DS #: 4823

APN: 125.22.501.001

PROJECT: Elkhorn 40. Residential Development

SUBMITTAL: 2nd Submittal

SCANNED BY/DATE:

CHECKED BY/DATE:

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: December 20, 2016
TO: **Land Development Services** Department of Building & Safety				FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: **Elkhorn 40 – Residential Development**			**COPIES TO:** Triton Engineering
Cross Streets:	SEC of Elkhorn Road & Tenaya Way			D.R. Horton, Inc.
File Number:	F:\Depot\DSMemos\DS4823B.doc			Bart Anderson, P.E., DevCo
Parcel Number:	125-22-501-001			CCPW
Zoning Action:	TMP-65275; ZON-63488; WVR-65331; WVR-65593 & Variances			
FEMA Flood Zone	YES	NO	**X**	
Proposed Storm Drain	YES	NO	**X**	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	9/7/2016	9/20/2016	Not Approved	$400.00	457451: $400
2nd Submittal	12/1/2016	12/19/2016	See Comments Below	$400.00	467394: $400
			TOTAL FEES (LDDRS):	**$400.00**	**----**

REMARKS:

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

	is approved subject to conformance to all City standards and the following conditions:
X	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 Clark County Public Works Department concurrence.

1. The site is adjacent to the jurisdiction of Clark County. The engineer must coordinate with *Clark County Department of Public Works* (CCPW) and incorporate any concerns for boundary conditions along the east border. CCPW concurrence is required prior to final acceptance of the drainage study.

2. The ***Addendum #1*** stated that the subject project had been divided into two phases. However, a Phase 1 Development plans was not provided in the last submittal for the construction of Phase 1 (west half) while Phase 2 (east half) will stay undeveloped or rough graded to perpetuate the interim flows. Provide a Phase 1 development plans in the next submittal with a sub-chapter in the next addendum to address the interim drainage conditions.

3. **Sheet 3 of 25 (Grading Plan 1)**: Identify existing drop inlets in *Elkhorn Road* to the west of the intersection with *Tenaya Way*. Show the pertinent connection of the inlets with laterals to the storm drain manhole in the street intersection.

4. Private streets must be public drainage easements. Provide a note on the grading plans: "All private streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the HOA".

5. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
6. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
7. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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.

END OF REMARKS

ays

T/R/S: T19S/R60E/22
AREA G-22

****
*** FAX TX REPORT ***
****

TRANSMISSION OK

JOB NO.	2661
DESTINATION ADDRESS	7022543062
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	12/20 14:05
USAGE T	00'46
PGS.	2
RESULT	OK

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE: December 20, 2016

TO:
Land Development Services
Department of Building & Safety

FROM:
Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works

SUBJECT: Drainage Study for:
Elkhorn 40 – Residential Development

COPIES TO:
Triton Engineering
D.R. Horton, Inc.
Bart Anderson, P.E., DevCo
CCPW

Cross Streets:	SEC of Elkhorn Road & Tenaya Way		
File Number:	F:\Depot\DSMemos\DS4823B.doc		
Parcel Number:	125-22-501-001		
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The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	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 Clark County Public Works Department concurrence.

1. The site is adjacent to the jurisdiction of Clark County. The engineer must coordinate with *Clark County Department of Public Works* (CCPW) and incorporate any concerns for boundary conditions along the east border. CCPW concurrence is required prior to final acceptance of the drainage study.

2. The ***Addendum #1*** stated that the subject project had been divided into two phases. However, a Phase 1 Development plans was not provided in the last submittal for the construction of Phase 1 (west half) while Phase 2 (east half) will stay undeveloped or rough graded to perpetuate the interim

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

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RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov

/city of las vegas

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: TMP-65275 [PRJ-65268] – TENTATIVE MAP RELATED TO VAR-65269, VAR-65277 THROUGH VAR-65285, VAR-65289, VAR-65291 THROUGH VAR-65294, VAR-65302 THROUGH VAR-65304, VAR-65306 THROUGH VAR-65311, VAR-65313 THROUGH VAR-65316, VAR-65318, VAR-65319, VAR-65321, VAR-65326, WVR-65331 AND WVR-65593 PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Tentative Map FOR A 95-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of VAR-65269, VAR-65277, VAR-65278, VAR-65279, VAR-65280, VAR-65281, VAR-65282, VAR-65283, VAR-65284, VAR-65285, VAR-65289, VAR-65290, VAR-65291, VAR-65292, VAR-65293, VAR-65294, VAR-65302, VAR-65303, VAR-65304, VAR-65306, VAR-65307, VAR-65308, VAR-65309, VAR-65310, VAR-65311, VAR-65311, VAR-65313, VAR-65314, VAR-65315, VAR-65316, VAR-65318, VAR-65319, VAR-65321, VAR-65322, VAR-65326, WVR-65331 and WVR-65593 shall be required, if approved.

3. The required street trees (24-inch box 30 feet on-center) along Elkhorn Road are required even with the approval of the associated perimeter landscape waiver unless written verification from NV Energy is provided that restricts the installation of landscape in the vicinity of overhead powerlines. At that time, the applicant shall coordinate with the Department of Planning prior to approval of civil improvement plans to determine the best landscaping scheme for the buffer and amenity zones adjacent to Elkhorn Road.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. The required street trees (24-inch box 30 feet on-center) along Elkhorn Road are required even with the approval of the associated perimeter landscape waiver unless written verification from NV Energy is provided that restricts the installation of landscape in the vicinity of overhead powerlines. At that time, the applicant shall coordinate with the Department of Planning prior to approval of civil improvement plans to determine the best landscaping scheme for the buffer and amenity zones adjacent to Elkhorn Road.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Grant pedestrian access easements for all public sidewalk located outside of the public right-of-way.

10. Construct half street improvements on Elkhorn Road and Tenaya Way meeting complete street standards, except as amended by conditions herein, adjacent to this site concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Improvements on Elkhorn Road may be modified through the approval of VAR-65326 and WVR-65331.

11. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Sewer connection shall not be allowed to the sewer located in the Rio Vista Street alignment unless the property owner to the east grants an easement to this site. No permanent structures or landscaping over 3 feet in height may be within Public Sewer Easements granted on this site.

14. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

15. Submit an Encroachment Agreement for landscaping and private improvements (including the portion of the proposed Equestrian Trail within the Elkhorn right-of-way) in the Elkhorn Road and Tenaya Way public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

17. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This item will be considered by the City Council on ***September 21, 2016***, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

R-D / TMP-65275
VAR-65277 THRU 65322
WVR-65331 & 65593

Triton
Engineering

October 6th, 2016

City of Las Vegas -Building and Safety
333 North Rancho Drive
Las Vegas, Nevada 89106
Attn: Linda Hartman

PLANS APPROVED
PLANNING
Building & Safety Dept.
City of Las Vegas, Nevada
2' Grade Difference
LHM OCT 11 2016 ONLY
Conforms to the minimum requirements of LVMC Title 19, applicable Master Plan development standards and/or Conditions of Approval. Make No Change Without Approval. Plan is Not a Permit to Violate Any Ordinance.

Re: Difference in elevation across boundaries with existing developments
DR Horton – ELKHORN 40 Project
APN: 125-22-501-001

Dear Linda,

Our project is a 39 acre development which is bounded by existing development on virtually all sides. The elevation of our project is set basically by the natural fall of this site and the existing surrounding development. As you can see from the drainage plans that accompanied our letter we have a slope of 1% from the northwest corner of the site to the southeast corner of the site. Our street slopes are a minimum of .5%.

We must convey storm flows and keep them within their historic path as much as possible. Under these conditions the pad grades shown on the plans are the lowest practical elevations possible. The pads on the existing development to the south and east of our site were built at grade at the time which makes the difference in pads across the boundary wall about 2 to 3 feet. There is one house (on 13 acres APN# 125-22-502-010) east of our site that is built approximately 160 feet from our nearest lot and it will be about 5' lower than the closest proposed finish floor on our site.

The pads to the north and west of our site are on the other side of Elkhorn and Tenaya (Major Roadways) and are not impacted. We have virtually no flexibility with the constraints we have on the project. It should also be noted that we clearly showed the worst case condition on the sections that were part of the Tentative Map (TMP-65275) that was approved at Planning Commission on 8/9/16 and scheduled for final action at City Council 10/19/16.

If you have any questions or need any additional information feel free to call our office.

Thank you,

James M. Pearce, PE
Sr. Vice President
Triton Engineering

CC: Albert Sung, CLV Flood Control

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

10-6-16

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

Triton
Engineering

TRANSMITTAL

Date: November 30, 2016 **Project No.:** 007.108

To: City of Las Vegas
Attn: Albert Sung
Flood Control
333 N. Rancho Dr.
Las Vegas, NV 89106
Albert Sung

Subject: **ELKHORN 40 - TECHNICAL DRAINAGE STUDY**
DS#4823

The following items are forwarded by: HAND DELIVERY

Description

1 Copy of the Addendum #1 to Drainage Study

These items are submitted :

☐ At your request ☒ For your review & approval ☐ For your file
☒ For your action ☒ For your review & comments ☐ For information only

Remarks

Please e-mail the key# so we can go online and pay the fees.

If you should require any additional information feel free to call our office. Thank you.

By: _____
Aimee English, Project Coordinator

Received by: _____

Copies to: Mark Jones, DR Horton
File

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

ADDENUM #1

TO THE

TECHNICAL DRAINAGE STUDY

FOR

Elkhorn 40
Residential Development

City of Las Vegas, Nevada

Prepared for:

DR Horton

1081 Whitney Ranch Drive, #141
Henderson, NV 89014
Office: (702)635-3600 - Fax: (702)538.0735

Prepared by:

Triton Engineering

6757 W. Charleston Blvd., Suite B
Las Vegas, NV 89146
Office: (702) 254-1480 - Fax: (702) 254-3062

APN 125-22-501-001

November 2016

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Addenum # 1 to the Technical Drainage Study for Elkhorn 40 Date: November 2016

Location of Development: a) Descriptive (Cross Streets) North/South: Tenaya

East/West: Elkhorn

b) Section: 22 Township: 19S Range: 60E

c) APN : 125-22-501-001

Name of Owner: Greengale Properties, LLC, Owners, - DR Horton, Developers

Telephone No.: (702)672-1939 Fax No.: (702) 538-0735 E-Mail Address: MEJones3@DRHorton.com

Address: 1081 Whitney Ranch Drive #141, Henderson, NV 89014

Contact Person-Name: Kelly J. Wittwer, P.E. **Telephone No.:** (702) 254-1480

* **E-Mail Address:** KWittwer@tritoneng.com **Fax No.:** (702) 254-3062

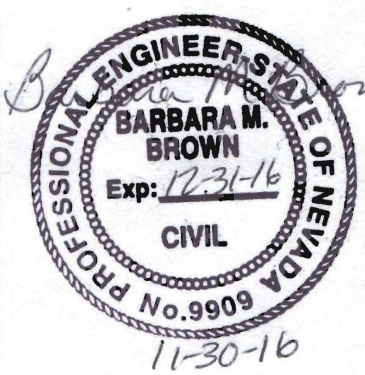
Firm: Triton Engineering, LLC

Address: 6757 West Charleston Boulevard, Suite B, Las Vegas, NV 89146

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: 37.35 ac Being Developed/Disturbed: 37.35 ac.
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.): Residential
5. Approximate upstream land area which drains to the subject site: 160 acres + / -
6. Has the site drainage been evaluated in the past? ☐ **YES** ☒ **NO** If yes, please identify documentation:
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site:
   Discharge to the east to Rio Vista Street
8. Briefly describe your proposed schedule for the subject project: ASAP



11-30-16

Engineer's Seal

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

Local Entity File No.

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

Triton
Engineering

November 30, 2016

Albert Sung, P.E.
Land Development Services
333 North Rancho Drive
Las Vegas, NV 89106

Subject: Addendum #1 to the Technical Drainage Study for
Elkhorn 40 Residential Development
DS4823

Mr. Sung:

Triton Engineering has received the City's review comments for the above-referenced study, dated September 20, 2016 by the City. A coordination meeting was held with you concerning these comments on October 4, 2016 at your office. Certain issues were discussed and agreed upon at that meeting.

Since the original submittal, the construction of the subject project has been divided into two phases. The west side of the site (Lots 1-51) will be constructed in Phase 1, while the east side of the site (Lots 52-95) will be constructed in Phase 2, see new Figure "*Phases*" of this submittal. A full boundary wall will be constructed, including along the alignments of the private pathways of Wittig Avenue on the south, and Rio Vista Street on the east. Two openings in the wall will be constructed, so that runoff flow can exit the site as it develops, in the same method that it exits under existing conditions. Referring to that exhibit, and using prorated average 10-yr/100-yr peak flow rates from the included hydrologic analyses of 0.8 cfs/1.9 cfs per acre developed, and 0.8 cfs/1.9 cfs per acre for existing conditions, the expected peak flow rates discharging from the phased subject site are identical to existing conditions peak flow rates (totaling 27 cfs/66 cfs) in magnitude and location. Runoff flow discharging from the proposed streets of phase 1 is discharged into permeable riprap pads 5'x5' in order to collect nuisance flow. Runoff flow continues overland in a sheet flow regime, discharging to historical low points and flow paths which cross the existing Rio Vista Street pathway toward properties to the east. The onsite areas which are undeveloped will be privately maintained

when precipitation events occur. Therefore no adverse effects are expected by phasing of the proposed development.

Also since the original submittal, the street cross section of Elkhorn Road has been slightly modified, and the two drainage easements which discharge from the subject site to the east have been modified (comment 10). Normal depth flow calculations have been revised at these locations; calculations are included in the appendix and results are shown on revised Figure 4 of this submittal.

