STATION 2LV01 225SE6 FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NE CORNER OF OWENS AVENUE AND MAIN STREET.
ELEVATION=580.5825 (METERS)=1904.79 US SURVEY FEET (NAVD 1988 DATUM)

WHEELCHAIR RAMP DATA

No.	"A"	"B"
1	8.0'	8.0'
2	4.5'	15.0'

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (054315-3).

VERNON R. HARKINS P.E. No. 009898 DATE 2/13/12

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

LEGEND

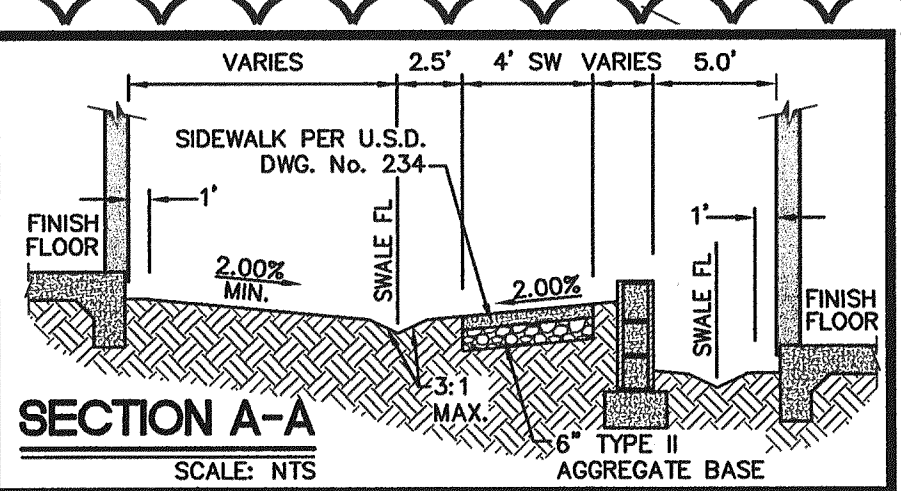
- PROPOSED ELEVATION
- EXISTING ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BLOCK RETAINING WALL
- CONSTRUCTION NOTE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STREET CENTERLINE
- FLOW LINE
- GRADE BREAK
- SAW CUT PAVEMENT
- EDGE OF PROPOSED PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED WALL
- PROPOSED FLOOD WALL
- PROPOSED "L" CURB & GUTTER
- EXISTING STREETLIGHT
- EXISTING SIGN
- EXISTING "L" CURB & GUTTER
- EXISTING WALL
- EXISTING FENCE
- PROPOSED FENCE
- DIRECTION OF FLOW
- PROPOSED SWALE
- PROPOSED GRADE
- EXISTING GRADE
- EXISTING STORM DRAIN MANHOLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- SAW CUT AND REMOVE EXISTING IMPROVEMENTS (CURB, GUTTER, SIDEWALK OR ASPHALT)

FEMA FLOOD PLAIN INFORMATION

ACCORDING TO THE FEMA FIRM COMMUNITY-PANEL NUMBER 32003C 2160E, REVISED TO REFLECT LOMR DATED DECEMBER 11, 2003, THE SITE IS LOCATED WITHIN ZONE "X", A ZONE "X" IS DESCRIBED BY FEMA AS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ABBREVIATIONS

AC = ASPHALT CONCRETE	HP = HIGH POINT
BW = BACK OF WALL	LP = LOW POINT
BC = BACK OF CURB	MH = MANHOLE
CONC = CONCRETE	SW = SIDEWALK
DI = DROP INLET	LE = LENGTH
R = RADIUS	PL = PROPERTY LINE
EP = EDGE OF PAVEMENT	ROW = RIGHT OF WAY
EX = EXISTING	TC = TOP OF CURB
FW = FINISH FLOOR	TF = TOP OF FOOTING
FG = FINISH GRADE	TR = TOP OF RETAINING WALL
FH = FIRE HYDRANT	TO = TOP OF WALL
GB = GRADE BREAK	VG = VALLEY GUTTER



OWNER
CITY OF LAS VEGAS
15 W. OWENS AVENUE
LAS VEGAS, NEVADA 89106

DEVELOPER
NEVADA H.A.N.D.
295 WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL: (430-9025) CONTACT: ROBERT FEIBLEMAN

NOTE:
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE (SVRZ) UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM ADJACENT TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE.

FF=(1944.0±)

REV. NO. REVISION DESCRIPTION

APPROVED BY DATE

NEVADA HAND.

295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE (702) 739-3395 FAX (702) 739-3305

GRADING PLAN 2

TITLE
SKY VIEW PINES FAMILY APARTMENTS
NEVADA HAND

DESIGNED BY:
Terry P.

CHECKED BY:
James Y.

PROJECT NO:
E18-017-031

DATE
Feb. '10

DATE
Feb. '10

DATE
Feb. '10

SCALE: 1" = 20'