The purpose of this addendum submittal is to provide a response to all of the comments, as follows:

1. **Provide a copy of the zoning/planning conditions associated with this site (TMP-65275; ZON-63488; WVR-65331; WVR-65593 & Variances) with the next submittal to verify compliance with all conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.**

The majority of the requested zoning/planning conditions were included in the original submittal; because of the excessive number of pages (74) the conditions have not been printed on the paper version of this report, however, they are included in the digital copy attached to this submittal.

2. **Sites with a grade difference of 2 feet above or below existing are required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (702-229-6301). The engineer must provide planning approval in the next submittal.**

The requested Planning Department approval has been obtained and a copy of the paperwork is included in this submittal.

3. **The site is adjacent to the jurisdiction of Clark County. The engineer must coordinate with Clark County Department of Public Works (CCPW) and incorporate any concerns or boundary conditions along the east border. CCPW Concurrence is required prior to final acceptance of the drainage study.**

We respectfully request conditional acceptance of this drainage study based on subsequent CCPW concurrence.

4. **A concentration point valuation at the intersection of Rio Vista Way and Wittig Avenue was missing in the Existing and Developed Conditions Drainage Map (Figure 3 and Figure 4). Provide as such in the next submittal so that a comparison of drainage impact to the neighborhoods prior to and post development can be determined.**

This was discussed at the coordination meeting. It was agreed that an additional point will be added to the downstream end of basin WA on Figures 3 and 4, entitled "CPWA" even though it does not represent combination of hydrographs. The revised Figures 3 and 4 are included in this submittal.

5. **On Figure 4, add Rio Vista and Wittig in the Hydraulic Section column of the "Normal Depth Flow Calculations" table.**

This was discussed at the coordination meeting. It was agreed that Normal Depth Flow Calculations will not be provided for the Rio Vista Street and Wittig Avenue alignments, since these do not represent improved street sections. The Rio Vista Street and Wittig Avenue alignments are private property, and are not being improved with the subject project. The alignments therefore exist as flat, dirt trails, which are not expected to convey significant runoff flow in either the existing or developed condition for the subject site. It was agreed, however, that finished floor elevations for the lots backing up to Wittig Avenue alignment will be flood protected to a height of at least 1.5 feet above the existing elevation of Wittig Avenue by solid-grouting the boundary wall along the lower courses of the wall. Revisions are shown on the grading plans in this submittal.

6. **The proposed finished floor elevations of houses along Tenaya Way are below the street grade. It is understood that the existing rockery wall performs as a flood wall for onsite protection. However, the existing rockery wall must provide a freeboard of minimum 18" above the 100-year water surface in Tenaya Way. Address and verify in the next submittal.**

As shown on the drawings, the rockery wall performs as a flood wall, and is elevated above the required minimum freeboard of 18 inches throughout Tenaya Way adjacent to the site.

7. **It appears that the finished floor elevations of Lots 65 to 70 do not meet the twice-the-depth criteria in Wittig Avenue. Address and justify the FF of those lots in the next submittal. Otherwise, raise the lots accordingly.**

See response to comment #5 above.

8. **At the intersection of Elkhorn Road and Tenaya Way, provide a nominal drop inlet in Tenaya Way at the BCR with an 18-inch lateral and connect to the existing storm drain in Tenaya Way.**

This was discussed at the coordination meeting. The storm drain plans for the existing system in Tenaya Way were previously not available. Since the meeting, the plans have been acquired and a site investigation has verified that there are and existing drop inlets in key locations along Tenaya Way. Reference material is included and the drop inlet has been plotted on the revised grading plans included in this submittal.

9. Sheet 5 (Grading Plan III): Provide a nominal drop inlet in Tenaya Way with an 18-inch lateral and connect to an existing SDMH #790. Revise the grading plan and all pertinent storm drain plans accordingly.

See response to comment #8 above.

10. Sheet 6 (Grading Plan IV): In the two common elements and public drainage easements, remove the proposed riprap to concrete line the whole element.
The proposed 10-foot public drainage easement between Lot 78 and 79 does not meet City criteria for the 100-year flow is greater than 20 cfs. Provide a 20-foot wide public drainage easement in the next submittal.

The design has been modified on the revised drawings in this submittal, to remove the rip rap, and to revise the public drainage easements so that the easement carrying more than 20 cfs is the wider, more southern easement so that City criteria are met.

11. Revise the slope in all cul-de-sac bulbs and knuckles in all pertinent streets to a minimum of 1%.

This was discussed at the coordination meeting, and it was agreed that all cul-de-sac bulbs, and the main radii on knuckles will be revised to a minimum of 1%. However, since a minimum slope of 1% on the longer radii of the knuckles would cause excess fill material to the site, it was agreed that the longer radii of the knuckles would not have to meet this criterion for the subject site.

12. City of Las Vegas does not allow HDPE pipe in public rights-of-way or public drainage easements. Note that City of Las Vegas only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the Clark County Regional Flood Control District and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications.*

This was discussed at the coordination meeting. It was agreed that since there is minimal clearance between the storm drain pipe and the existing water line, that water-quality pipe (C950) will be allowed for material on the storm drain which was previously specified as HDPE. The design is thus revised on the drawings in this submittal.

13. Private streets must be public drainage easements. Provide a note on the grading plans: "All private streets are PUE, Public Sewer Easements and Public Drainage Easements to be Privately Maintained by the HOA".

The note has been added to the revised grading plans in this submittal.

14. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such on the final map.

The note has been added to the revised grading plans in this submittal.

15. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

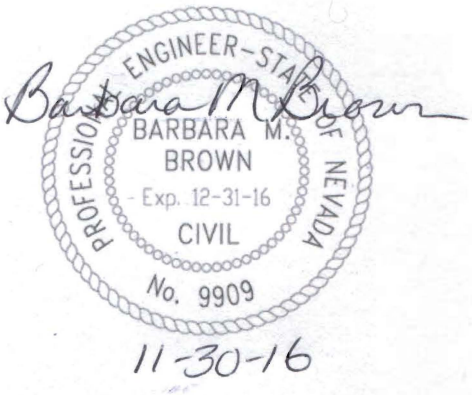
The table has been added to the revised grading plans in this submittal.

16. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (Stormwater Quality Management Stamp and Sign Detail).

The notes have been added on the drawings in this submittal.

We hope that this response satisfies all your issues concerning the project. If you have any questions, please contact me at 702-376-8801, email Momentum1@cox.net.

Sincerely,



Momentum Engineers, Ltd.
Barbara M. Brown, P. E.
Subcontractor for
Triton Engineering, LLC

APPENDIX

COPY OF COMMENT LETTER

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM	DATE: September 20, 2016
TO: **Land Development Services** Department of Building & Safety	FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: **Elkhorn 40 – Residential Development**	**COPIES TO:** Triton Engineering
Cross Streets: SEC of Elkhorn Road & Tenaya Way	D.R. Horton, Inc.
File Number: F:\Depot\DSMemos\DS4823A.doc	Bart Anderson, P.E., DevCo
Parcel Number: 125-22-501-001	CCPW
Zoning Action: TMP-65275; ZON-63488; WVR-65331; WVR-65593 & Variances	
FEMA Flood Zone YES NO X	
Proposed Storm Drain YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	9/7/2016	9/20/2016	See Comments Below	$400.00	457451: $400
			TOTAL FEES (LDDRS):	**$400.00**	-----

REMARKS:

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

	is approved subject to conformance to all City standards and the following conditions:
X	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 Clark County Public Works Department concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (**TMP-65275; ZON-63488; WVR-65331; WVR-65593 & Variances**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions approved by the ***City Council***. Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

2. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.

3. The site is adjacent to the jurisdiction of Clark County. The engineer must coordinate with *Clark County Department of Public Works* (CCPW) and incorporate any concerns for boundary conditions along the east border. CCPW concurrence is required prior to final acceptance of the drainage study.

4. A concentration point valuation at the intersection of *Rio Vista Way* and *Wittig Avenue* was missing in the *Existing* and *Developed Conditions Drainage Map* (**Figure 3** and **Figure 4**). Provide as such in the next submittal so that a comparison of drainage impact to the neighborhoods prior to and post development can be determined.

5. On **Figure 4**, add *Rio Vista* and *Wittig* in the *Hydraulic Section* column of the "**Normal Depth Flow Calculations**" table.

6. The proposed finished floor elevations of houses along *Tenaya Way* are below the street grade. It is understood that the existing rockery wall performs as a flood wall for onsite protection. However, the existing rockery wall must provide a freeboard of minimum 18" above the 100-year water surface in *Tenaya Way*. Address and verify in the next submittal.

7. It appears that the finished floor elevations of Lots 65 to 70 do not meet the twice-the-depth criteria in *Wittig Avenue*. Address and justify the F.F. of those lots in the next submittal. Otherwise, raise the lots accordingly.

8. At the intersection of *Elkhorn Road* and *Tenaya Way*, provide a nominal drop inlet in *Tenaya Way* at the BCR with an 18"-lateral and connect to the existing storm drain in *Tenaya Way*.

   Address what needs to be done to a reach of storm drain connecting existing SDMH #504 and SDMH #506 which appears to connect to nowhere.

9. **Sheet 5 (Grading Plan III)**: Provide a nominal drop inlet in *Tenaya Way* with an 18"-lateral and connect to an existing SDMH #790. Revise the grading plan and all pertinent storm drain plans accordingly.

10. **Sheet 6 (Grading Plan IV)**: In the two common elements and public drainage easements, remove the proposed riprap to concrete lined the whole element.

    The proposed 10'-public drainage easement between Lot 78 and Lot 79 does not meet City criteria for the 100-year flow is greater than 20cfs. Provide a 20'-wide public drainage easement in the next submittal.

11. Revise the slope in all cul-de-sac bulbs and knuckles in all pertinent streets to a minimum of 1%.

12. *City of Las Vegas* does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that *City of Las Vegas* only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications*.

13. Private streets must be public drainage easements. Provide a note on the grading plans: " All private streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the HOA".

14. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.

15. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

16. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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.

END OF REMARKS

ays

T/R/S: T19S/R60E/22
AREA G-22

ZONING/PLANNING DOCUMENTS

R-D / TMP-65275
VAR-65277 THRU 65322
WVR-65331 & 65593

Triton Engineering

October 6th, 2016

City of Las Vegas -Building and Safety
333 North Rancho Drive
Las Vegas, Nevada 89106
Attn: Linda Hartman

PLANS APPROVED
PLANNING
Building & Safety Dept.
City of Las Vegas, Nevada
2' Grade Difference
LHM OCT 11 2016 ONLY
Conforms to the minimum requirements of LVMC Title 19, applicable Master Plan development standards and/or Conditions of Approval. Make No Change Without Approval. Plan is Not a Permit to Violate Any Ordinance.

Re: Difference in elevation across boundaries with existing developments
DR Horton – ELKHORN 40 Project
APN: 125-22-501-001

Dear Linda,

Our project is a 39 acre development which is bounded by existing development on virtually all sides. The elevation of our project is set basically by the natural fall of this site and the existing surrounding development. As you can see from the drainage plans that accompanied our letter we have a slope of 1% from the northwest corner of the site to the southeast corner of the site. Our street slopes are a minimum of .5%.

We must convey storm flows and keep them within their historic path as much as possible. Under these conditions the pad grades shown on the plans are the lowest practical elevations possible. The pads on the existing development to the south and east of our site were built at grade at the time which makes the difference in pads across the boundary wall about 2 to 3 feet. There is one house (on 13 acres APN# 125-22-502-010) east of our site that is built approximately 160 feet from our nearest lot and it will be about 5' lower than the closest proposed finish floor on our site.

The pads to the north and west of our site are on the other side of Elkhorn and Tenaya (Major Roadways) and are not impacted. We have virtually no flexibility with the constraints we have on the project. It should also be noted that we clearly showed the worst case condition on the sections that were part of the Tentative Map (TMP-65275) that was approved at Planning Commission on 8/9/16 and scheduled for final action at City Council 10/19/16.

If you have any questions or need any additional information feel free to call our office.

Thank you,

James M. Pearce, PE
Sr. Vice President
Triton Engineering

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
10-6-16

CC: Albert Sung, CLV Flood Control

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

LAS VEGAS
CITY COUNCIL

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MAYOR

STEVEN D. ROSS
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RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Galc
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65269 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 77-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 41 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov

/city of las vegas

This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 22, 2016***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65277 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 43 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65278 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 38 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65279 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 45 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65280 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 36 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

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DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65281 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 47 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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DEPARTMENT OF PLANNING

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65282 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 34 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
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LAS VEGAS, NEVADA 89106

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65283 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 32 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
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6757 W. Charleston Blvd., Ste. B
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ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65284 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 49 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
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6757 W. Charleston Blvd., Ste. B
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ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65285 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 77-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 40 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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August 10, 2016

Mr. Jeff Galc
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65289 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 77-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 30 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way(APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65291 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 26 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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DEPARTMENT OF PLANNING

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
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6757 W. Charleston Blvd., Ste. B
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65292 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 25 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65293 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 23 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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LAS VEGAS CITY COUNCIL

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65294 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 78-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 21 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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August 10, 2016

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7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65302 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 66 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

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FAX 702.474.0352
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This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 22, 2016***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65303 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 68 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65304 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 70 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
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6757 W. Charleston Blvd., Ste. B
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65306 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 72 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65307 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 74 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65308 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 76 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

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August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65309 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 77 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 22, 2016***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
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LAS VEGAS
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65310 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 81 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65311 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 83 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65313 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 84 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65314 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 86 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65315 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 87 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 22, 2016***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
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ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65316 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 73-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 89 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65318 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 80 FEET IS REQUIRED ON LOT 79 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

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DR Horton
1081 Whitney Ranch Drive, Ste. 141
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65319 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 65 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitcz-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65321 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW A NINE-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 78 OF A PROPOSED 95-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65326 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES ALONG ELKHORN ROAD AND TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS THE MINIMUM REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to ***APPROVE*** your request, subject to the following amended conditions:

Planning

1. The Variance to allow a connectivity ratio of 1.25 where 1.30 is required is approved.

2. The Variance to allow no additional offsite improvements where complete streets standards require a five-foot sidewalk, a five-foot amenity zone and other amenities along Elkhorn Road. *is denied*.

3. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65326 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES ALONG ELKHORN ROAD AND TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS THE MINIMUM REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to recommend ***APPROVAL*** of your request subject to the following amended conditions:

Planning

1. The Variance to allow a connectivity ratio of 1.25 where 1.30 is required is approved.

2. The Variance to allow no additional offsite improvements where complete streets standards require a five-foot sidewalk, a five-foot amenity zone and other amenities along Elkhorn Road is denied.

3. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 22, 2016***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
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ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: VAR-65326 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES ALONG ELKHORN ROAD AND TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS THE MINIMUM REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to recommend ***APPROVAL*** of your request subject to the following amended conditions:

Planning

1. The Variance to allow a connectivity ratio of 1.25 where 1.30 is required is approved.

2. The Variance to allow no additional offsite improvements where complete streets standards require a five-foot sidewalk, a five-foot amenity zone and other amenities along Elkhorn Road.

3. Conformance to the approved conditions for all related Variance applications, WVR-65331, WVR-65593 and TMP-62275

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on ***September 21, 2016***, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: WVR-65331 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Waiver FROM LVMC 13.52 TO ALLOW OVERHEAD TRANSMISSION LINES WHERE UNDERGROUND UTILITIES ARE REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to recommend ***APPROVAL*** of your request subject to the following amended conditions:

Planning

1. This approval shall be void two (2) years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. A Waiver from of Title 13.52 to allow above ground power transmission lines where undergrounding them is required is approved.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov

/city of las vegas

6. Conformance to the approved conditions for all related Variance applications, WVR-65593 and TMP-62275

This item will be considered by the City Council on ***September 21, 2016***, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Mark Jones
DR Horton
1081 Whitney Ranch Drive, Ste. 141
Henderson, Nevada 89014

Ms. Aimee Ignatowitez-English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: WVR-65593 [PRJ-65268] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request TO ALLOW NO STREETLIGHTS FOR ALL INTERIOR STREETS WHERE STREETLIGHTS ARE REQUIRED on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning

1. This approval shall be void two (2) years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. A Waiver from of Title 19.02.240 to allow no street lighting along proposed interior private streets where such is required is approved.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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/city of las vegas

6. Conformance to the approved conditions for all related Variance applications, WVR-65331 and TMP-62275.

This item will be considered by the City Council on ***September 21, 2016***, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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Case Planning Division

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DR Horton
1081 Whitney Ranch Drive, Ste. 141
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ELIZABETH N. FRETWELL
CITY MANAGER

August 10, 2016

Mr. Jeff Gale
Greengale Properties, LLC
7092 N. Tenaya Way
Las Vegas, Nevada 89131

RE: TMP-65275 [PRJ-65268] – TENTATIVE MAP RELATED TO VAR-65269, VAR-65277 THROUGH VAR-65285, VAR-65289, VAR-65291 THROUGH VAR-65294, VAR-65302 THROUGH VAR-65304, VAR-65306 THROUGH VAR-65311, VAR-65313 THROUGH VAR-65316, VAR-65318, VAR-65319, VAR-65321, VAR-65326, WVR-65331 AND WVR-65593 PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Tentative Map FOR A 95-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-65268], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of VAR-65269, VAR-65277, VAR-65278, VAR-65279, VAR-65280, VAR-65281, VAR-65282, VAR-65283, VAR-65284, VAR-65285, VAR-65289, VAR-65290, VAR-65291, VAR-65292, VAR-65293, VAR-65294, VAR-65302, VAR-65303, VAR-65304, VAR-65306, VAR-65307, VAR-65308, VAR-65309, VAR-65310, VAR-65311, VAR-65311, VAR-65313, VAR-65314, VAR-65315, VAR-65316, VAR-65318, VAR-65319, VAR-65321, VAR-65322, VAR-65326, WVR-65331 and WVR-65593 shall be required, if approved.

3. The required street trees (24-inch box 30 feet on-center) along Elkhorn Road are required even with the approval of the associated perimeter landscape waiver unless written verification from NV Energy is provided that restricts the installation of landscape in the vicinity of overhead powerlines. At that time, the applicant shall coordinate with the Department of Planning prior to approval of civil improvement plans to determine the best landscaping scheme for the buffer and amenity zones adjacent to Elkhorn Road.

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/city of las vegas

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. The required street trees (24-inch box 30 feet on-center) along Elkhorn Road are required even with the approval of the associated perimeter landscape waiver unless written verification from NV Energy is provided that restricts the installation of landscape in the vicinity of overhead powerlines. At that time, the applicant shall coordinate with the Department of Planning prior to approval of civil improvement plans to determine the best landscaping scheme for the buffer and amenity zones adjacent to Elkhorn Road.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Grant pedestrian access easements for all public sidewalk located outside of the public right-of-way.

10. Construct half street improvements on Elkhorn Road and Tenaya Way meeting complete street standards, except as amended by conditions herein, adjacent to this site concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Improvements on Elkhorn Road may be modified through the approval of VAR-65326 and WVR-65331.

11. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Sewer connection shall not be allowed to the sewer located in the Rio Vista Street alignment unless the property owner to the east grants an easement to this site. No permanent structures or landscaping over 3 feet in height may be within Public Sewer Easements granted on this site.

14. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

15. Submit an Encroachment Agreement for landscaping and private improvements (including the portion of the proposed Equestrian Trail within the Elkhorn right-of-way) in the Elkhorn Road and Tenaya Way public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

17. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This item will be considered by the City Council on ***September 21, 2016***, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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Case Planning Division

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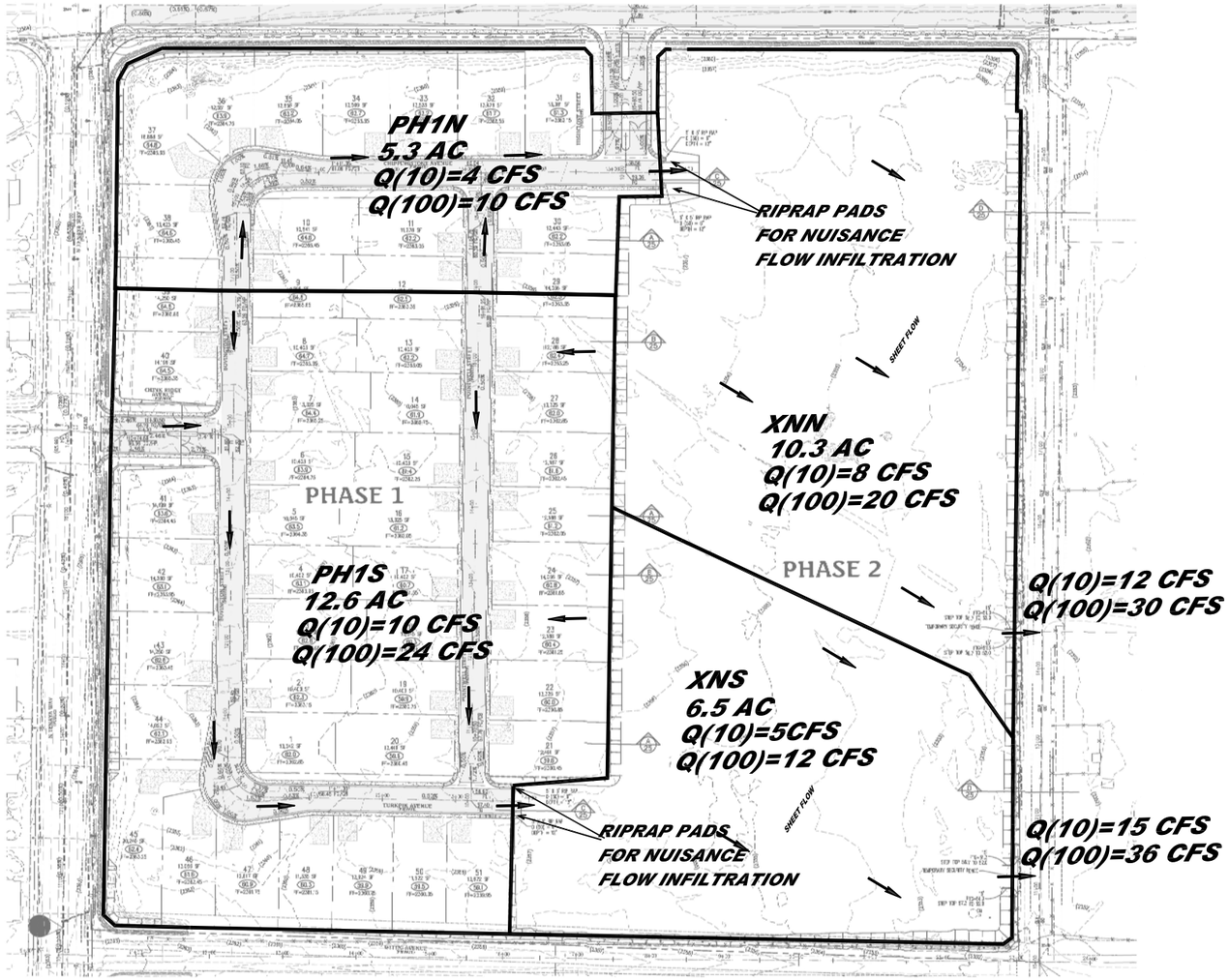
REVISED EXHIBITS



NORTH

200' 0 100' 200' 400'

1 INCH = 200 FEET
CONTOUR INTERVAL = 1 FOOT

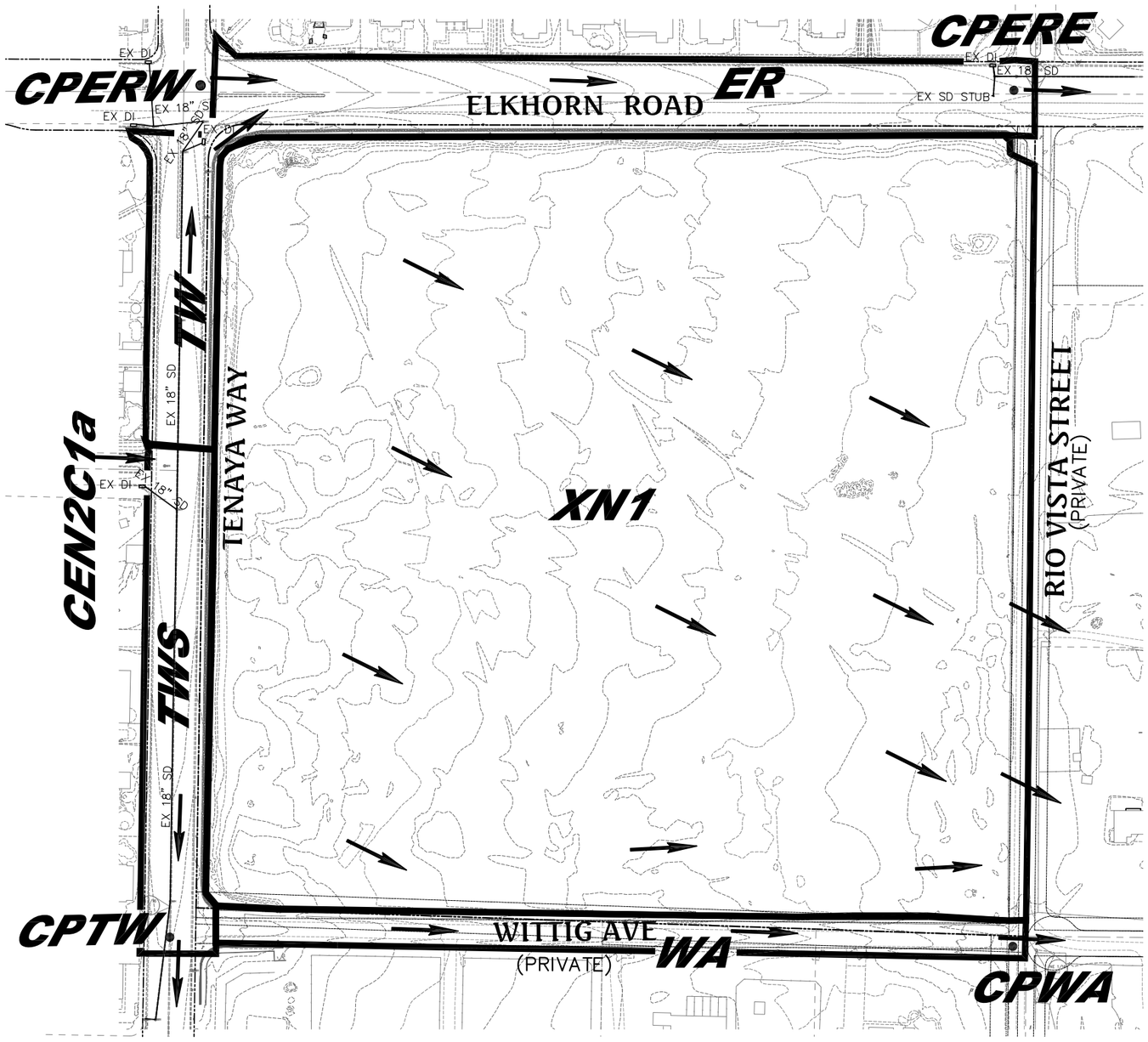
DRAINAGE LEGEND	
XT32	BASIN IDENTIFICATION
	BASIN BOUNDARY
CPT4	CONCENTRATION POINT
→	FLOW PATH

FIGURE "PHASES"

Technical Drainage Study for Elkhorn 40 Residential Development

PHASING DRAINAGE MAP

Triton Engineering



NORTH

200' 0 100' 200' 400'

1 INCH = 200 FEET
CONTOUR INTERVAL = 1 FOOT

DRAINAGE LEGEND	
XT32	BASIN IDENTIFICATION
	BASIN BOUNDARY
CPT4	CONCENTRATION POINT
→	FLOW PATH

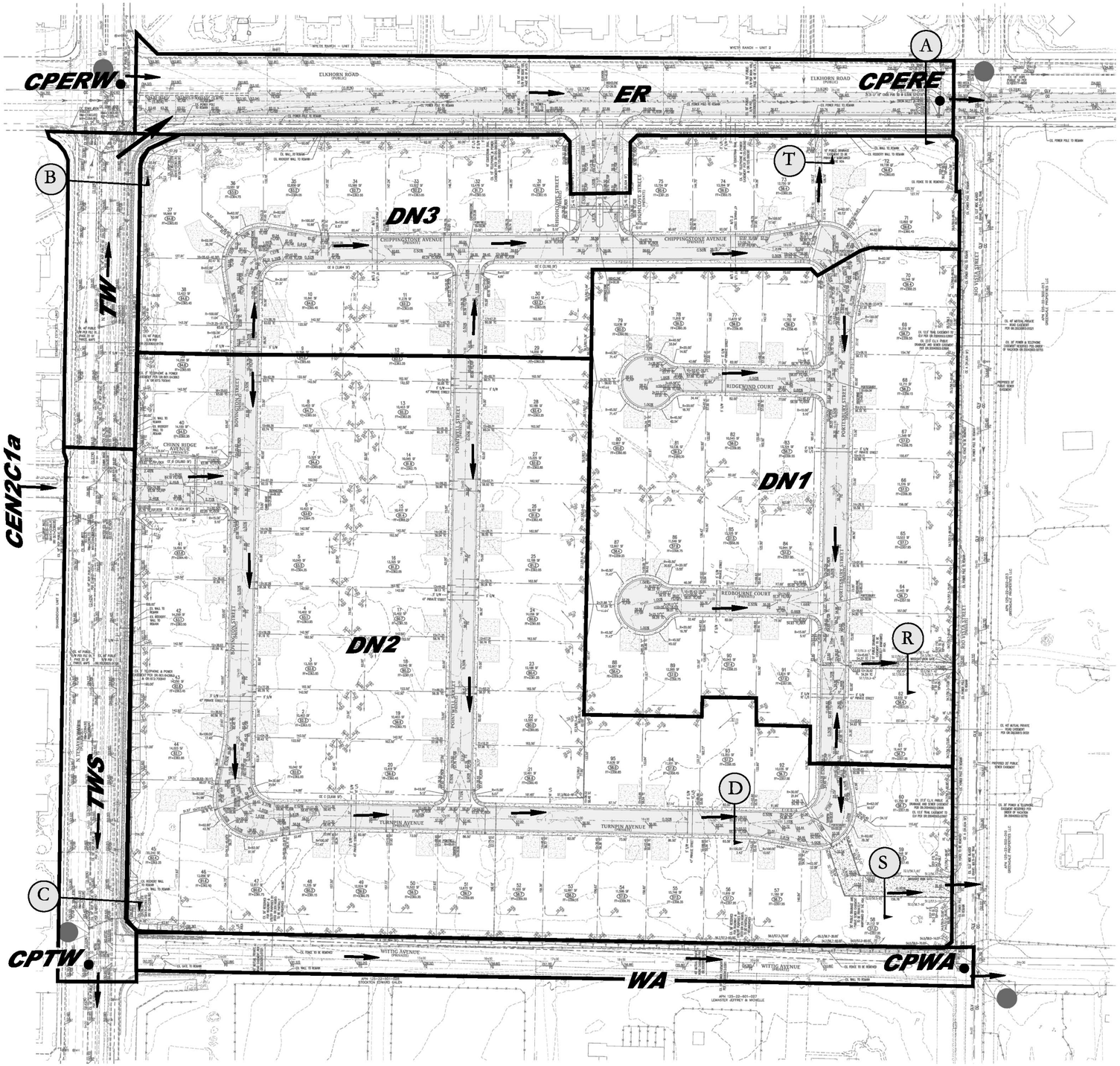
SUMMARY OF PEAK FLOW RATES				
CONC. POINT/ DRAINAGE AREA	AREA, ACRES	PEAK FLOW, CFS 10-YR	PEAK FLOW, CFS 100-YR	NOTES
CPERW		107	233	1
XN1	35.07	27	66	
CPWA		3	5	
WA	1.63	3	5	
TW	1.24	2	4	
ER	3.54	6	10	
CPERE		114	246	2
TWS	1.88	3	5	
CEN2C1A		7	24	3
CPTW		9	29	4

Notes: 10/5/2016

1. Referenced from *City of Las Vegas, Northwest Neighborhood Study,* by PBS & J, Revised September 1999, Existing Conditions
2. Includes flow from CPERW (107/233 + 7/13 = 114/246)
3. Referenced from *Tenaya Way Improvements PreDesign Report, Washington Infrastructrure Services*, April 2003.
4. A small amount of flow is expected to be flowing underground in the existing 18-inch storm drain pipe at this location.

FIGURE 3

EXISTING CONDITIONS DRAINAGE MAP



NORTH

80 0 80 160

1 INCH = 80 FEET

DRAINAGE LEGEND	
XT32	BASIN IDENTIFICATION
	BASIN BOUNDARY
CPT4	CONCENTRATION POINT
→	FLOW PATH

SUMMARY OF PEAK FLOW RATES				
CONC. POINT/ DRAINAGE AREA	AREA, ACRES	PEAK FLOW, CFS 10-YR	100-YR	NOTES
CPEREW		107	233	1
TW	1.24	2	4	
ER	3.54	6	10	
DN3	7.40	6	15	
CPERE		120	261	2
TWS	1.88	3	5	
EN2C1A		7	24	3
CPTW		9	29	4
DN1	8.97	7	18	
DN2	17.59	12	32	
WA	1.63	3	5	
CPWA		3	5	

Notes: 11/29/2016

1. Referenced from *City of Las Vegas, Northwest Neighborhood Study,* by PBS & J, Revised September 1999, Existing Conditions
2. Includes flow from CPERW (107/233 + 13/28(HEC1) = 120/261)
3. Referenced from *Tenaya Way Improvements PreDesign Report, Washington Infrastructure Services*, April 2003.
4. A small amount of flow is expected to be flowing underground in the existing 18-inch storm drain pipe at this location.

NORMAL DEPTH FLOW CALCULATIONS					
HYDRAULIC SECTION	SLOPE, %	Q_{10} / Q_{100} CFS	D_{10} / D_{100}, FEET	V_{10} / V_{100}, FPS	V_{10} * D_{10} / V_{100} * D_{100}
A - Elkhorn Road - 100-ft Right-of-way	0.63	120 / 261	0.88 / 1.11	3.8 / 4.8	3.3 / 5.3
B - Tenaya Way - 80-ft Right-of-way	0.40	2 / 4	0.31 / 0.37	1.2 / 1.4	0.4 / 0.5
C - Tenaya Way - 80-ft Right-of-way	0.40	9 / 29	0.45 / 0.64	1.7 / 2.1	0.8 / 1.3
D - Onsite St 47-ft private	0.50	12 / 32	0.47 / 0.62	2.0 / 2.6	0.9 / 1.6
					11/29/2016

NORMAL DEPTH CALCULATIONS DEVELOPED CONDITIONS							
HYDRAULIC SECTION LABEL	DESCRIPTION	SLOPE, PERCENT	Q_{100} CFS	D_{100} NORMAL FEET	V_{100} NORMAL FEET/SEC	V_{h100} Vel. Head FEET	WEIR DEPTH FEET
R	10-Ft Drainage Easement	0.50	18	0.46	4.1	0.3	0.71
S	30-Ft Drainage Easement	0.50	32	0.39	3.4	0.2	0.5
T	10-Ft Drainage Easement	0.50	15	0.42	3.8	0.2	0.63

FIGURE 4

Technical Drainage Study for Elkhorn 40 Residential Development

DEVELOPED CONDITIONS DRAINAGE MAP

Triton Engineering

REVISED HYDRAULICS

Worksheet for Sec A - Elkhorn Road 100yr

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00630	ft/ft
Discharge	261.00	ft³/s

Section Definitions

Station (ft)	Elevation (ft)
0+00.00	0.60
0+05.00	0.50
0+05.50	0.50
0+05.50	0.00
0+07.00	0.13
0+07.00	0.17
0+50.00	1.03
0+92.00	0.17
0+92.00	0.13
0+94.50	0.00
0+94.50	0.50
0+95.00	0.50
1+00.00	0.60

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 0.60)	(1+00.00, 0.60)	0.016

Options

Current Roughness Weighted Method	Improved Lotter's Method
Open Channel Weighting Method	Improved Lotter's Method
Closed Channel Weighting Method	Horton's Method

Worksheet for Sec A - Elkhorn Road 100yr

Results

Normal Depth		1.11	ft
Elevation Range	0.00 to 1.03 ft		
Flow Area		54.12	ft²
Wetted Perimeter		102.14	ft
Hydraulic Radius		0.53	ft
Top Width		100.00	ft
Normal Depth		1.11	ft
Critical Depth		1.17	ft
Critical Slope		0.00457	ft/ft
Velocity		4.82	ft/s
Velocity Head		0.36	ft
Specific Energy		1.48	ft
Froude Number		1.16	
Flow Type	Supercritical		

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	1.11	ft
Critical Depth	1.17	ft
Channel Slope	0.00630	ft/ft
Critical Slope	0.00457	ft/ft

Cross Section for Sec A - Elkhorn Road 100yr

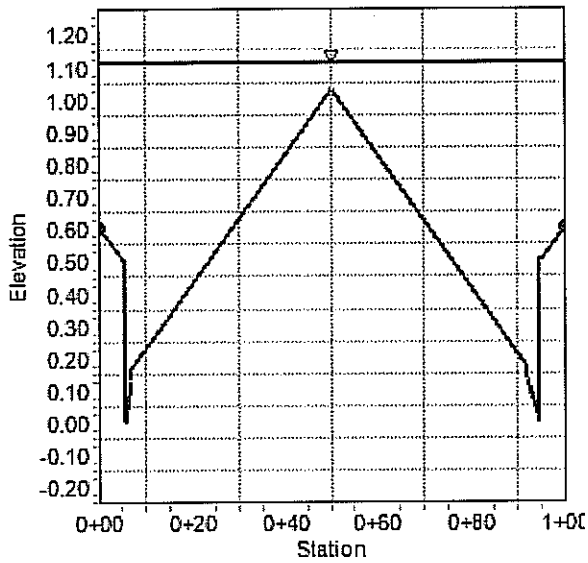
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00630	ft/ft
Normal Depth	1.11	ft
Discharge	261.00	ft³/s

Cross Section Image



Cross Section for Sec S 30-ft easement

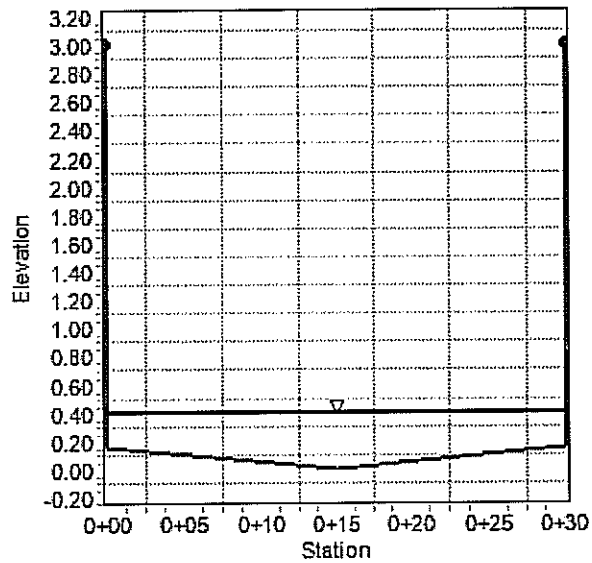
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	0.39	ft
Discharge	32.00	ft³/s

Cross Section Image



Worksheet for Sec S 30-ft easement

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Discharge	32.00	ft³/s

Section Definitions

Station (ft)	Elevation (ft)
-0+00.01	3.00
0+00.00	0.15
0+15.00	0.00
0+30.00	0.15
0+30.01	3.00

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(-0+00.01, 3.00)	(0+30.01, 3.00)	0.014

Options

Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results

Normal Depth	0.39	ft
Elevation Range	0.00 to 3.00 ft	
Flow Area	9.36	ft²
Wetted Perimeter	30.48	ft
Hydraulic Radius	0.31	ft
Top Width	30.00	ft
Normal Depth	0.39	ft
Critical Depth	0.40	ft

Worksheet for Sec S 30-ft easement

Results

Critical Slope		0.00423	ft/ft
Velocity		3.42	ft/s
Velocity Head		0.18	ft
Specific Energy		0.57	ft
Froude Number		1.08	
Flow Type	Supercritical		

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.39	ft
Critical Depth	0.40	ft
Channel Slope	0.00500	ft/ft
Critical Slope	0.00423	ft/ft