N/A

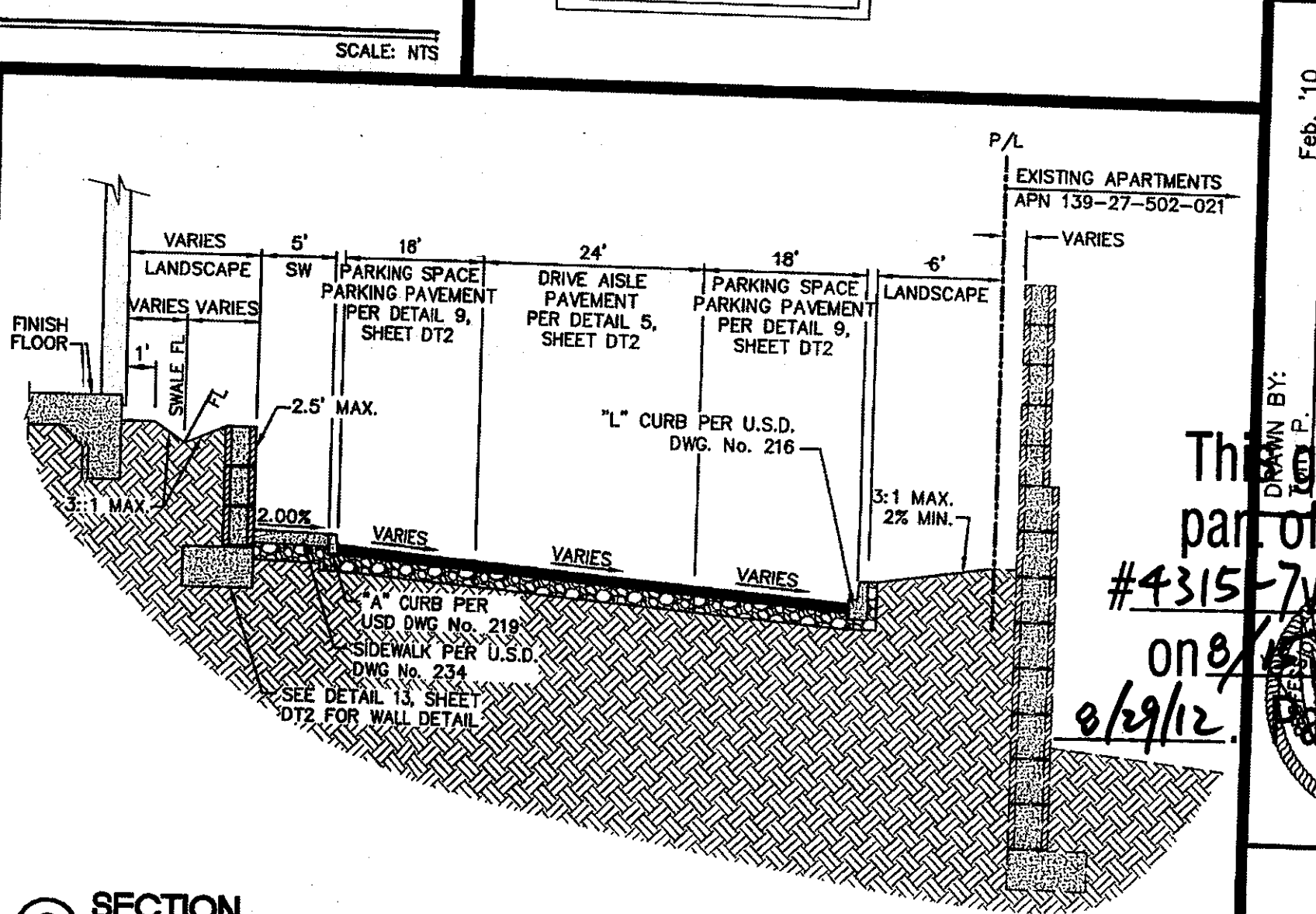
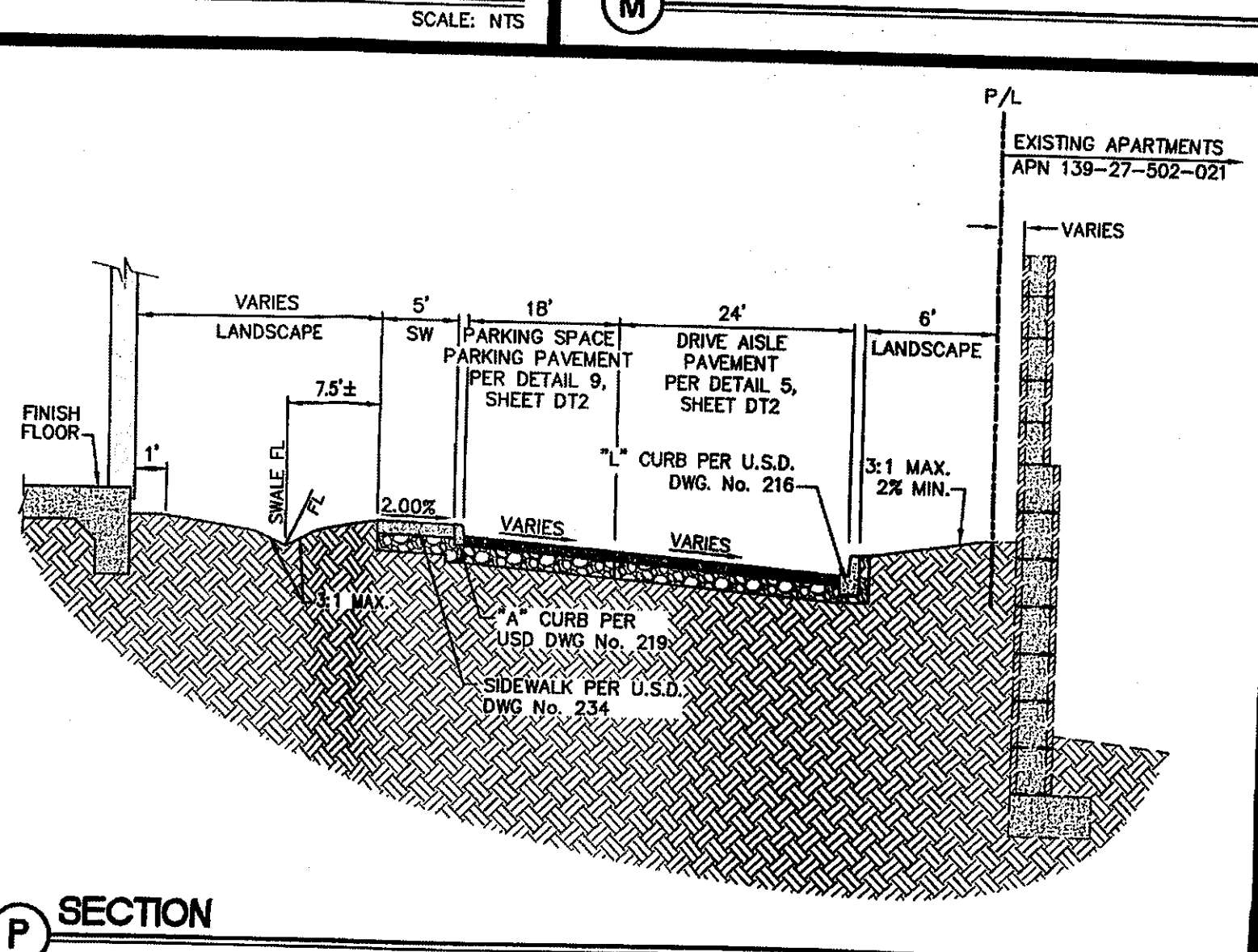
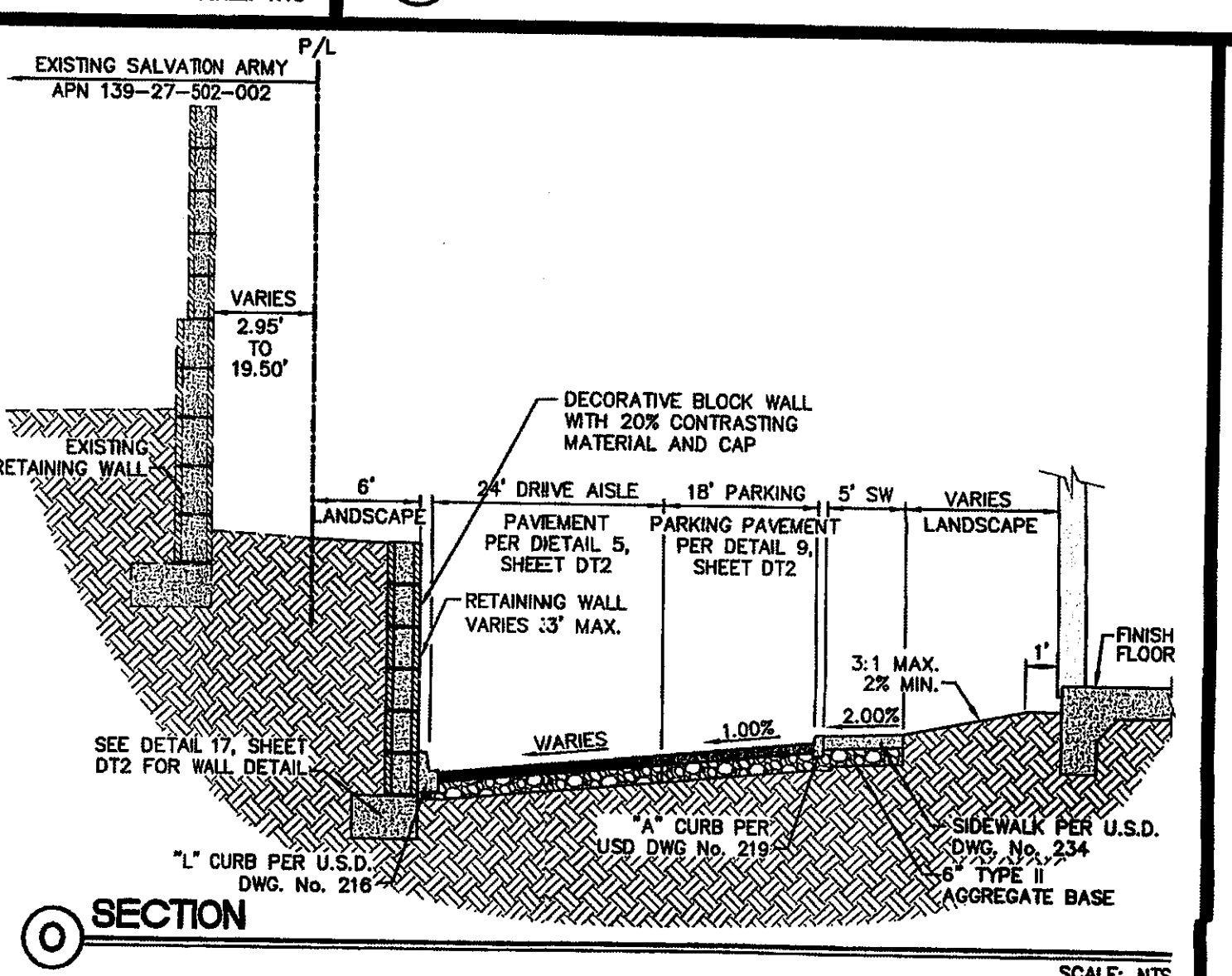
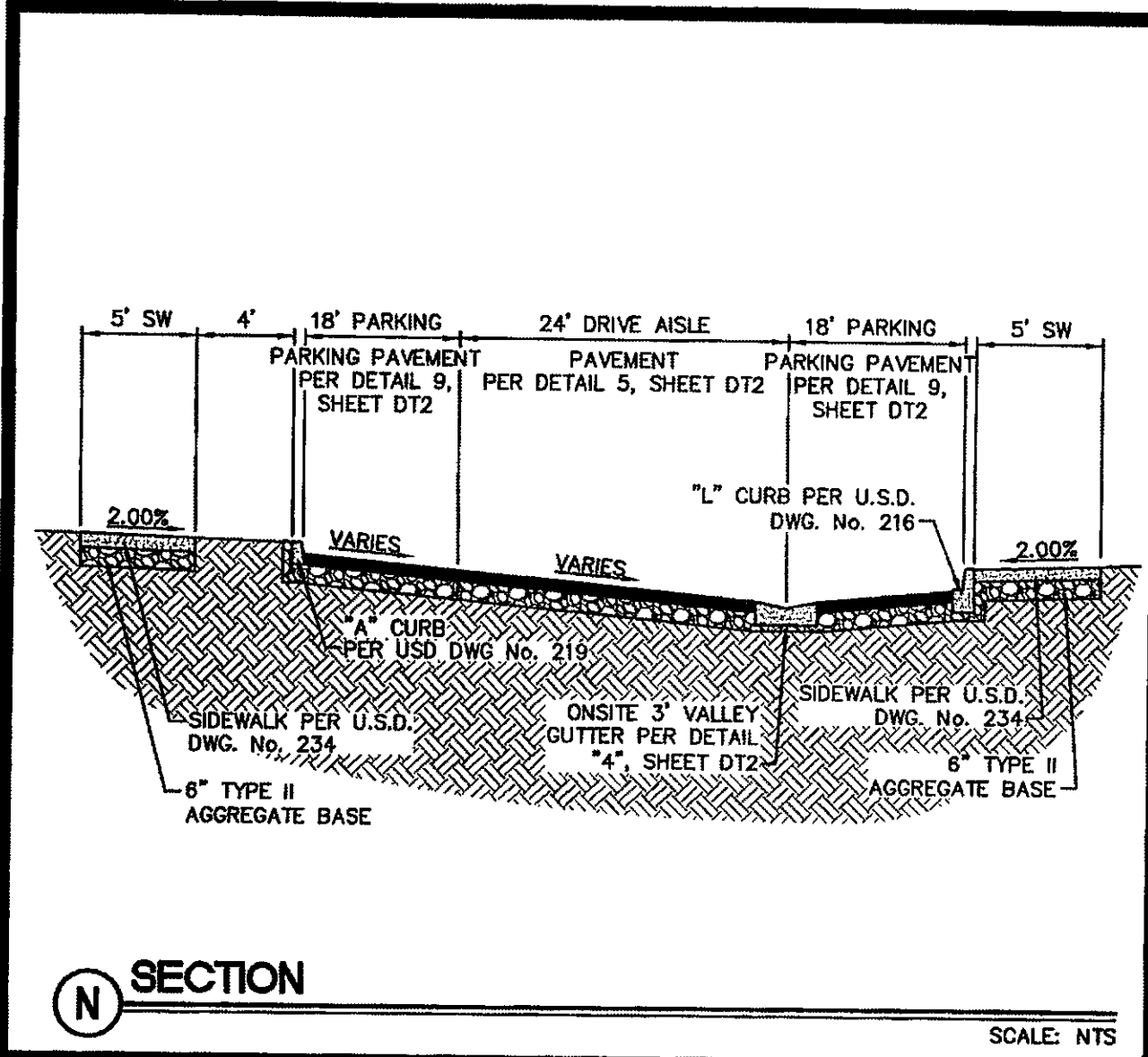
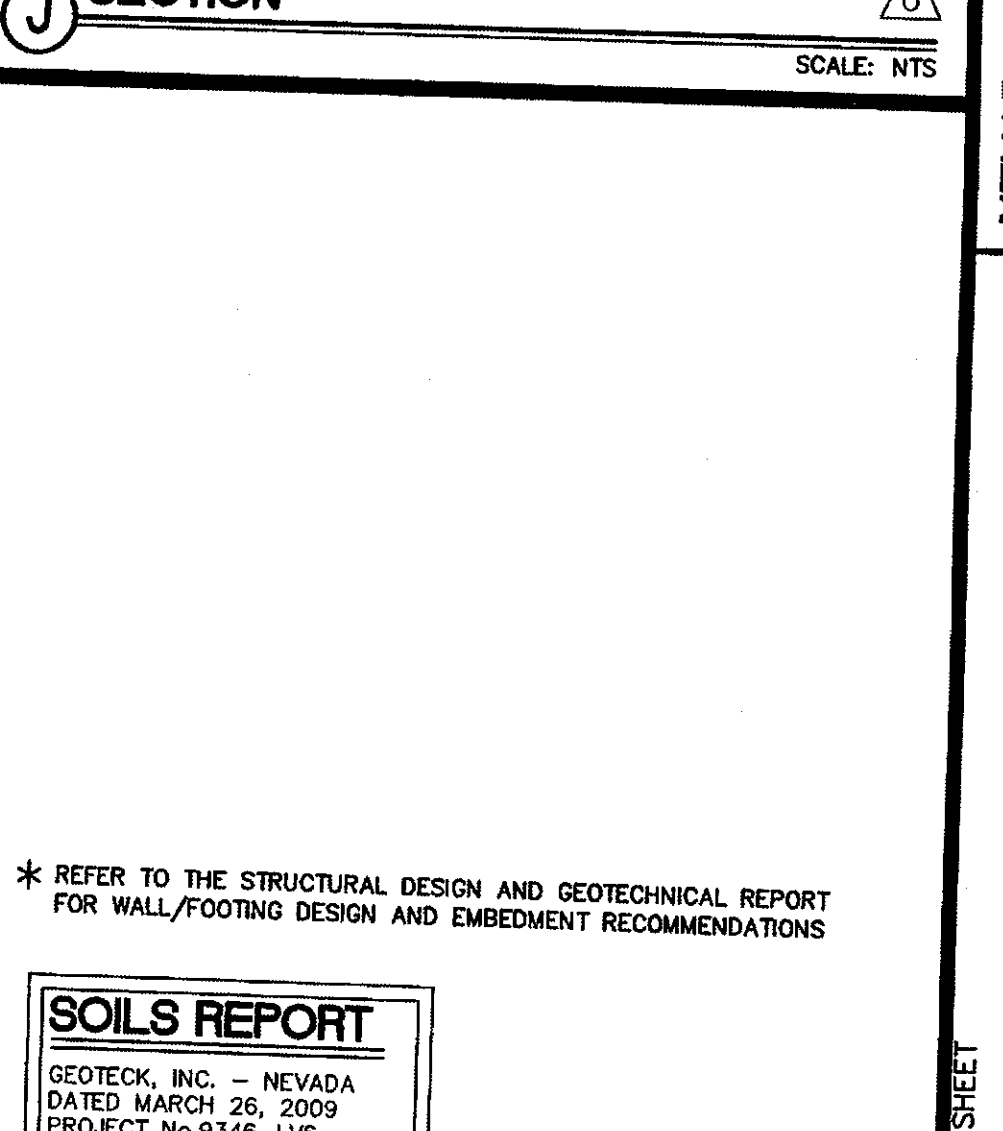
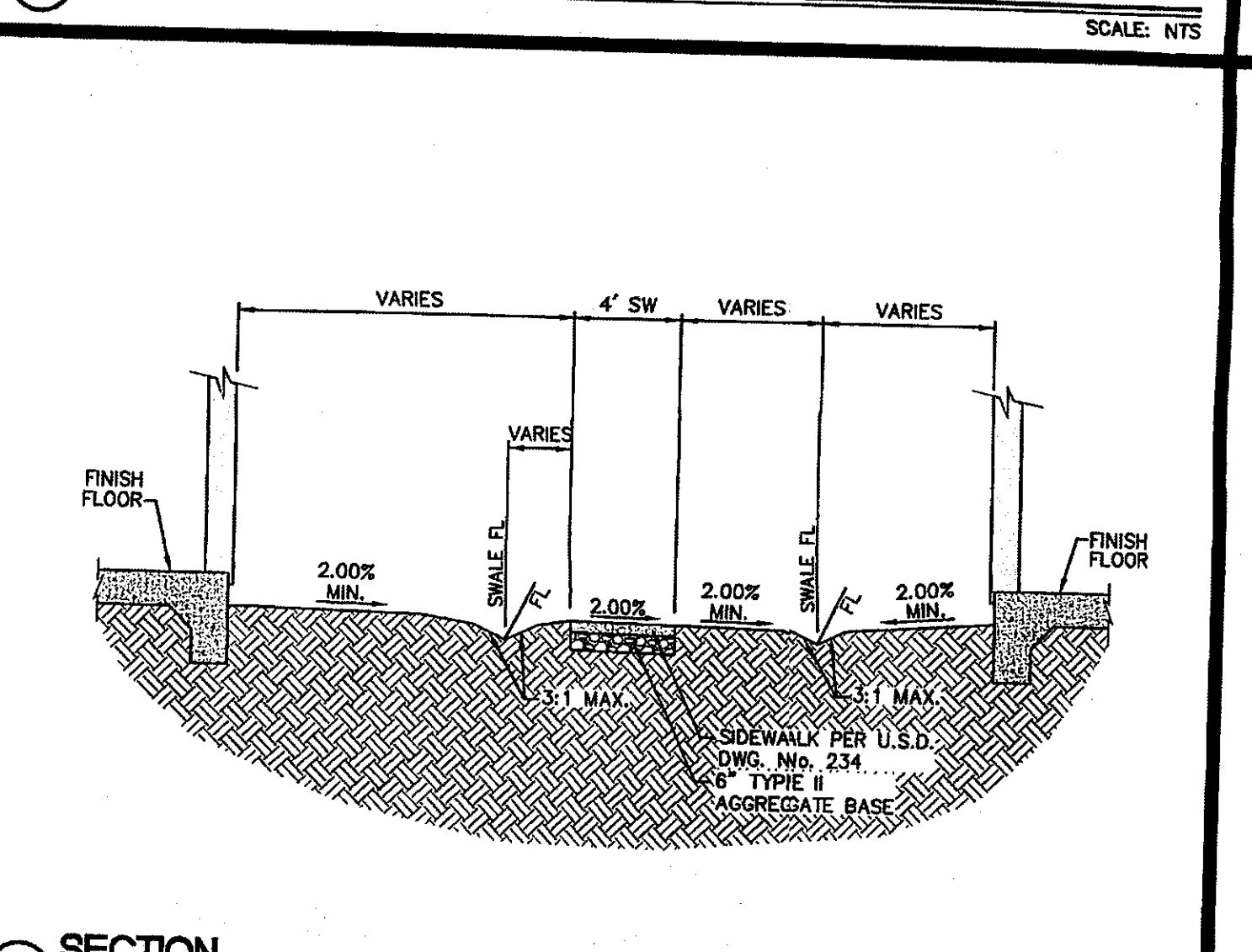
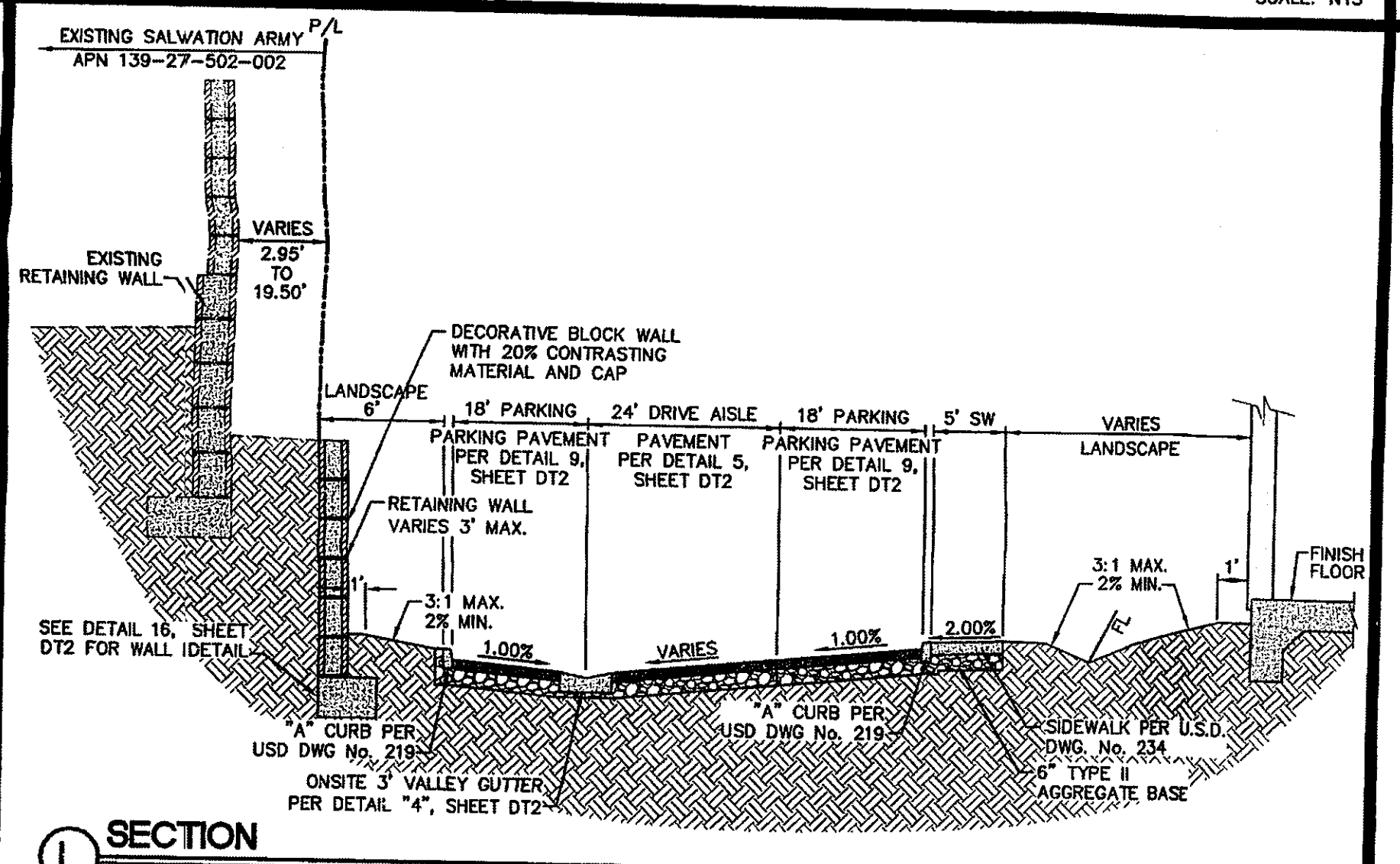
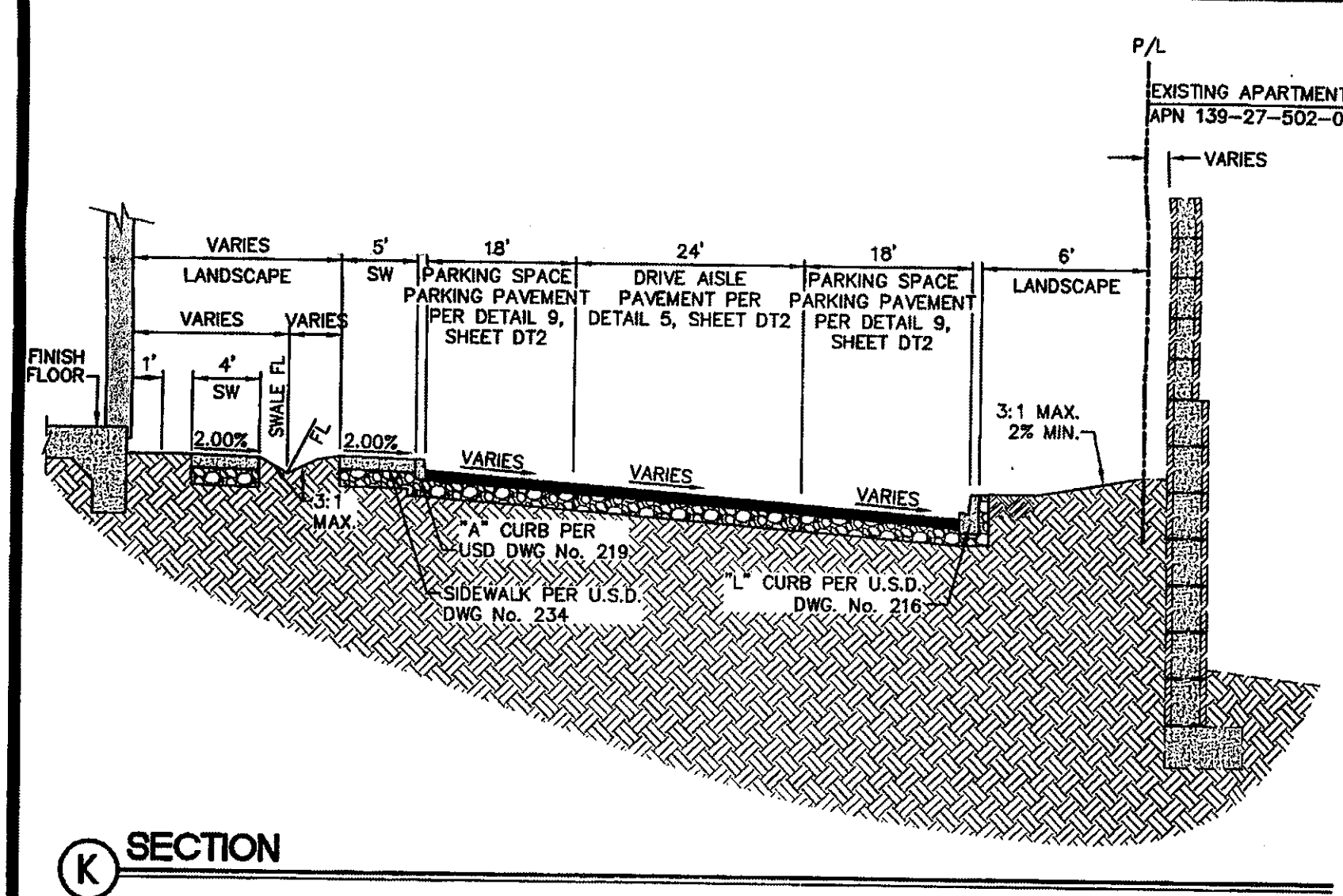