Worksheet for Sect S Zero velociy weir calc

Project Description

Solve For	Headwater Elevation

Input Data

Discharge		32.00	ft³/s
Crest Elevation		0.00	ft
Tailwater Elevation		-0.10	ft
Crest Surface Type	Paved		
Crest Breadth		30.00	ft
Crest Length		30.00	ft

Results

Headwater Elevation	0.50	ft
Headwater Height Above Crest	0.50	ft
Tailwater Height Above Crest	-0.10	ft
Weir Coefficient	3.01	US
Submergence Factor	1.00	
Adjusted Weir Coefficient	3.01	US
Flow Area	15.03	ft²
Velocity	2.13	ft/s
Wetted Perimeter	31.00	ft
Top Width	30.00	ft

Cross Section for Sec R 10-ft easement

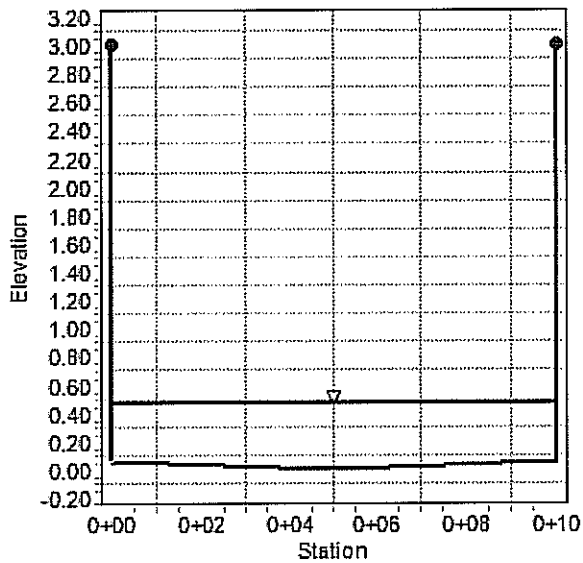
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	0.46	ft
Discharge	18.00	ft³/s

Cross Section Image



Worksheet for Sec R 10-ft easement

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Discharge	18.00	ft³/s

Section Definitions

Station (ft)	Elevation (ft)
-0+00.01	3.00
0+00.00	0.05
0+05.00	0.00
0+10.00	0.05
0+10.01	3.00

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(-0+00.01, 3.00)	(0+10.01, 3.00)	0.014

Options

Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results

Normal Depth	0.46	ft
Elevation Range	0.00 to 3.00 ft	
Flow Area	4.38	ft²
Wetted Perimeter	10.83	ft
Hydraulic Radius	0.40	ft
Top Width	10.00	ft
Normal Depth	0.46	ft
Critical Depth	0.49	ft

Worksheet for Sec R 10-ft easement

Results

Critical Slope		0.00412	ft/ft
Velocity		4.11	ft/s
Velocity Head		0.26	ft
Specific Energy		0.73	ft
Froude Number		1.09	
Flow Type	Supercritical		

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.46	ft
Critical Depth	0.49	ft
Channel Slope	0.00500	ft/ft
Critical Slope	0.00412	ft/ft

Worksheet for Sect R Zero velociy weir calc

Project Description

Solve For	Headwater Elevation

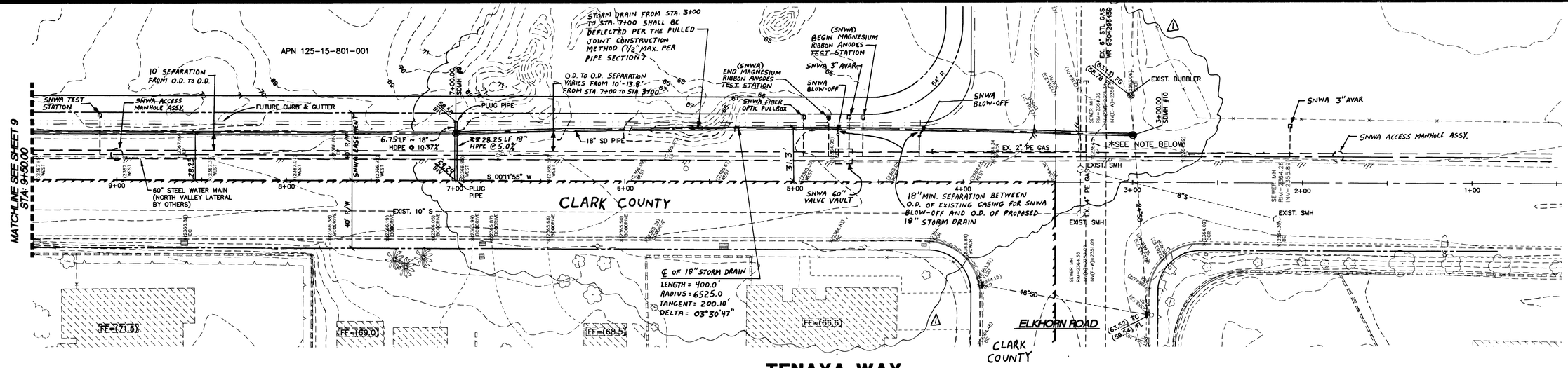
Input Data

Discharge		18.00	ft³/s
Crest Elevation		0.00	ft
Tailwater Elevation		-0.10	ft
Crest Surface Type	Paved		
Crest Breadth		10.00	ft
Crest Length		10.00	ft

Results

Headwater Elevation	0.71	ft
Headwater Height Above Crest	0.71	ft
Tailwater Height Above Crest	-0.10	ft
Weir Coefficient	3.03	US
Submergence Factor	1.00	
Adjusted Weir Coefficient	3.03	US
Flow Area	7.07	ft²
Velocity	2.54	ft/s
Wetted Perimeter	11.41	ft
Top Width	10.00	ft

REFERENCE MATERIAL



TENAYA WAY

HOR. : 1" = 30'
VERT. : 1" = 3'

NOTE:
REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS), UNDER CLARK COUNTY'S JURISDICTION, THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY TO CLARK COUNTY'S SATISFACTION. ALL MATERIAL USED SHALL MEET CLARK COUNTY'S SPECIFICATIONS OR WILL BE AN APPROVED EQUIVALENT.

** INSTALL WATERTIGHT JOINTS 10' PAST THE O.D. OF SNWA WATER IN EACH DIRECTION FOR STORM DRAIN CROSSINGS.

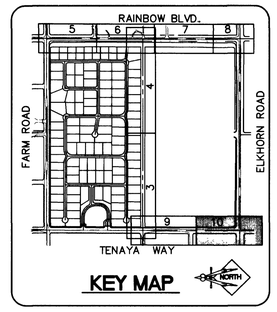
CONTRACTOR SHALL FIELD LOCATE AND PROTECT ALL SNWA/SNWS APPURTENANCES INCLUDING, BUT NOT LIMITED TO AV/AR, ACCESS MANWAYS AND CATHODIC PROTECTION SYSTEMS. ALL ABOVE GROUND STRUCTURES AND AT GRADE STRUCTURES MUST BE ADJUSTED TO NEW GRADE AT CONTRACTOR'S EXPENSE. CATHODIC PROTECTION TEST STATIONS, RECTIFIERS, AND AV/AR'S MUST BE RELOCATED TO THE SIDEWALK PER SNWA STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO NOTIFY SOUTHERN NEVADA WATER AUTHORITY, DEVELOPMENT PLAN REVIEW, AT (702) 862-3444 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.

Deanne Miller 3/19/03
SOUTHERN NEVADA WATER AUTHORITY DATE

SNWA APPROVAL IS VALID FOR ONE (1) YEAR FROM THE SIGNATURE DATE. IF CONSTRUCTION WITHIN THE EASEMENT OR RESTRICTED PIPE SAFETY ZONE IS NOT COMPLETE, PLANS MUST BE RESUBMITTED TO SNWA FOR APPROVAL.

* "CAUTION: HIGH PRESSURE GAS! CONTRACTOR TO POTHOLE PRIOR TO CONSTRUCTION & CONTACT SOUTHWEST GAS ENGINEERING (365-2099) WITH DEPTH INFORMATION."

"CONTACT SOUTHWEST GAS (365-2296) 24 HOURS PRIOR TO EXCAVATION FOR STANDBY."



KEY MAP

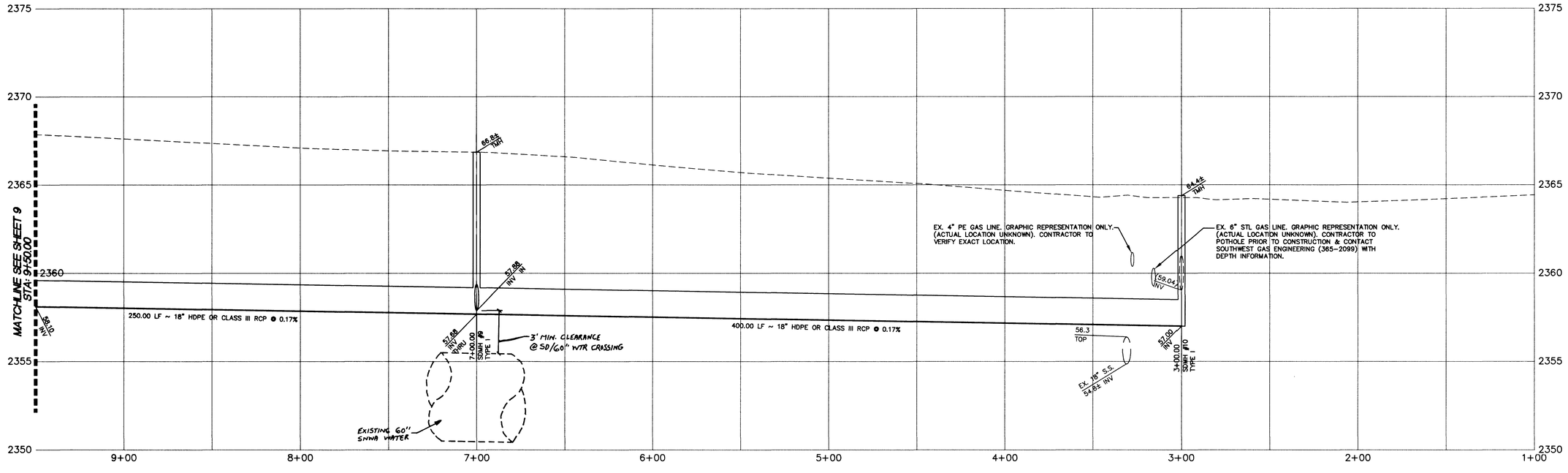
BENCH MARK
CITY OF LAS VEGAS BENCHMARK NO. 1LV90 11SWS RIVET AND PLATE IN TOP OF CURB, SOUTH SIDE OF RAINBOW BLVD. AND FLANAGAN DRIVE, 200' NORTH OF GRAND TETON DRIVE.
ELEVATION: = 2376.52 (NAVD 88)
724.3622 METERS

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON RECORD OF SURVEY IN FILE 76, PAGE 99 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
i.e. NORTH 00°11'55" EAST

I CERTIFY THAT THESE IMPROVEMENT PLANS COMPLY WITH THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS.
MICHAEL VALPARDO, P.E., No. 12631 — 4/29/02 DATE

NORTH
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call before you Dig— 1-800-227-2600 UNDERGROUND SERVICE ALERT (U.S.A.)
AVOID OVERHEAD POWER LINE CONTACT. Call before you OVERHEAD 1-702-593-6111 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT



41712 52309

\CAD\9006\OFF-SITE\CIVIL\PP-16TWD.dwg Mon Apr 29 11:46:43 2002 Michael

REV	DATE	BY	REVISION
1	4/03	KB	DEFLECTED 400' OF STORM DRAIN PIPE 5'/6/03

TOLL BROTHERS
1635 VILLAGE CENTER CIRCLE, SUITE 100
LAS VEGAS, NEVADA 89134
PHONE: (702) 243-9800

LOCHSA ENGINEERING
5828 SPRING MTN. RD. SUITE 308
LAS VEGAS, NV. 89146
(702) 365-9312 FAX (702) 365-9317

SHEET 9 of 11105

TENAYA WAY 18" SD PLAN AND PROFILE STA: 1+00.00 TO 9+50.00

BELLA VISTA OFF-SITE CHANNELS

DRAWN BY: C.W.W. 02/14/2002
DESIGNED BY: C.W.W. 02/14/2002
CHECKED BY: M.P.V. 02/14/2002
PROJECT NO: 9006
SCALE: 1" = 30'