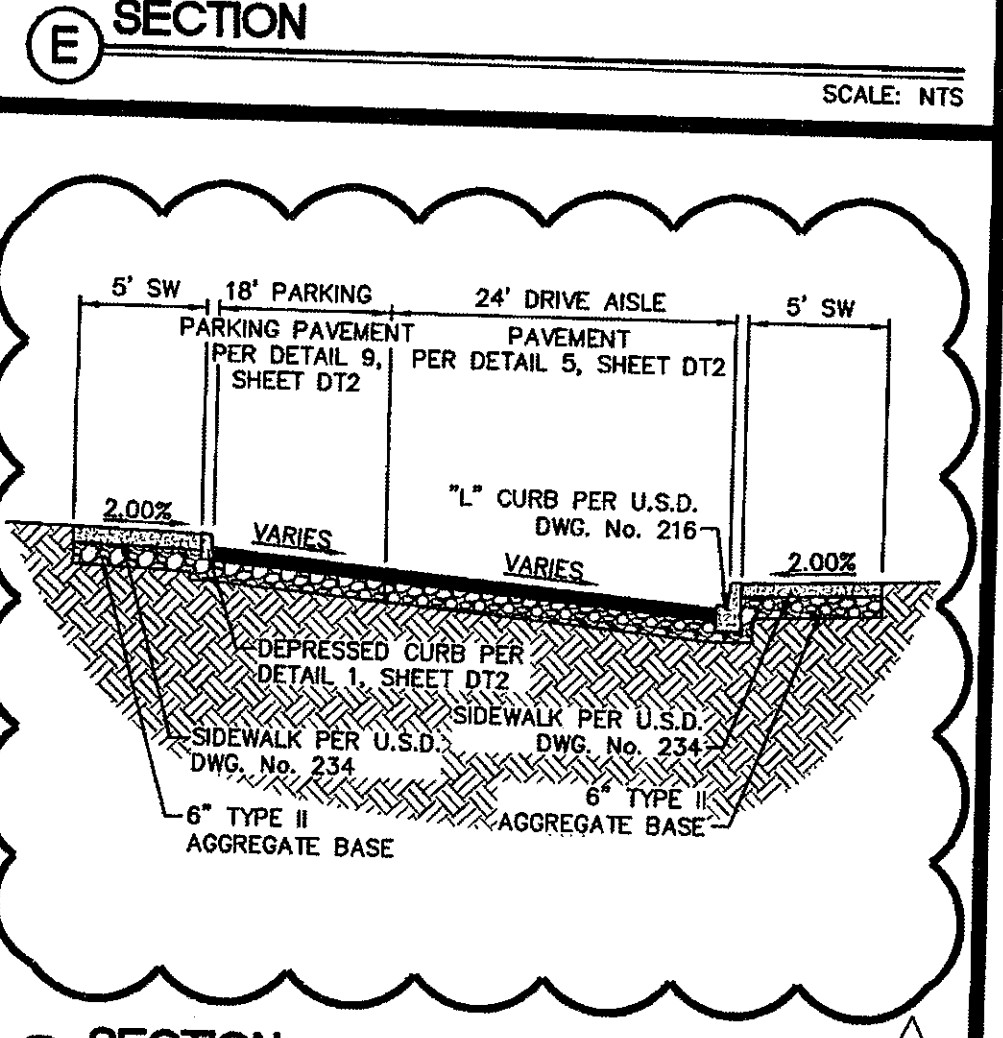
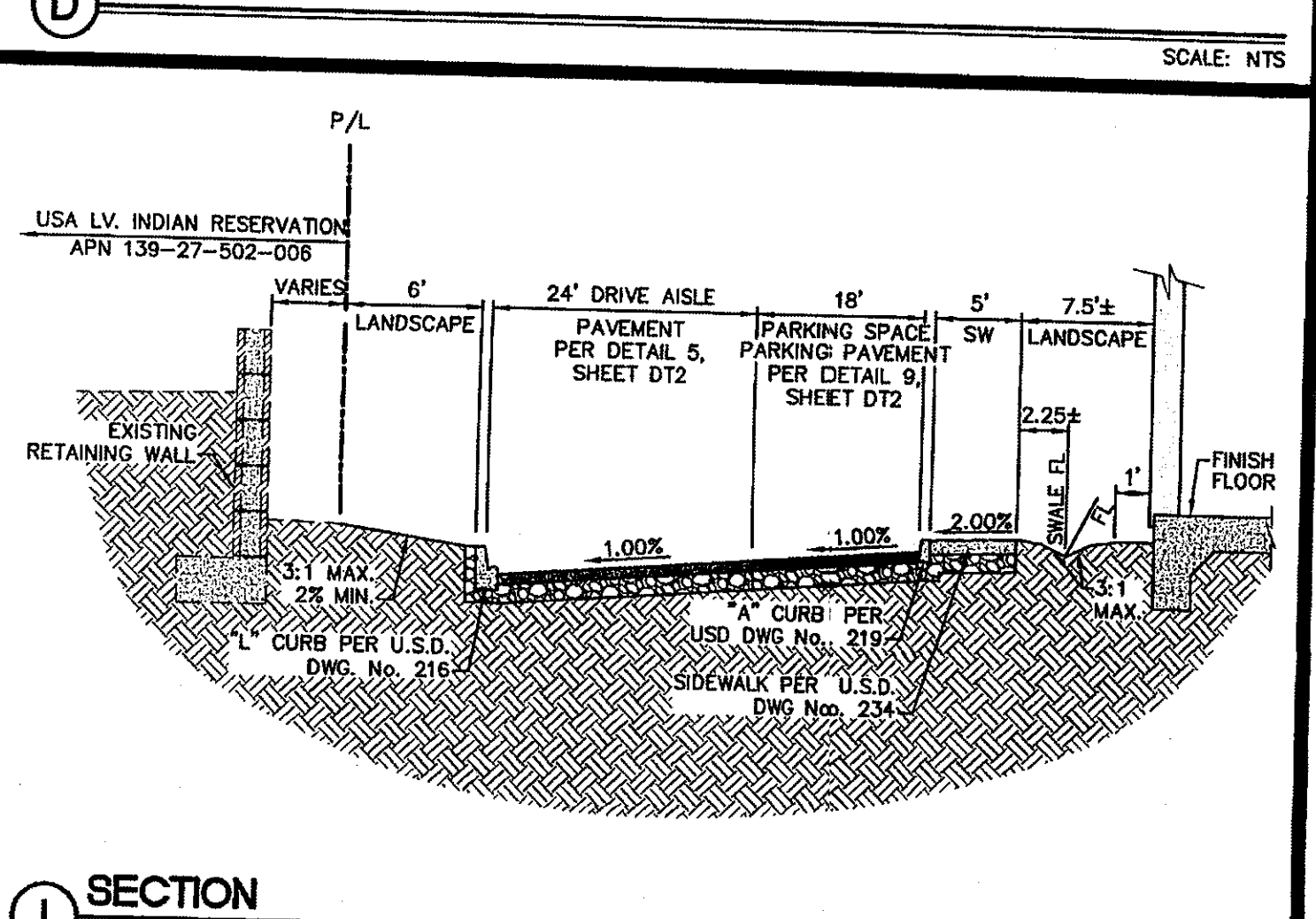
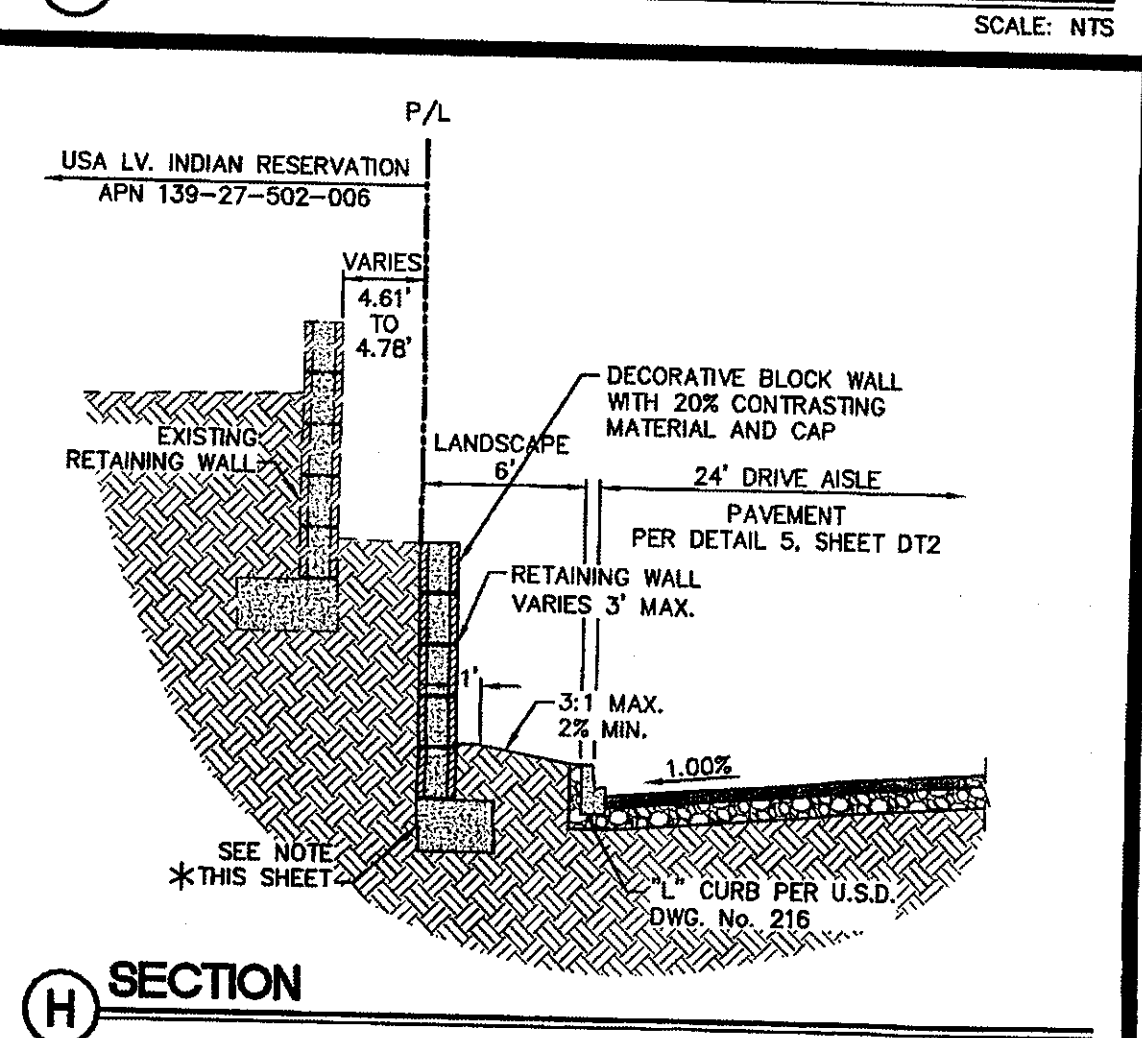
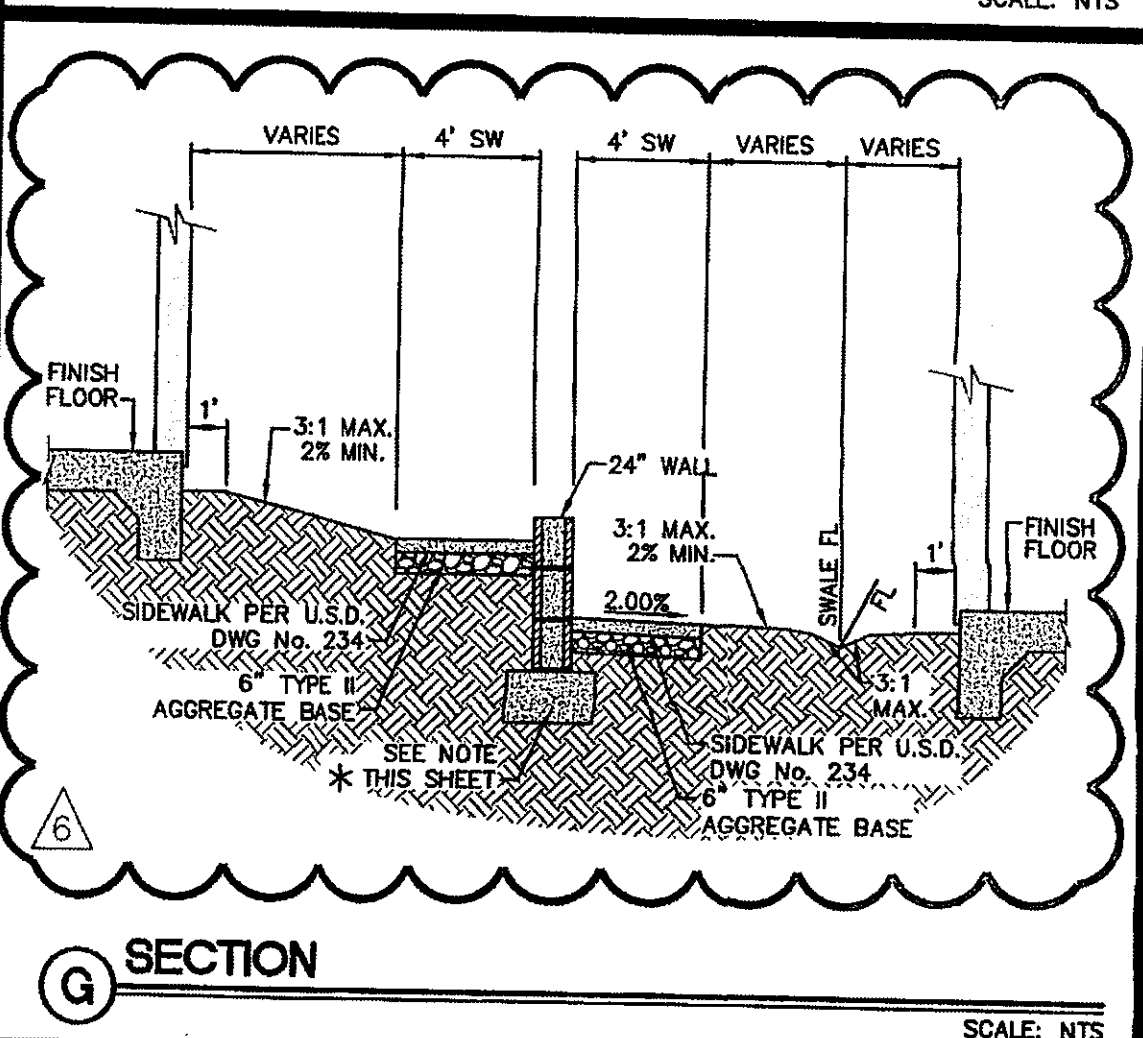