SEAL: PROFESSIONAL ENGINEER STATE OF NEVADA MICHAEL P. VALPARDO No. 12631 CIVIL 4/29/02

SHEET 10
10 OF 20 SHEETS
C.L.V. DRAWING NO.
3274-4663-05C

REVISED GRADING PLANS

ELKHORN 40

A RESIDENTIAL SUBDIVISION

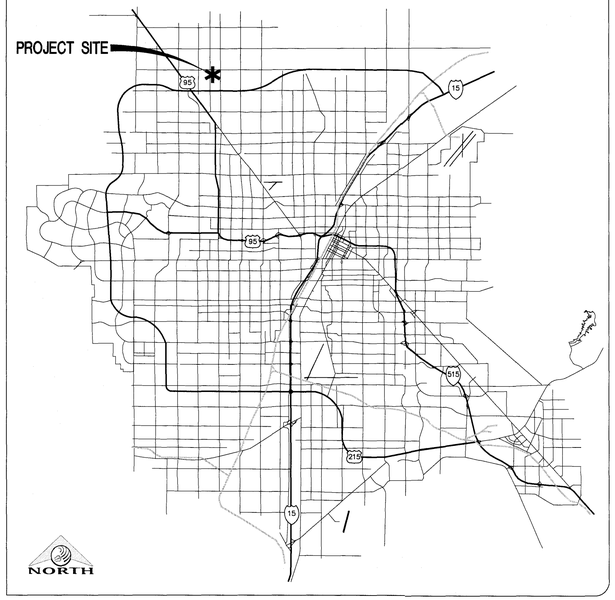
TECHNICAL DRAINAGE STUDY

APN: 125-22-501-001

36.53 ACRES

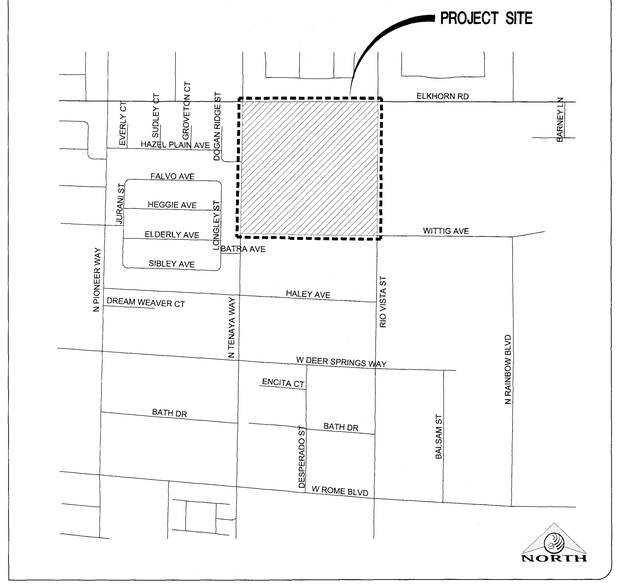
AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES AND LEGEND
2A. CLARK COUNTY GENERAL NOTES
3. GRADING PLAN I
4. GRADING PLAN II
5. GRADING PLAN III
6. GRADING PLAN IV
7. GRADING DETAILS I
8. GRADING DETAILS I
9. STORM DRAIN PIPE

PLAN AND PROFILE SHEETS:

10. TENAYA WAY I (9+00 – 16+00)
11. TENAYA WAY II (16+00 – 24+00)
12. ELKHORN ROAD I (9+00 – 16+00)
13. ELKHORN ROAD II (16+00 – 24+00)
14. WITTIG AVENUE I (9+50 – 16+00)
15. WITTIG AVENUE II (16+00 – 24+00)
16. RIO VISTA STREET I (9+50 – 17+00)
17. RIO VISTA STREET II (17+00 – 24+00)
18. CHINN RIDGE AVENUE (9+50 – 12+50)
    HIGHCLOVE STREET (9+50 – 13+00)
19. BOVINGTON STREET (10+00 – 18+25.87)
20. CHIPPINGSTONE AVE. (10+00 – 18+81.01)
21. TURNPIN AVENUE (10+00 – 18+55.83)
22. POINTWELL STREET (9+50 – 19+00)
23. PORTESBURY ST. (10+00 – 18+40.39)
24. RIDGEWOOD COURT (9+50 – 13+50)
    REDBOURNE COURT (9+50 – 13+50)

25. PHASING EXHIBIT

NO.	DESCRIPTION	DATE	APP'D

DATE : 11/22/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.108
SCALE : NONE

ASSESSOR'S PARCEL NUMBER

125-22-501-001

OWNER

GREENGALE PROPERTIES, LLC
7092 NORTH TENAYA WAY
LAS VEGAS, NEVADA 89131

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

SURVEYOR

TRI-CORE SURVEYING
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

SITE DESCRIPTION

LAND USE DESIGNATION

EXISTING CLV ZONING	U
PROPOSED CLV ZONING	R-D
MINIMUM LOT SIZE (SF)	10,000 SF

SITE SUMMARY

TOTAL UNITS	95 UNITS
NET ACREAGE	36.53 ACRES
GROSS DENSITY	2.60 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	
COMMON ELEMENT A	89,979 SF
COMMON ELEMENT B	20,727 SF
COMMON ELEMENT C	2,662 SF
COMMON ELEMENT D	6,314 SF
COMMON ELEMENT E	2,757 SF
COMMON ELEMENT F	2,664 SF
COMMON ELEMENT G	1,579 SF
COMMON ELEMENT H	2,659 SF
TOTAL	129,341 SF

DEVELOPER

DR HORTON

1081 WHITNEY RANCH DRIVE #141
HENDERSON, NEVADA 89014
CONTACT: MARK JONES
OFFICE: (702) 672-1939
FAX: (800) 538-0735

BY

Triton Engineering

6757 West Charleston Boulevard
Suite B
Las Vegas, Nevada 89146

Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

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Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

FAST
Call before you Underground
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
Call before you Overhead
1-702-227-2929

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. & M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LAS VEGAS BY GRANT DEED RECORDED AUGUST 20, 2003 IN BOOK 20030820 AS INSTRUMENT NO. 01 778 OF OFFICIAL RECORDS.

BASIS OF BEARING

NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 26 OF SURVEYS.

BENCHMARK

CLARK COUNTY BENCHMARK STATION: 6LV90 15SSE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RIO VISTA AND ELKHORN ROAD.

ELEVATION = 717.800 METERS (NAVD'88 V.2003)
ELEVATION = 2354.98 US SURVEY FEET (NAVD'88 V.2003)

APPROVALS

ALLEN PAVELKA, P.E. (PE# 9029) DATE

CITY ENGINEER -- CITY OF LAS VEGAS
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED 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 SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARD IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

CHRIS KNIGHT, DIRECTOR, BUILDING AND SAFETY DATE

THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

LAS VEGAS FIRE AND RESCUE DATE

LAS VEGAS VALLEY WATER DISTRICT, ENGINEERING SERVICES MANAGER DATE

PROJ# SHEETS:

SOUTHWEST GAS CORPORATION DATE

NV ENERGY DATE

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS 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.

COX COMMUNICATIONS LAS VEGAS, INC. DATE

CENTRAL TELEPHONE COMPANY dba CENTURYLINK DATE

"THE AFFIXED 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"

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

11-30-16

DR HORTON
ELKHORN 40
COVER SHEET

SHEET 1 OF 25
C.L.V. DWG.#

Q:\Triton Drawings\007.108 Elkhorn Tenaya\DRAWINGS\DrainageStudy\01 007.108-TDS-CoverNotes.dwg dreese Wed, 30 Nov 2016 - 1:36pm

ABBREVIATIONS

ABAN – ABANDON
AC – ASPHALTIC CONCRETE
AGGR – AGGREGATE
& – AND
APN – ASSESSOR PARCEL NUMBER
APPROX – APPROXIMATE
ASSY – ASSEMBLY
AVE – AVENUE

BC – BACK OF CURB
BCR – BACK OF CURVE RETURN
BK – BOOK/BACK
BLDG – BUILDING
BLK – BLOCK
BLM – BUREAU OF LAND MANAGEMENT
BLVD – BOULEVARD
BM – BENCHMARK
BO – BLOW OFF ASSEMBLY
BOC – BACK OF CURB
BOT – BOTTOM
BOW – BACK OF WALK
BRG – BEARING
BVC – BEGIN VERTICAL CURVE
BW – BACK OF WALK
BWV – BACK WATER VALVE

C/C – CENTER TO CENTER
C&G – CURB & GUTTER
CC – CLARK COUNTY
CE – COMMON ELEMENT
CI – CAST IRON
CIP – CAST IRON PIPE/ CAST IN PLACE
CIR – CIRCLE
CL OR C – CENTERLINE
CLV – CITY OF LAS VEGAS
CNLV – CITY OF NORTH LAS VEGAS
CO – COUNTY
COH – CITY OF HENDERSON
CONC – CONCRETE
CONT – CONTINUOUS
COORD – COORDINATE
CTR– CENTER
CV – CONTROL VALVE

Δ– DELTA ANGLE
D/W OR DWY – DRIVEWAY
DEPT – DEPARTMENT
DET – DETAIL
DEV – DEVELOPMENT
DG – DESIGN GRADE
DI – DROP INLET/DUCTILE IRON
DIA OR ⌀ – DIAMETER
DIM – DIMENSION
DIP – DUCTILE IRON PIPE
DIR – DIRECTION
DIST – DISTANCE
DMH – DROP MANHOLE
DN – DOWN
DR – DRIVE
DWG – DRAWING

E – EAST/EDGE
EA – EACH
EG – EXISTING GROUND
ELEV – ELEVATION
EOP – EDGE OF PAVEMENT
EOS – EDGE OF SHOULDER
EQ – EQUAL OR EQUATION
EQP SP – EQUALLY SPACED
ESMT – EASEMENT
EST – ESTIMATE
EVC – END OF VERTICAL CURVE
EW – EACH WAY
EXIST – EXISTING

F/F – FACE TO FACE
FC – FACE OF CURB
FF – FINISHED FLOOR
FG – FINISHED GRADE
FH – FIRE HYDRANT
FIG – FIGURE
FL OR F – FLOW LINE
FLR – FLOOR
FN – FENCE
FND – FOUND
FOC – FACE OF CURB
FOW – FACE OF WALL
FPM – FEET PER MINUTE
FPS – FEET PER SECOND
FT – FOOT OR FEET
FTG – FOOTING
FUT – FUTURE

G/B – GRADE BREAK
GALV – GALVANIZED
GB – GRADE BREAK
GND – GROUND
GPD – GALLONS PER DAY
GPH – GALLONS PER HOUR
GPM – GALLONS PER MINUTE
GRD – GRADE
GRT – GRATE
GV – GATE VALVE

HORIZ – HORIZONTAL
HP – HIGH POINT
HPG – HIGH PRESSURE GAS
HT – HEIGHT
HWY – HIGHWAY

IN – INCH
INST – INSTALL
INT – INTERIOR
INV – INVERT
IRR – IRRIGATION

LB OR # – POUND
LEN OR L – LENGTH OF CURVATURE
LF – LINEAR FOOT
LG – LONG
LN – LANE
LT – LEFT/LIGHT
LVVWD – LAS VEGAS VALLEY WATER DISTRICT
LWR – LOWER

M – METER
MATL – MATERIAL
MAX – MAXIMUM
MECH – MECHANICAL
MFR – MANUFACTURER
MG – MILLION GALLONS
MGD – MILLION GALLONS PER DAY
MH – MANHOLE
MIN – MINIMUM
MISC – MISCELLANEOUS
MJ – MECHICAL JOINT
MKR – MARKER
ML – MORTAR LINED
MLC – MORTAR LINED & COATED
MVC – MIDDLE OF VERTICAL CURVE

N – NORTH
N/A – NOT APPLICABLE
NAP – NOT A PART
NDOT – NEVADA DEPARTMENT OF TRANSPORTATION
NE – NORTHEAST
NF – NORTH FACE
NG – NATURAL GROUNG
NO. OR # – NUMBER
NTS – NOT TO SCALE
NW – NORTHWEST

O/O – OUT TO OUT
OC – ON CENTER
OD – OUTSIDE DIAMETER
OF – OUTSIDE FACE
OHP – OVER HEAD POWER
OHTEL – OVER HEAD TELEPHONE
ORIG – ORIGINAL
OVFL – OVERFLOW

O/O – OUT TO OUT
OC – ON CENTER
OD – OUTSIDE DIAMETER
OF – OUTSIDE FACE
OHP – OVER HEAD POWER
OHTEL – OVER HEAD TELEPHONE
ORIG – ORIGINAL
OVFL – OVERFLOW

PL OR P – PROPERTY LINE
PAVMT – PAVEMENT
PB – PULL BOX
PC – POINT OF CURVE
PCC – POINT OF COMPOUND CURVE
PE – POLYETHYLENE
PED – PEDESTAL
PERM – PERMANENT
PERP – PERPENDICULAR
PH – PHASE
PI – POINT OF INTERSECTION
PKG – PACKAGE
PKWY – PARKWAY
PL – PLACE/PLATE/PARCEL LINE
PLT – PLATE (DRAWING)
POLY – POLYETHYLENE
PP – POWER POLE
PR – PAIR
PRC – POINT OF REVERSE CURVE/ PRECAST REINFORCED CONCRETE
PRELIM – PRELIMINARY
PROP – PROPOSED
PRV – PRESSURE REGULATING VALVE
PS – PUMP STATION
PSF – POUNDS PER SQUARE FOOT
PSI – POUNDS PER SQUARE INCH
PT – POINT/POINT OF TANGENT
PUE – PUBLIC UTILITY EASEMENT
PVI – POINT OF VERTICAL INTERSECTION
PVC – POLYVINYL CHLORIDE PIPE
QTR – QUARTER
QTY – QUANTITY

R – RADIUS
(R) – RADIAL
R/W – RIGHT OF WAY
RCB – REINFORCED CONCRETE BOX
RCP – REINFORCED CONCRETE PIPE
RD – ROAD
RED – REDUCER
REQD – REQUIRED
RET – RETURN
REV – REVISION OR REVERSE
ROW – RIGHT OF WAY
RPPA – REDUCED PRESSURE PRINCIPLE ASSYMBLY
RR – RAILROAD
RT – RIGHT

S – SOUTH/SLOPE
S/C – SAW CUT
SCCP – STEEL CYLINDER CONCRETE PIPE
SCH – SCHEDULE
SD – STORM DRAIN
SDMH – STORM DRAIN MANHOLE
SDWK – SIDEWALK
SE – SOUTHEAST
SEC – SECTION/SECOND
SEG – SEGMENT
SHLDR – SHOULDER
SHT – SHEET
SID – SPECIAL IMPROVEMENT DISTRICT
SIG – SIGNAL
SL – SLOPE
SLV – SLEEVE
SNWA – SOUTHERN NEVADA WATER AUTHORITY
SPEC(S) – SPECIFICATION(S)
SQ – SQUARE
SQ FT – SQUARE FOOT/FEET
SQ YD – SQUARE YARD
SS – SANITARY SEWER
ST – STREET
STA – STATION
STD – STANDARD
STL – STEEL
STLT – STREET LIGHT
SUR – SURVEY
SW – SIDEWALK OR SOUTHWEST
SY – SQUARE YARD
SYM – SYMBOL
SYS – SYSTEM