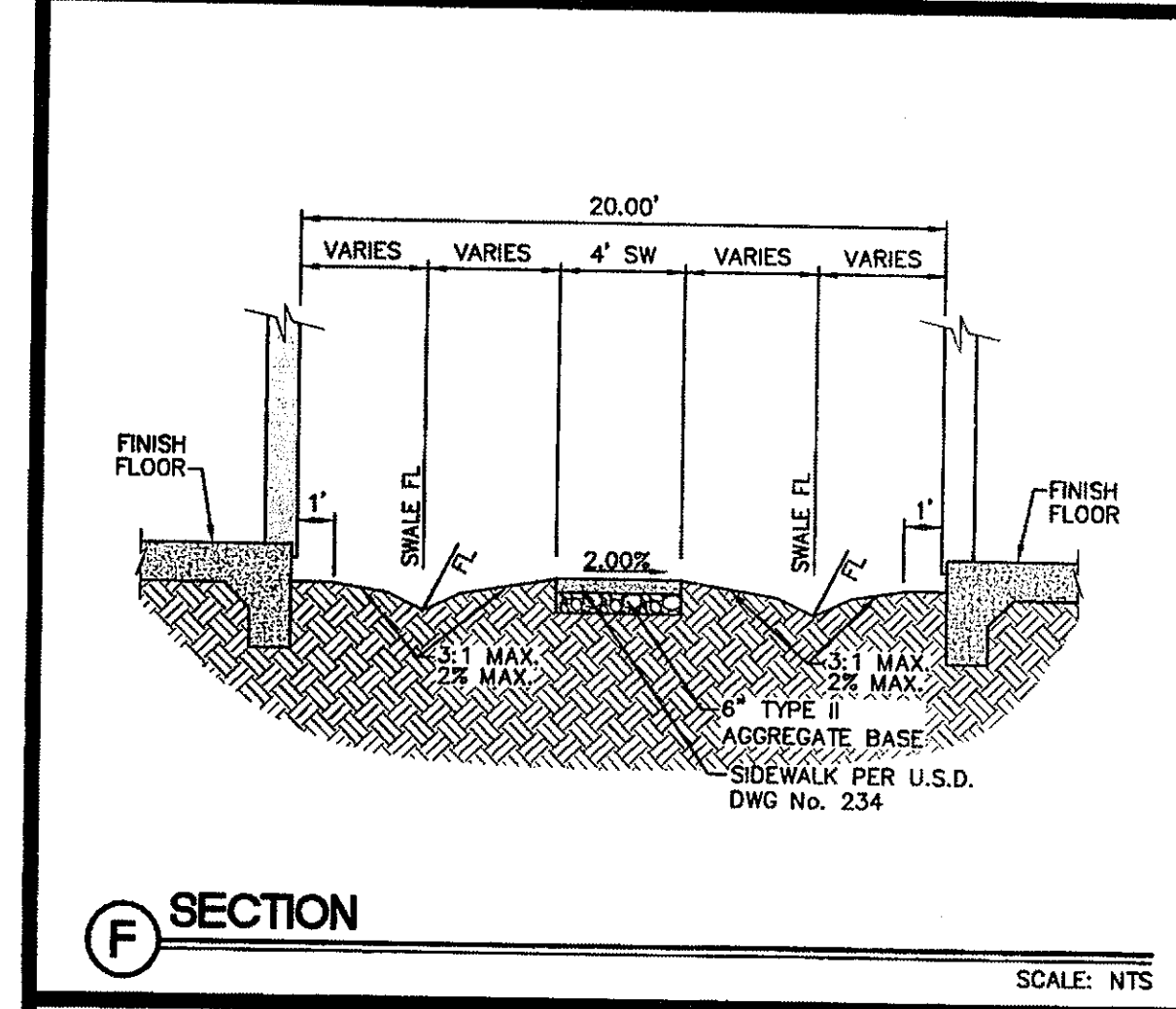
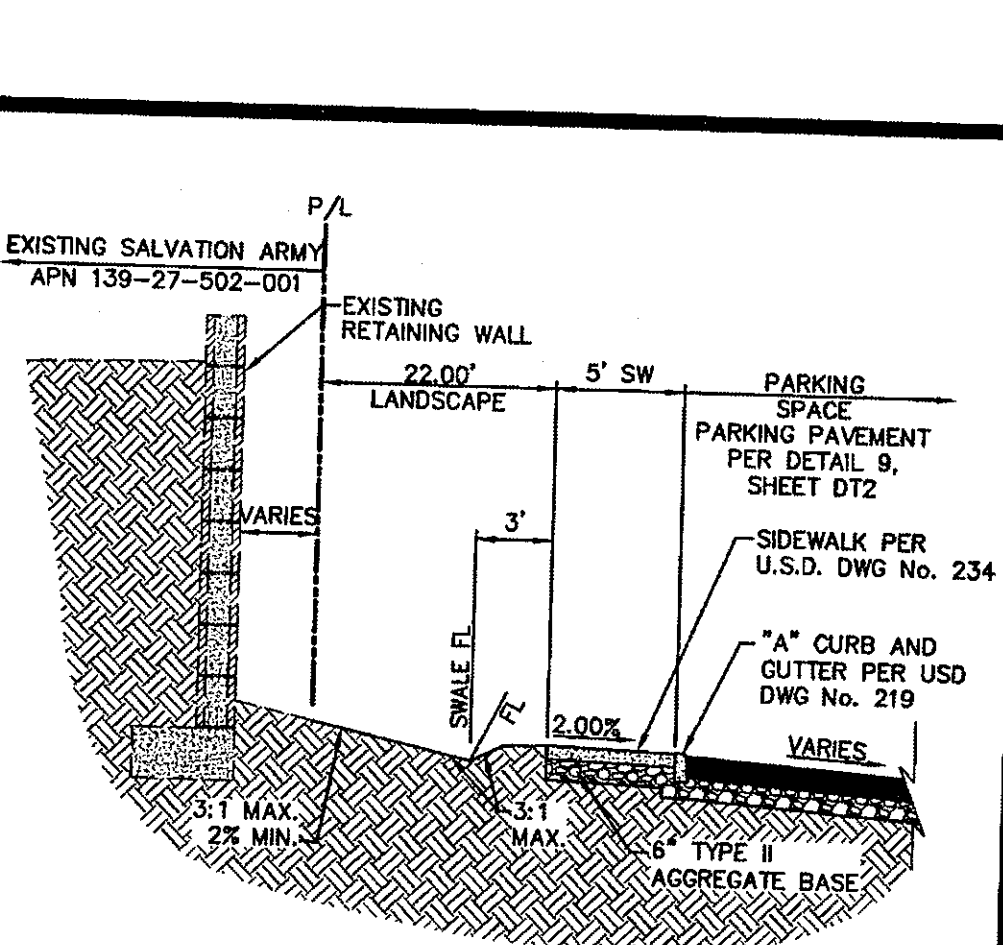
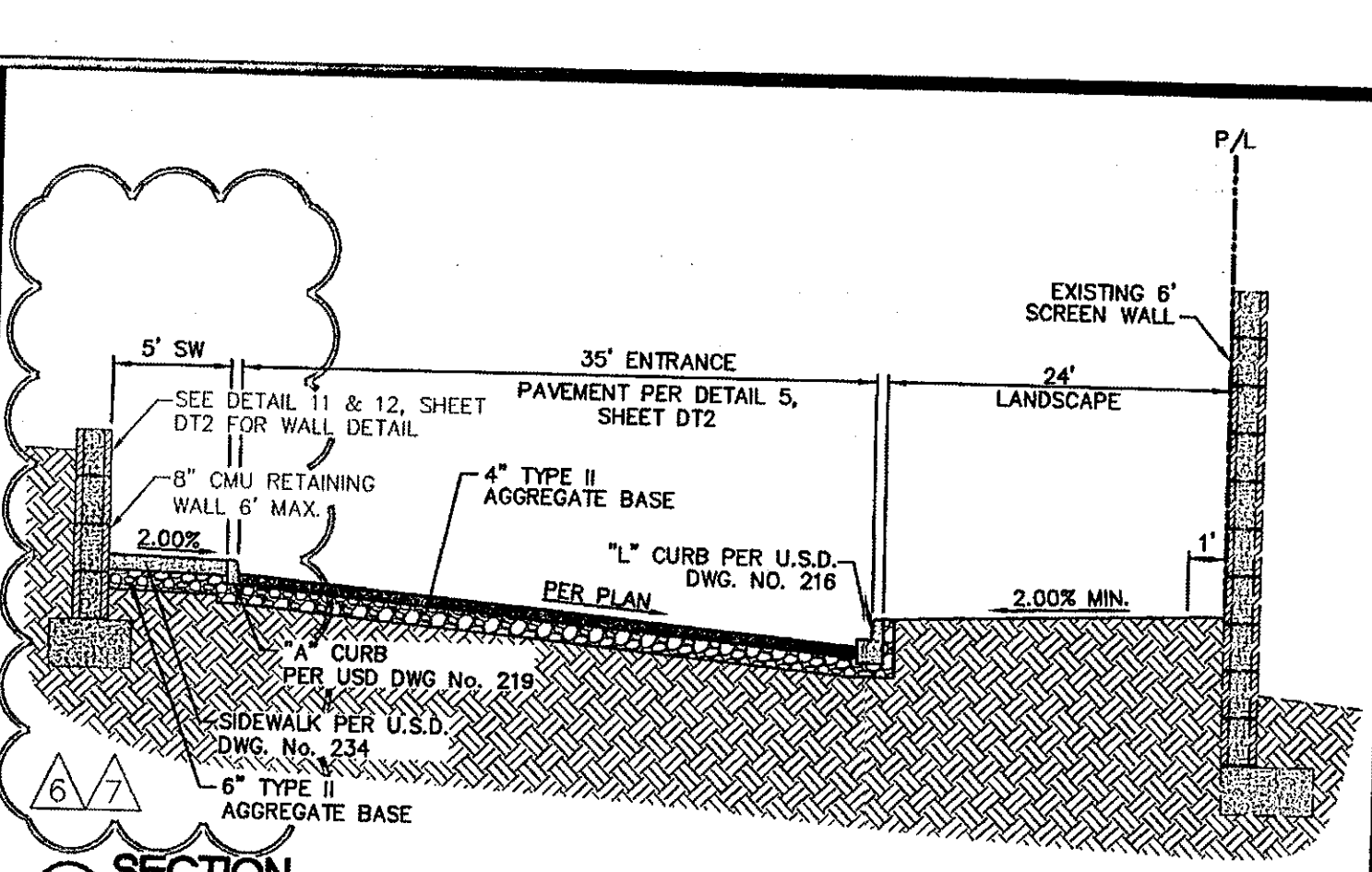
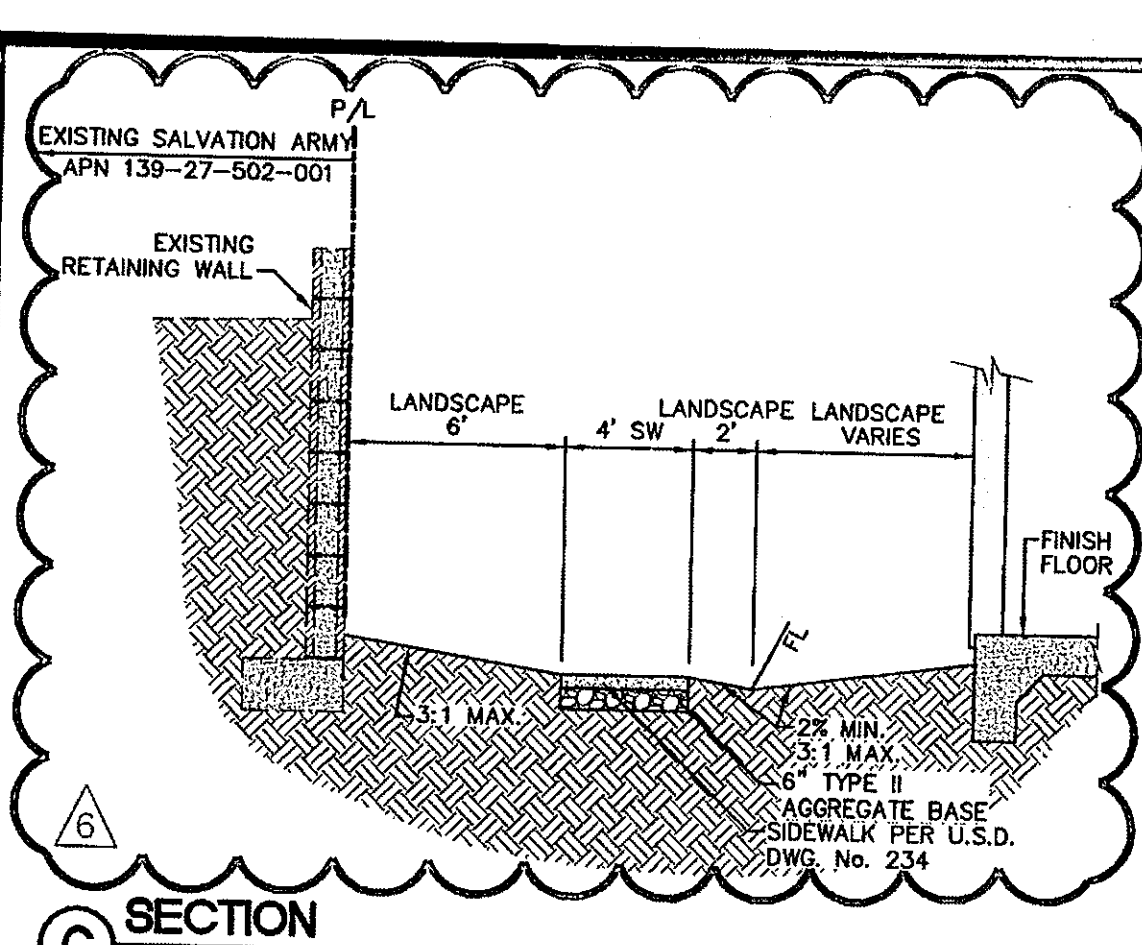
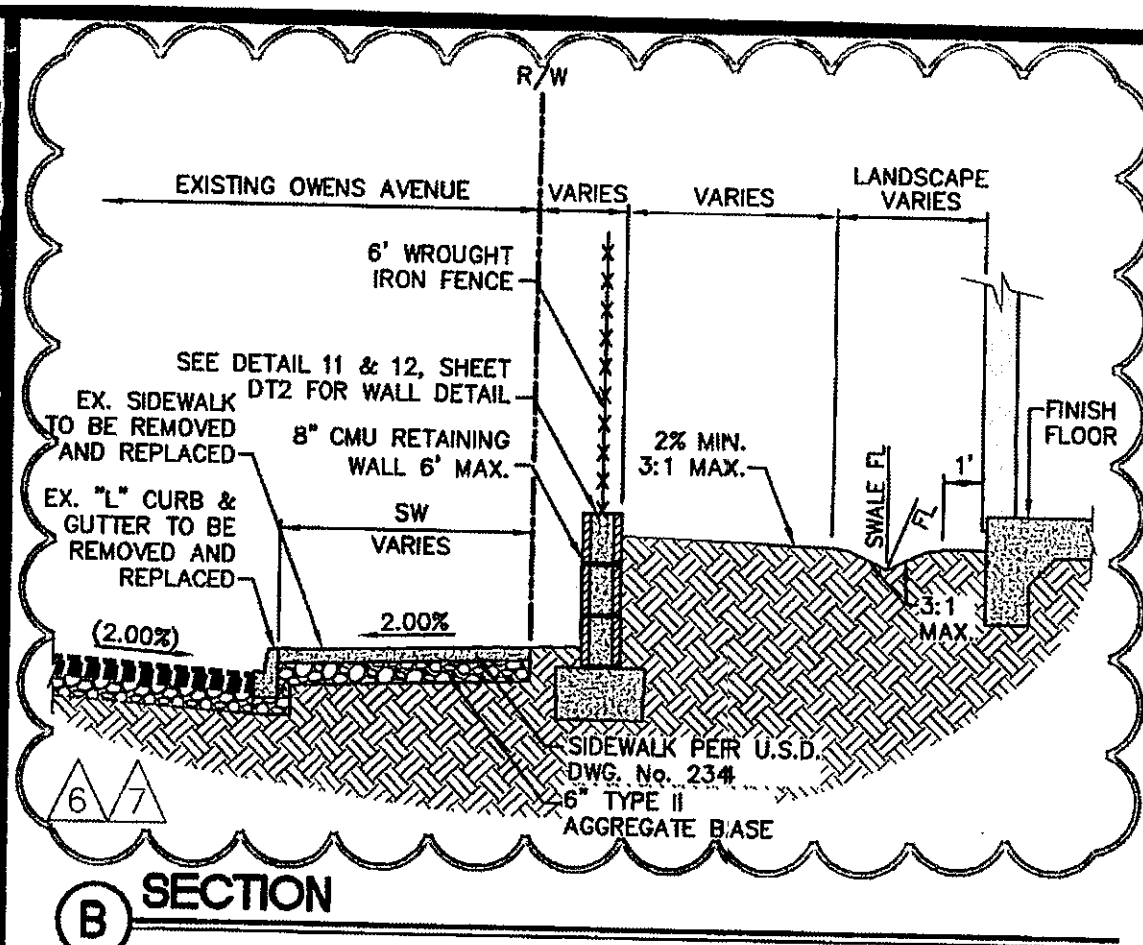
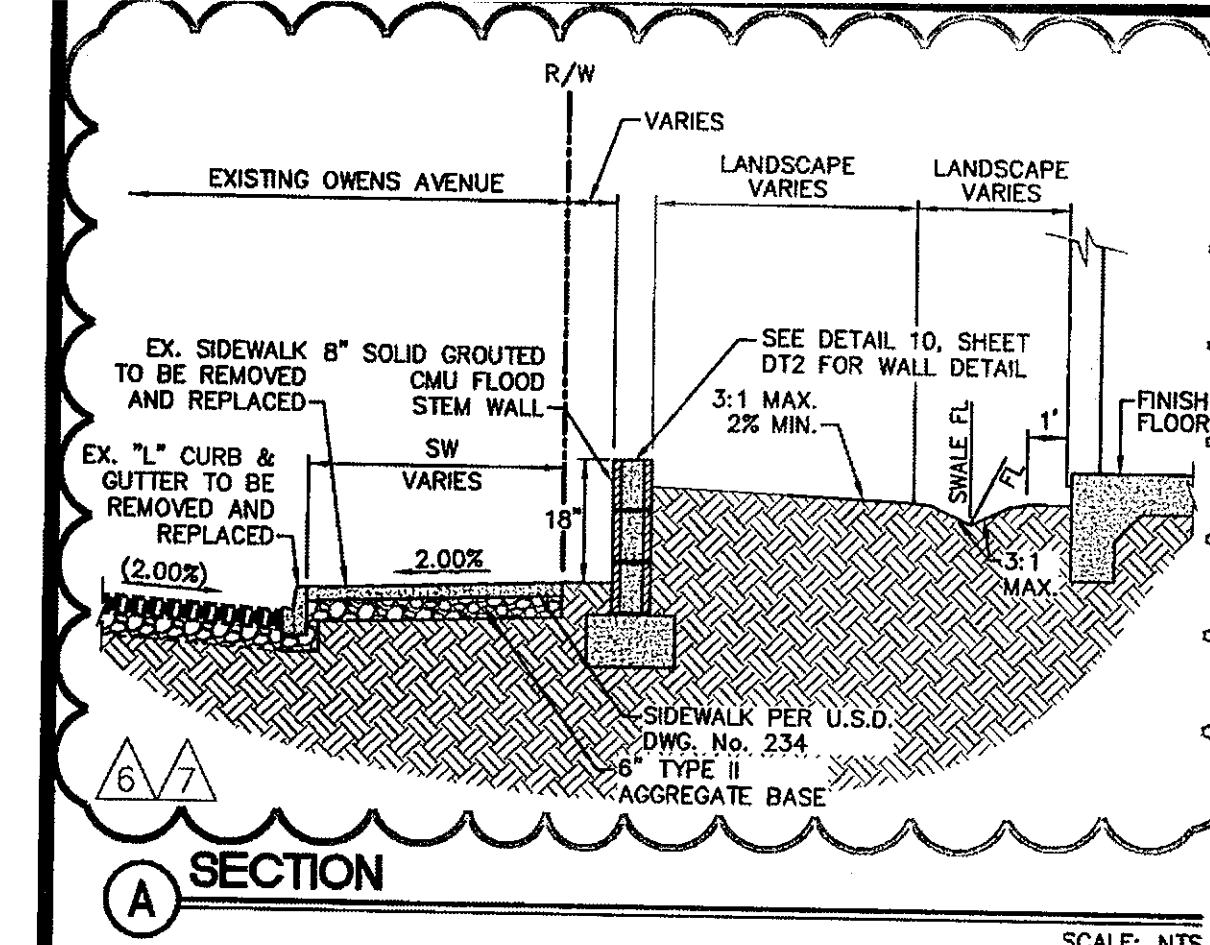
OWNER
CITY OF LAS VEGAS
15 W. OWENS AVENUE
LAS VEGAS, NEVADA 89106