T&B – TOP & BOTTOM
TAN – TANGENT
TBM – TEMPORARY BENCH MARK
TC – TOP OF CURB
TD – TRENCH DRAIN
TEMP – TEMPORARY
THK – THICK(NESS)
THR BLK – THRUST BLOCK
TMH – TOP OF MANHOLE
TOF – TOP OF FOOTING
TOGR – TOP OF GRATE
TOP – TOP OF PIPE
TOR – TOP OF RIM
TOS – TOP OF SLAB
TOSW – TOP OF SIDEWALK
TOT – TOTAL
TOW – TOP OF WALL
(TYP) – TYPICAL

UNO – UNLESS NOTED OTHERWISE
UPRR – UNION PACIFIC RAILROAD
USGS – UNITED STATES GEODETIC SURVEY
UTIL – UTILITY

V – VOLT OR VALVE
VAR – VARIES
VB – VALVE BOX
VCP – VITRIFIED
VC – VERTICAL CURVE
VEL – VELOCITY
VERT – VERTICAL
VG – VALLEY GUTTER
VOL – VOLUME
VPI – VERTICAL POINT OF INTERSECTION

W/ – WITH
W – WEST/WATER
W/O – WITH OUT
WD – WIDTH
WDN – WASTE DRAIN
WI – WROUGHT IRON
WL – WASTE LINE
WP – WORK POINT/WEATHER PROOF
WS – WATER SURFACE
WT – WEIGHT
WTR – WATER
WV – WATER VALVE
WWF – WELDED WIRE FABRIC
WWM – WELDED WIRE MESH

XFMR – TRANSFORMER
XFR – TRANSFER
XSEC – CROSS SECTION

YD – YARD
YLD – YIELD

GENERAL LEGEND

CENTERLINE
UNIT BOUNDARY
2614 PROPOSED 1' GRADE CONTOUR
2610 PROPOSED 5' GRADE CONTOUR
2614 EXISTING 1' GRADE CONTOUR
2610 EXISTING 5' GRADE CONTOUR
PROPOSED PROPERTY LINE
PROPOSED SETBACK LINE
PROPOSED HINGE LINE
PROPOSED SWALE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
RETAINING WALL
GARDEN WALL WITH SOLID GROUT
X EXISTING FENCE
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
1-1/4" CONDUIT
P.B. PROPOSED NO. 3 1/2 CONCRETE PULL BOX w/ METAL COVER

EX. GAS
EX. 10"S
8"S
EX. 36"SD
36"SD
EX. 8"W
8"W
PROPOSED FIRE HYDRANT
23 LOT NUMBER
FF=22.1 PROPOSED FINISH FLOOR
12.3 PROPOSED PAD ELEVATION
EXISTING STREET LIGHT
PROPOSED 100w HPS STREET LIGHT
PROPOSED 150w HPS STREET LIGHT
PROPOSED 200w HPS STREET LIGHT
PROPOSED 250w HPS STREET LIGHT
PROPOSED 400w HPS STREET LIGHT

EXISTING GAS
EXISTING SEWER MAIN
PROPOSED SEWER MAIN
PROPOSED SEWER LATERAL
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
EXISTING WATER MAIN
PROPOSED WATER MAIN

PROPOSED CONCRETE DRIVEWAY
0" LIP DRIVEWAY
2:1 SCARP
3 COURSES OF 8" CMU NUMBER OF COURSES
1+00.00 "C" CUL-DE-SAC BACK OF CURB STATION
1+00.00 "K" KNUCKLE BACK OF CURB STATION
SZ SIGHT VISIBILITY RESTRICTION ZONE
1.50% PROPOSED RATE & FLOW DIRECTION
12.3 PROPOSED ELEVATION WITH DESCRIPTION
12.3 EXISTING ELEVATION WITH DESCRIPTION
PROPOSED HANDICAP RAMP

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD PROJECT # _____

1. 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 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. 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.
3. 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.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.22 OF THE 2010 EDITION OF THE UDACS.
9. 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.
10. 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.
11. 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.
12. 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.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1–800–227–2600.
14. 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 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 EXISTANCE, OR THE AGENCY HAVING JURISDICTION DECORATIVE SURFACE MATERIALS PLACED WITHIN THE 10 FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTRUBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE PLACED 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.

REVISED 04/19/12

STORMWATER RUNOFF MANAGEMENT NOTES

1. 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 ACCUMULATE 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.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL.
3. 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 NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. 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 AND ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECCESSARY. SOME EXCEPTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

CITY OF LAS VEGAS SEWER NOTES

1. 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.
2. 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.
3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D–3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. 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.
6. 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" 'S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. 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.
8. 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.
9. 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.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C–900 PVC PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISED 04/15/10

CITY OF LAS VEGAS GENERAL NOTES

1. 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'.
2. 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 INTERFERENCE'S 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.
3. 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.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. 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.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT–OF–WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED–TYPE CURB.
8. AC PAVEMENT TO BE ONE–HALF INCH (½") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
10. 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.
11. 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.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE (COMPANY, _ REPORT #, DATE) APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. 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.
14. 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 18, APPENDIX D.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:

16. 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.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. 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.
19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, 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. SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S) 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, AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES WHICH SHALL BE BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE ELECTRONIC COMMA DELIMITED FILE FOR THE SANITARY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).

OR

~~SANITARY SEWER AND STORM DRAIN FACILITIES SHOWN ON THESE PLANS SHALL BE USED TO MEET THE REQUIREMENTS OF NRS 455 AND SHALL SHOW AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, AND THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT–OF–WAY. ANY DEVIATIONS FROM THE INFORMATION SHOWN SHALL BE NOTED AND SUBMITTED AS A REVISION TO THE PLANS AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION.~~

22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS LATEST EDITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

REVISED 02/03/15

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6325 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S – APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON–SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. [IFC § 105.7.12]
4. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDE AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. [IFC § 3310, § 3312]
5. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. [IFC § 507.5.7.3]
6. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. [IFC 106.3]
7. ALL ON–SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. [IFC § 507.2.1, NFPA 24]
8. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY PER PLANS SHALL BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION. [IFC § 507]
9. PRIVATE HYDRANTS SHALL BE PAINTED RED. [IFC § 507.5.7.1]
10. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABIL

ABBREVIATIONS

ABAN – ABANDON
AC – ASPHALTIC CONCRETE
AGGR – AGGREGATE
& – AND
APN – ASSESSOR PARCEL NUMBER
APPROX – APPROXIMATE
ASSY – ASSEMBLY
AVE – AVENUE

BC – BACK OF CURB
BCR – BACK OF CURVE RETURN
BK – BOOK/BACK
BLDG – BUILDING
BLK – BLOCK
BLM – BUREAU OF LAND MANAGEMENT
BLVD – BOULEVARD
BM – BENCHMARK
BO – BLOW OFF ASSEMBLY
BOC – BACK OF CURB
BOT – BOTTOM
BOW – BACK OF WALK
BRG – BEARING
BVC – BEGIN VERTICAL CURVE
BW – BACK OF WALK
BWV – BACK WATER VALVE

C/C – CENTER TO CENTER
C&G – CURB & GUTTER
CC – CLARK COUNTY
CCWRD – CLARK COUNTY WATER RECLAMATION DISTRICT
CE – COMMON ELEMENT
CI – CAST IRON
CIP – CAST IRON PIPE/ CAST IN PLACE
CIR – CIRCLE
CL OR C – CENTERLINE
CNLV – CITY OF NORTH LAS VEGAS
CO – COUNTY
COH – CITY OF HENDERSON
CONC – CONCRETE
CONT – CONTINUOUS
COORD – COORDINATE
CTR– CENTER
CV – CONTROL VALVE

Δ – DELTA ANGLE
D/W OR DWY – DRIVEWAY
DEPT – DEPARTMENT
DET – DETAIL
DEV – DEVELOPMENT
DG – DESIGN GRADE
DI – DROP INLET/DUCTILE IRON
DIA OR ⌀ – DIAMETER
DIM – DIMENSION
DIP – DUCTILE IRON PIPE
DIR – DIRECTION
DIST – DISTANCE
DMH – DROP MANHOLE
DN – DOWN
DR – DRIVE
DWG – DRAWING

E – EAST/EDGE
EA – EACH
ECR – END OF CURVE RETURN
EG – EXISTING GROUND
ELEV – ELEVATION
EOS – EDGE OF SHOULDER
EP – EDGE OF PAVEMENT
EQ – EQUAL OR EQUATION
EQ SP – EQUALLY SPACED
ESMT – EASEMENT
EST – ESTIMATE
EVC – END OF VERTICAL CURVE
EXIST – EXISTING

F.A.S.T. – FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION
F/F – FACE TO FACE
FC – FACE OF CURB
FF – FINISHED FLOOR
FG – FINISHED GRADE
FH – FIRE HYDRANT
FIG – FIGURE
FL OR F – FLOW LINE
FLR – FLOOR
FN – FENCE
FND – FOUND
FOC – FACE OF CURB
FOW – FACE OF WALL
FPM – FEET PER MINUTE
FPS – FEET PER SECOND
FT – FOOT OR FEET
FTG – FOOTING
FUT – FUTURE

G/B – GRADE BREAK
GALV – GALVANIZED
GB – GRADE BREAK
GND – GROUND
GPD – GALLONS PER DAY
GPH – GALLONS PER HOUR
GPM – GALLONS PER MINUTE
GRD – GRADE
GRT – GRATE
GV – GATE VALVE

HORIZ – HORIZONTAL
HP – HIGH POINT
HPG – HIGH PRESSURE GAS
HT – HEIGHT
HWY – HIGHWAY

IN – INCH
INST – INSTALL
INT – INTERIOR
INV – INVERT
IRR – IRRIGATION

LB OR # – POUND
LEN OR L – LENGTH OF CURVATURE
LF – LINEAR FOOT
LG – LONG
LN – LANE
LT – LEFT/LIGHT
LVWD – LAS VEGAS VALLEY WATER DISTRICT
LWR – LOWER

M – METER
MATL – MATERIAL
MAX – MAXIMUM
MECH – MECHANICAL
MFR – MANUFACTURER
MG – MILLION GALLONS
MGD – MILLION GALLONS PER DAY
MH – MANHOLE
MIN – MINIMUM
MISC – MISCELLANEOUS
MJ – MECHICAL JOINT
MKR – MARKER
ML – MORTAR LINED
MLC – MORTAR LINED & COATED
MVC – MIDDLE OF VERTICAL CURVE

N – NORTH
N/A – NOT APPLICABLE
NAP – NOT A PART
NDOT – NEVADA DEPARTMENT OF TRANSORTATION
NE – NORTHEAST
NF – NORTH FACE
NG – NATURAL GROUND
NO. OR # – NUMBER
NTS – NOT TO SCALE
NW – NORTHWEST

O/O – OUT TO OUT
OC – ON CENTER
OD – OUTSIDE DIAMETER
OF – OUTSIDE FACE
OHP – OVER HEAD POWER
OHTEL – OVER HEAD TELEPHONE
ORIG – ORIGINAL
OVFL – OVERFLOW

O/O – OUT TO OUT
OC – ON CENTER
OD – OUTSIDE DIAMETER
OF – OUTSIDE FACE
OHP – OVER HEAD POWER
OHTEL – OVER HEAD TELEPHONE
ORIG – ORIGINAL
OVFL – OVERFLOW

PL OR P – PROPERTY LINE
PAVMT – PAVEMENT
PB – PULL BOX
PC – POINT OF CURVE
PCC – POINT OF COMPOUND CURVE
PE – POLYETHYLENE
PED – PEDESTAL
PERM – PERMANENT
PERP – PERPENDICULAR
PH – PHASE
PI – POINT OF INTERSECTION
PKG – PACKAGE
PKWY – PARKWAY
PL – PLACE/PLATE/PARCEL LINE
PLT – PLATE (DRAWING)
POLY – POLYETHYLENE
PP – POWER POLE
PR – PAIR
PRC – POINT OF REVERSE CURVE/ PRECAST REINFORCED CONCRETE
PRELIM – PRELIMINARY
PROP – PROPOSED
PRV – PRESSURE REGULATING VALVE
PS – PUMP STATION
PSF – POUNDS PER SQUARE FOOT
PSI – POUNDS PER SQUARE INCH
PT – POINT/POINT OF TANGENT
PUE – PUBLIC UTILITY EASEMENT
PVI – POINT OF VERTICAL INTERSECTION
PVC – POLYVINYL CHLORIDE PIPE
QTR – QUARTER
QTY – QUANTITY

R – RADIUS
(R) – RADIAL
R/W – RIGHT OF WAY
RCB – REINFORCED CONCRETE BOX
RCP – REINFORCED CONCRETE PIPE
RD – ROAD
RED – REDUCER
REQD – REQUIRED
RET – RETURN
REV – REVISION OR REVERSE
ROW – RIGHT OF WAY
RPPA – REDUCED PRESSURE PRINCIPLE ASSYMBLY
RR – RAILROAD
RT – RIGHT