DEVELOPER
NEVADA H.A.N.D.
295 WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL: (430-9025) CONTACT: ROBERT FEIBLEMAN

NOTE:
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VERNON R. HARKINS
P.E. No. 009898
EXP. 6/30/13
CIVIL

8 OF 13 SHEETS
CLY DRAWING NO.



REVISIONS

REV	DESCRIPTION	DATE
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2	REVISED WALL & SIDEWALKS	1/11/11
3	REVISED WALL & SIDEWALKS	1/11/11
4	REVISED WALL & SIDEWALKS	1/11/11
5	REVISED WALL & SIDEWALKS	1/11/11
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99	REVISED WALL & SIDEWALKS	1/11/11
100	REVISED WALL & SIDEWALKS	1/11/11

NEVADA HAND:
 295 EAST WARM SPRINGS ROAD, SUITE 101
 LAS VEGAS, NEVADA 89119-4212
 PHONE: (702) 739-3345 FAX: (702) 739-3303

L.R. NELSON CONSULTING ENGINEERS, INC.
 6765 West Russell Road
 Suite 200
 Las Vegas, Nevada 89118
 PHONE: (702) 431-2268 FAX: (702) 431-2268

SKY VIEW PINES FAMILY APARTMENTS
 NEVADA HAND
 CITY OF LAS VEGAS

DETAILS SHEET 1

SOILS REPORT
 GEOTECH, INC. - NEVADA
 DATED MARCH 26, 2009
 PROJECT No. 9346-LV6

THING
 This is a part of drainage study
 #4315-7 which was received
 on 8/15/12 and 8/16/12
 8/9/12

DATE
 Feb. '10
 Feb. '10
 Feb. '10
 N/A
 N/A

SCALE
 N/A
 N/A
 N/A
 N/A
 N/A

SHEET
 DT1
 9 OF 13 SHEETS
 CLV DRAWING NO.

H 436762

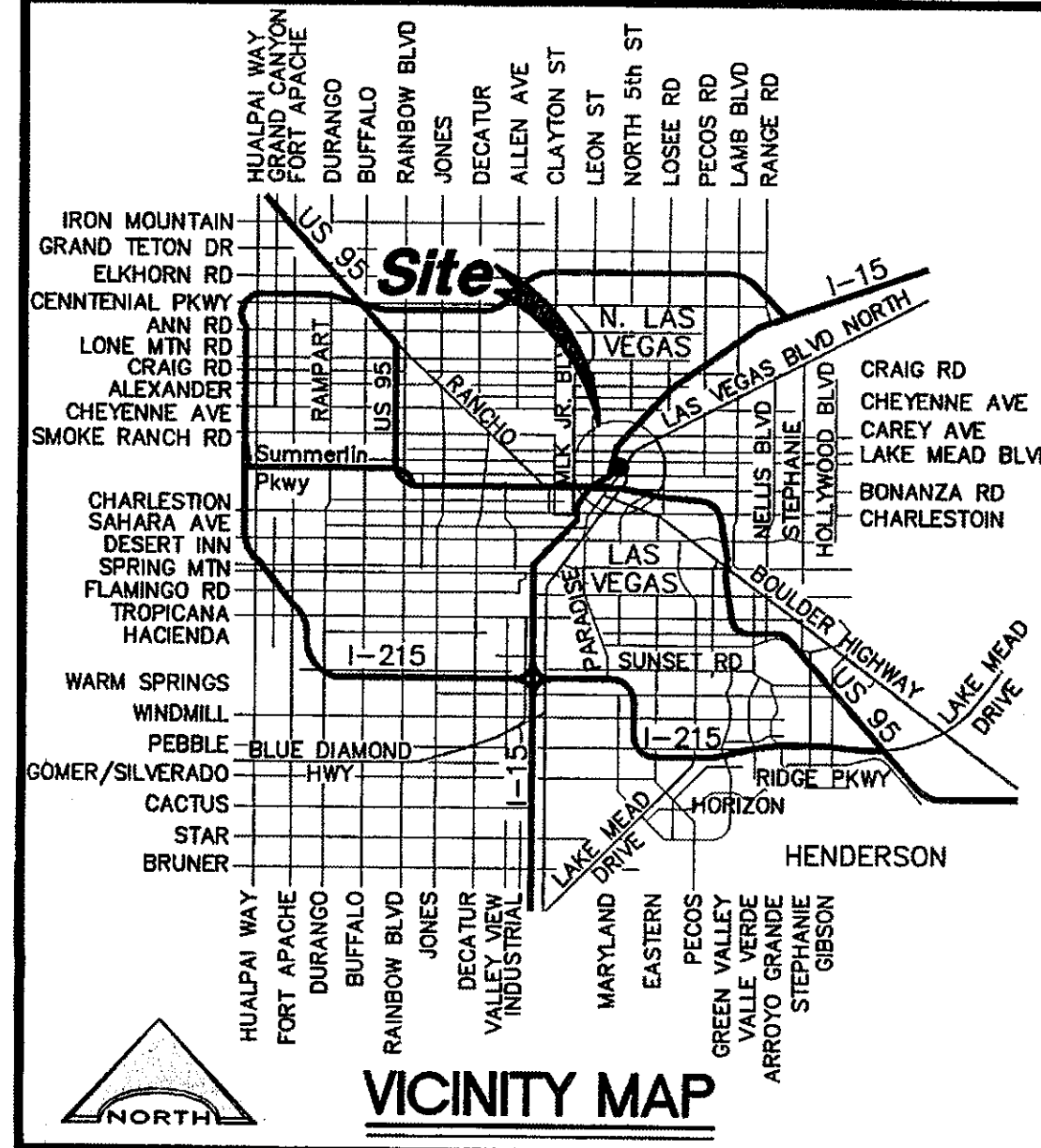
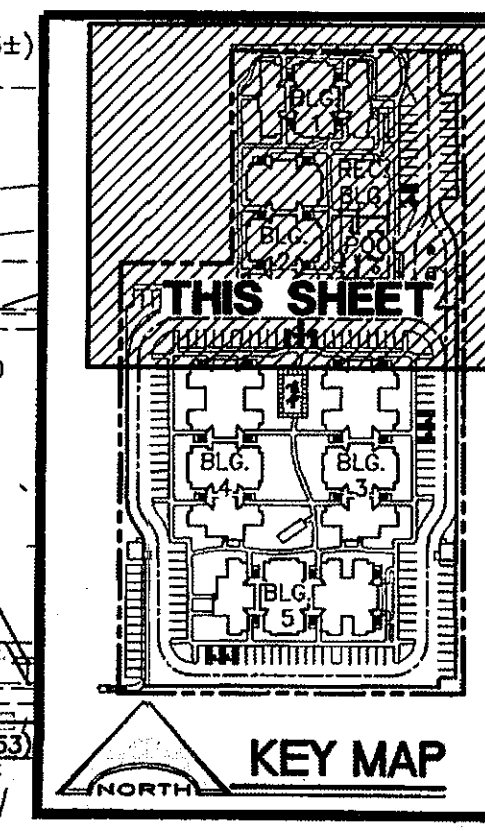
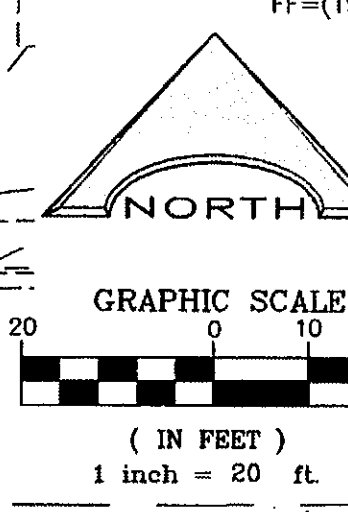
BASIS OF BEARINGS
NORTH 89°42' 26" EAST, BEING THE BEARING OF THE NORTH LINE OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN
ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE
AS FILE 78, PAGE 1 OF PARCEL MAPS.

OWNER
CITY OF LAS VEGAS
15 W. OWENS AVENUE
LAS VEGAS, NEVADA 89106

BENCHMARK
CITY OF LAS VEGAS BENCH MARK NO 1038, STATION 2LV01 22SS66
FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NE CORNER
OF OWENS AVENUE AND MAIN STREET
ELEVATION=580.5825 (METERS)=1904.79 US SURVEY FEET
(NAVD 1988 DATUM)

DEVELOPER
NEVADA H.A.N.D.
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE: (702) 739-3345 FAX: (702) 739-3305
CONTACT: ROBERT FEIBLEMAN

EXISTING
OWNER: ROSE GARDENS
RESIDENTIAL SUBDIVISION



REV	NO	REVISION	DESCRIPTION
1	A	ADDED RETAINING WALL HEIGHTS, MODIFIED SIDEWALK	
2	A	ADDED STAIRS/WALKS (GATE/SWALKS) SIDEWALK UNDERDRAIN	
3	A	CHANGED SIDEWALK UNDERDRAIN DETAIL	
4	A	REVISED SITE PLAY ADD GATE	
5	A	REVISED WALL & SIDEWALKS	

NEVADA HAND.
295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
PHONE: (702) 739-3345 FAX: (702) 739-3305

L.R. NELSON CONSULTING ENGINEERS, INC.
765 West Russell Road
Suite 200
Las Vegas, NV 89115
PHONE: (702) 738-7978
FAX: (702) 491-2286

GRADING PLAN 1

SKY VIEW PINES FAMILY APARTMENTS
NEVADA HAND
CITY OF LAS VEGAS

ENGINEER'S STATE OF NEVADA
Vernon R. Harkins
No. 008098
Exp. 6/30/11
CIVIL

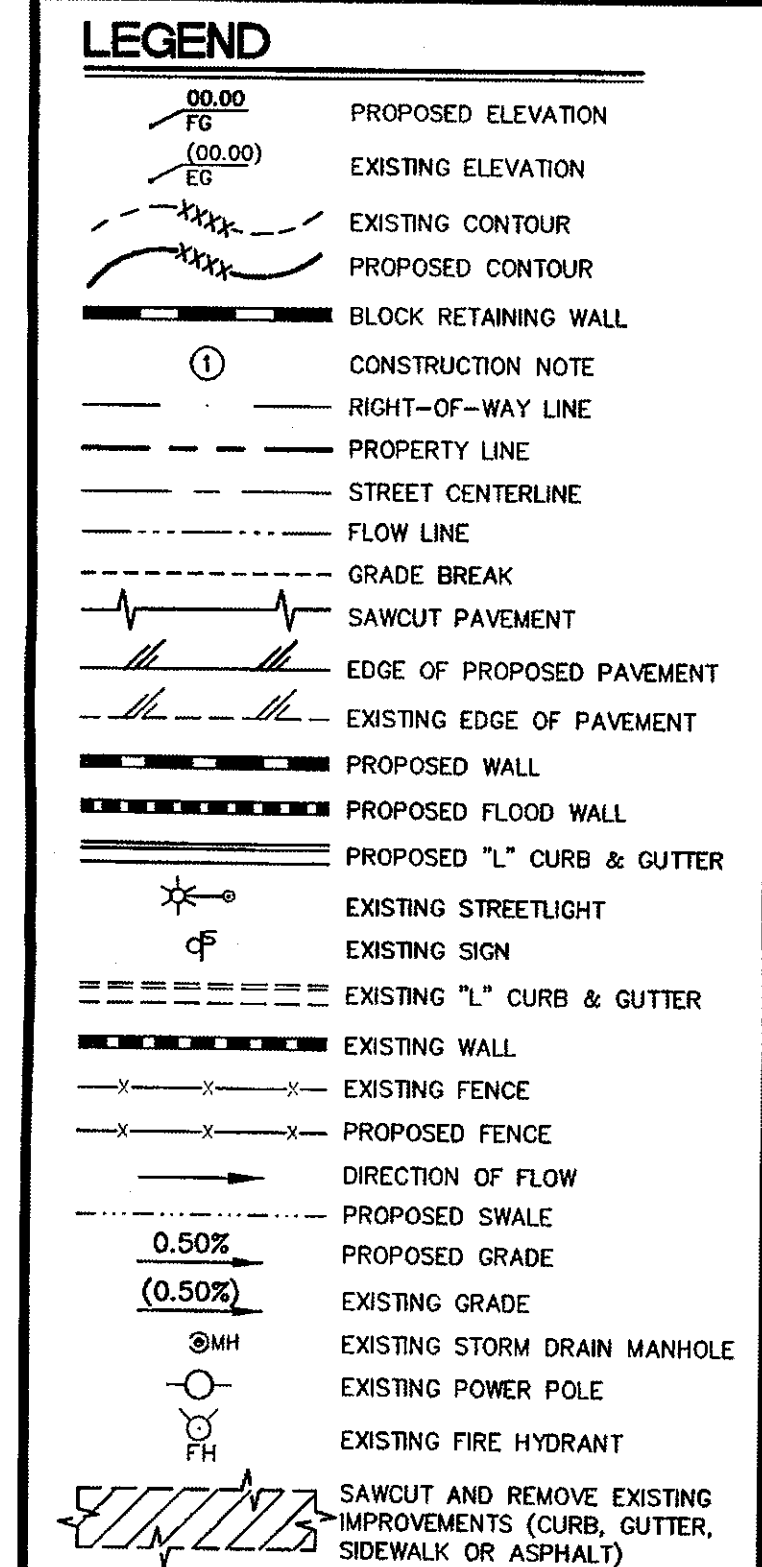
PROJECT NO. 818-017-081
SCALE: 1" = 20'
SHEET 7 OF 13 SHEETS
CLV DRAWING NO.

NOTE:
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT,
OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED
OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE (S.V.R.Z.) UNLESS SAID
OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM ADJACENT
TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE
TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE.

SIGHT VISIBILITY ZONES (SVR)

EXISTING
OWNER: SALVATION ARMY
APN: 139-27-502-001
FF=(1949.0±)

- CONSTRUCTION NOTES**
1. CONSTRUCT "L" TYPE CURB & GUTTER PER USD DWG. No. 216. WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4% THE FLOW LINE SHALL BE WATER TESTED.
 2. CONSTRUCT 4" WIDE CONCRETE SIDEWALK PER U.S.D. DWG. No. 234.
 3. CONSTRUCT "A" TYPE CURB PER DETAIL 3, SHEET DT2.
 4. CONSTRUCT 3" VALLEY GUTTER PER DETAIL 4, SHEET DT2.
 5. CONSTRUCT ASPHALT PER PAVEMENT DETAIL 5, SHEET DT2.
 6. INSTALL CONCRETE BUMPERS PER U.S.D. DWG. No. 238.
 7. CONSTRUCT 5" WIDE CONCRETE SIDEWALK PER U.S.D. DWG. No. 234.
 8. CONSTRUCT COMMERCIAL DRIVEWAY PER U.S.D. STD. DWG. No. 225 & 225A.
 9. CONSTRUCT CONCRETE FLUME PER DETAIL 6, SHEET DT2.
 10. INSTALL HANDICAP SIGNAGE PER 2008 IBC 1101.1 AND ANSI 703.
 11. CONSTRUCT 8" CONCRETE CROSS GUTTER PER STD. DWG. No. 228.
 12. CONSTRUCT SIDEWALK RAMP @ 1:20 MAX. (TYP.).
 13. EXISTING POWER POLE TO BE REMOVED AND POWER LINES TO BE RELOCATED UNDERGROUND.
 14. CONSTRUCT STEPS AS NEEDED.
 15. CONSTRUCT 5" CURB TRANSITION.
 16. CONSTRUCT SIDEWALK UNDER DRAIN PER STD. DWG. No. 236.
 17. CONSTRUCT DEPRESSION CURB PER DETAIL 1, SHEET DT2.
 18. CONSTRUCT DRAINAGE SWALE @ 1.0% MIN.
 19. BLOCK WALL OPENING PER DETAIL 7, SHEET DT2.
 20. INSTALL ADA HAND RAILING PER ADA STANDARDS.
 21. INSTALL CONCRETE FLUME PER DETAIL 15, SHEET DT2.
 22. INSTALL SIDEWALK UNDERDRAIN PER DETAIL 8, SHEET DT2.
 23. MIN. 5' LANDINGS SHALL BE INSTALLED AT ALL DOORS PER ANSI 404.2.5 (1/4-INCH MAX BELOW THRESHOLD) 2.0% MAX. SLOPE.



FEMA FLOOD PLAIN INFORMATION
ACCORDING TO THE FEMA FIRM COMMUNITY-PANEL NUMBER 32003C 2160E, REVISED TO REFLECT LOMR DATED DECEMBER 11, 2003, THE SITE IS LOCATED WITHIN ZONE "X". A ZONE "X" IS DESCRIBED BY FEMA AS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SOILS REPORT
GEOTEK, INC. - NEVADA
DATED MARCH 26, 2009
PROJECT NO. 9346-LV6

WHEELCHAIR RAMP DATA

No.	A'	B'
1	8.0'	8.0'
2	4.5'	15.0'

CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS4315).

VERNON R. HARKINS P.E. No. 009898 4/2/11 DATE

DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

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

811
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

Avoid overhead power line contact
Call before you Overhead
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Call before you Underground
1-702-455-5111
CLARK COUNTY TRAFFIC OPERATIONS
1-702-433-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

ABBREVIATIONS

AC = ASPHALT CONCRETE	HP = HIGH POINT
BW = BACK OF WALL	LP = LOW POINT
BC = BACK OF CURB	MH = MANHOLE
CONC = CONCRETE	SW = SIDEWALK
L = LEIGHT	SW = SIDEWALK
DW = DRIVEWAY	DI = DRAIN INLET
EP = EDGE OF PAVEMENT	R = RADIUS
EX = EXISTING	PL = PROPERTY LINE
FL = FLOWLINE	PR = RIGHT OF WAY
FG = FINISH FLOOR	TC = TOP OF CURB
TRW = TOP OF RETAINING WALL	TF = TOP OF FOOTING
FH = FIRE HYDRANT	TW = TOP OF WALL
GB = GRADE BREAK	VG = VALLEY GUTTER

MATCHLINE
SEE SHEET GR2

H #36762