S – SOUTH/SLOPE
S/C – SAW CUT
SCCP – STEEL CYLINDER CONCRETE PIPE
SCH – SCHEDULE
SD – STORM DRAIN
SDMH – STORM DRAIN MANHOLE
SDWK – SIDEWALK
SE – SOUTHEAST
SEC – SECTION/SECOND
SEG – SEGMENT
SHLDR – SHOULDER
SHT – SHEET
SID – SPECIAL IMPROVEMENT DISTRICT
SIG – SIGNAL
SL – SLOPE
SLV – SLEEVE
SNWA – SOUTHERN NEVADA WATER AUTHORITY
SPEC(S) – SPECIFICATION(S)
SQ – SQUARE
SQ FT – SQUARE FOOT/FEET
SQ YD – SQUARE YARD
SS – SANITARY SEWER
ST – STREET
STA – STATION
STD – STANDARD
STL – STEEL
STLT – STREET LIGHT
SUR – SURVEY
SW – SIDEWALK OR SOUTHWEST
SY – SQUARE YARD
SYM – SYMBOL
SYS – SYSTEM

T&B – TOP & BOTTOM
TAN – TANGENT
TBM – TEMPORARY BENCH MARK
TC – TOP OF CURB
TD – TRENCH DRAIN
TEMP – TEMPORARY
THK – THICK(NESS)
THR BLK – THRUST BLOCK
TMH – TOP OF MANHOLE
TOF – TOP OF FOOTING
TOGR – TOP OF GRATE
TOP – TOP OF PIPE
TOR – TOP OF RIM
TOS – TOP OF SLAB
TOSW – TOP OF SIDEWALK
TOT – TOTAL
TOW – TOP OF WALL
TRC – TOP OF WALL CURB
(TYP) – TYPICAL

UNO – UNLESS NOTED OTHERWISE
UPRR – UNION PACIFIC RAILROAD
USGS – UNITED STATES GEODETIC SURVEY
UTIL – UTILITY

V – VOLT OR VALVE
VAR – VARIES
VB – VALVE BOX
VCP – VITRIFIED CLAY PIPE
VC – VERTICAL CURVE
VEL – VELOCITY
VERT – VERTICAL
VG – VALLEY GUTTER
VOL – VOLUME
VPI – VERTICAL POINT OF INTERSECTION

W/ – WITH
W – WEST/WATER
W/O – WITH OUT
WD – WIDTH
WDN – WASTE DRAIN
WI – WROUGHT IRON
WL – WASTE LINE
WP – WORK POINT/WEATHER PROOF
WS – WATER SURFACE
WT – WEIGHT
WTR – WATER
WV – WATER VALVE
WWF – WELDED WIRE FABRIC
WWM – WELDED WIRE MESH

XFMR – TRANSFORMER
XFR – TRANSFER
XSEC – CROSS SECTION

YD – YARD
YLD – YIELD

CLARK COUNTY WATER RECLAMATION DISTRICT NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS (LATEST EDITION; UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS, LATEST EDITION; THE UNIFORM STANDARDS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY, NEVADA, AS AMENDED; AND THE UNIFORM PLUMBING CODE. CONTRACTOR SHALL ADVISE THE CONTROLLING AGENCY OF ANY CONFLICTS DISCOVERED BETWEEN THESE SPECIFICATIONS PRIOR TO PROCEEDING WITH THE WORK GOVERNED BY THE CONFLICTING REQUIREMENTS. THE ENGINEER AND/OR CONTRACTOR SHALL PROPOSE A RESOLUTION TO THE CONFLICT FOR REVIEW BY THE AGENCY PRIOR TO PERFORMING THE WORK AFFECTED BY THE CONFLICT. THE RESOLUTION SHALL GENERALLY BE IN THE MANNER THAT YIELDS THE HIGHER QUALITY AND/OR PERFORMANCE OF THE WORK. THE CONTROLLING AGENCY SHALL ISSUE WRITTEN APPROVAL OF THE RESOLUTION OF THE CONFLICT WHICH SHALL BECOME A PART OF THE CONSTRUCTION DOCUMENTS FOR THE WORK.
2. THESE STANDARDS APPLY TO ALL CONSTRUCTION.
3. SEWER MAINS SHALL BE LAID INDIVIDUALLY IN TRENCHES THAT ARE INDEPENDENT FROM THE TRENCHES FOR OTHER UTILITIES.
4. ALL LATERALS SHALL BE LAID AT SLOPES NOT LESS THAN THE MINIMUM SLOPES SHOWN IN THESE SPECIFICATIONS.
5. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PERFORM CONSTRUCTION IN FULL CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. SHOULD THE DEVELOPER, ENGINEER OR CONTRACTOR WISH TO MAKE CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS, SUCH CHANGES SHALL BE APPROVED BY THE AGENCY PRIOR TO CONSTRUCTION OF THE AFFECTED IMPROVEMENTS. CHANGES CONSTRUCTED WITHOUT AGENCY APPROVAL SHALL BE REMOVED BY THE CONTRACTOR AT ITS OWN EXPENSE AND THE WORK CONSTRUCTED AS DEPICTED IN THE APPROVED CONSTRUCTION DOCUMENTS.
6. SOIL TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 3.5 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, LATEST EDITION.
7. ALL AIR TESTING, VISUAL INSPECTIONS, SYSTEM CLEANING, DEFLECTION TESTING, TELEVISING, PRESSURE TESTING AND LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH SECTION 3.19 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, LATEST EDITION.
8. CUT SHEETS CONFORMING TO SECTION 3.6 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, LATEST EDITION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CONTROLLING AGENCY FOR REVIEW PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN CONSTRUCTION UNTIL AUTHORIZED BY THE AGENCY.
9. CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE AGENCY SHALL POSSESS A CLASS "A" LICENSE PER THE NEVADA STATE CONTRACTOR'S BOARD.
10. WHEN CONNECTING TO AN EXISTING STUB, CONTRACTOR SHALL CLEAN AND TEST BOTH THE NEW AND EXISTING PORTIONS OF THE LINE TO THE NEXT MANHOLE UPSTREAM/DOWNSTREAM.
11. ALL SANITARY SEWER MANHOLES SHALL BE LOCATED AND CONSTRUCTED SUCH THAT THEY ARE ACCESSIBLE TO CONVENTIONAL SEWER MAINTENANCE VEHICLES AT ALL TIMES AND UNDER ALL WEATHER CONDITIONS. THOSE MANHOLES INSTALLED ALONG ACCESS ROADS HAVING SINGLE POINTS OF ENTRY AND EGRESS (I.E. "DEAD–END ROADS") SHALL HAVE AT LEAST ONE LOCATION ALONG THE ACCESS ROAD WITH A 40' WIDTH TO ALLOW TURN–AROUNDS OF VEHICLES HAVING INSIDE TURNING RADII OF 50–FEET.
12. ALL SEWER MAINS UNDER CONSTRUCTION SHALL HAVE A DEBRIS TRAP PER STANDARD DRAWING SS.30 AT THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM UNTIL ALL CONSTRUCTION ACTIVITIES, INCLUDING FINAL TESTING, ARE COMPLETED AND THE SEWER IS READY FOR FINAL ACCEPTANCE BY THE AGENCY.
13. ALL MANHOLES UNDER CONSTRUCTION SHALL HAVE PLUGS PLACED IN THEIR OUTLET PIPES DURING ALL CONSTRUCTION ACTIVITIES TO PREVENT THE MIGRATION OF SEWER CONSTRUCTION DEBRIS DOWNSTREAM. THESE PLUGS MAY BE REMOVED FOR SHORT PERIODS AS NECESSARY TO ACCOMPLISH FINAL SEWER CLEANING AND TESTING TASKS PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
14. PRIOR TO ANY SEWER MAIN BEING PLACED IN SERVICE AND AS A CONDITION OF FINAL ACCEPTANCE, ALL NEW SEWER MAINS SHALL BE TELEVISED IN ACCORDANCE WITH SECTION 3.19.1.E OF THE DESIGN STANDARDS.
15. IF ANY EXISTING MANHOLE HAVING A LINING SYSTEM IS BEING MODIFIED AS PART OF THE CONSTRUCTION OF THE NEW SANITARY SEWER, THAT LINING SYSTEM SHALL BE RESTORED TO ITS ORIGINAL CONDITION PRIOR TO THE MODIFICATIONS USING LINING MATERIALS AND SYSTEMS THAT ARE FULLY COMPATIBLE WITH THE ORIGINAL LINING.
16. FIELD–INSTALLED SEWER LINING SYSTEMS MAY NOT BE INSTALLED UNTIL AFTER ALL MANHOLE CONSTRUCTION TASKS ARE COMPLETED, INCLUDING BACKFILLING AND INITIAL GRADE ADJUSTMENTS, BUT PRIOR TO FINAL GRADE ADJUSTMENT.
17. NEW SEWERS HAVING GRADES OF 0.5 PERCENT OR LESS SHALL BE STAKED FOR CONSTRUCTION AT A MAXIMUM OF 25–FEET ON CENTER.
18. SEWER LATERALS SHALL BE CONNECTED TO SEWER MAINS ONLY. LATERALS MAY NOT BE CONNECTED TO SANITARY SEWER MANHOLES UNLESS APPROVED BY THE AGENCY.
19. SEWER PIPE MATERIAL, PIPE SPECIFICATION, WALL THICKNESS, INTERNAL DIAMETER AND PIPE SLOPE SHALL BE UNIFORM BETWEEN MANHOLES. CHANGES IN PIPE MATERIALS, SPECIFICATIONS, WALL THICKNESSES, INTERNAL DIAMETERS AND/OR PIPE SLOPES SHALL BE MADE AT MANHOLES ONLY.
20. LOCATOR RIBBON AND MARKER BALLS SHALL BE PLACED ABOVE ALL NEW SANITARY SEWERS, LATERALS AND FORCE MAINS IN ACCORDANCE WITH SECTION 3.14 OF THE DESIGN STANDARDS.
21. MANHOLE PROTECTION NOTE: WHEN ADJUSTING MANHOLES, THE CONTRACTOR SHALL INSTALL PLYWOOD COVERS IN SANITARY SEWER MANHOLE INVERTS AS WELL AS STEEL PLATE COVERS OVER MANHOLES (AFTER MANHOLE RINGS/FRAMES ARE REMOVED) TO PREVENT DEBRIS FROM ENTERING SEWER MANHOLES AND CORRESPONDING LINES. DEBRIS IN THE MANHOLES SHALL BE REMOVED PRIOR TO PLYWOOD REMOVAL. PLYWOOD AND STEEL COVERS FOR MANHOLES SHALL BE INSTALLED AND REMOVED IN THE PRESENCE OF CCWRD INSPECTOR. ALL DEBRIS DROPPED INTO THE SEWER MANHOLES AND CORRESPONDING LINES SHALL BE RETRIEVED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL CLEAN (E.G., JET VAC OR EQUIVALENT) THE DEBRIS OUT OF THE AFFECTED MANHOLES AND/OR SEWER LINES IN THE PRESENCE OF CCWRD INSPECTOR AND APPROVED BY THE CONSTRUCTION MANAGER.
22. MANHOLE ADJUSTMENTS SHALL BE PER DCSWCS, LATEST EDITION, PER SD4 AND SD5. IF CORROSION PROTECTION EXISTS ON MANHOLE CONCRETE SURFACES, CONTRACTOR SHALL PREPARE SURFACE AND REAPPLY IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. CCWRD INSPECTOR SHALL BE PRESENT DURING THE WORK, AT AGENCY DISCRETION. CONTRACTOR SHALL COORDINATE A MINIMUM OF 24 HOURS IN ADVANCE OF THE WORK.

DEPARTMENT OF PUBLIC WORKS TRAFFIC NOTES

1. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER IMPROVEMENTS CALLED FOR BY THESE PLANS.

2. BEFORE ANY WORK IS STARTED IN THE RIGHT–OF–WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY GROUND MOUNTED STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING COUNTY STREETS IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.

3. ALL CONSTRUCTION SIGNING, BARRICADING AND PAVEMENT MARKINGS SHALL CONFORM TO THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK – 1986 AND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.

4. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE COUNTY TRAFFIC MANAGER.

5. 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 SIGNPOSTS SHALL BE INSTALLED IN ACCORDANCE WITH CLARK COUNTY AREA STANDARDS. ALL SIGNS SHALL USE CLASS IV SHEETING.

6. IF A PROPOSED STREET LIGHT STANDARD IS FIELD LOCATED TO WITHIN FIVE (5) FEET OF ANY SIGN SHOWN HEREON TO BE MOUNTED ON A SIGN POST, CHANGE SIGN MOUNTING TO ONE ON THE STREETLIGHT STANDARD.

7. PRIOR TO CONSTRUCTION, THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE CURRENT PLANNING DIVISION OF THE DEPARTMENT OF COMPREHENSIVE PLANNING.

8. ALL TRAFFIC SIGNAL POLE ASSEMBLIES, STEEL PEDESTAL FOR CABINETS AND STREET LIGHT POLES SHALL BE GALVANIZED PER ASTM A.123.

9. ALL STREET LIGHTING INSTALLATIONS EXCEPT NOTED ON THE STREET LIGHTING PLANS SHALL CONFORM TO THE UNIFORM STANDARD DRAWINGS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFF–SITE IMPROVEMENTS CLARK COUNTY AREA, NEVADA, LATEST EDITION OF EACH.

10. THE FOLLOWING CLARK COUNTY UNDERGROUND FACILITIES MAY BE LOCATED IN YOUR PROJECT AREA: STREET LIGHTING, TRAFFIC SIGNALS, AND FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.) INTERCONNECT CABLE. YOU MUST CONTACT CLARK COUNTY TRAFFIC MANAGEMENT DIVISION, OPERATIONS UNIT AT 455–6000 FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO WORKING IN THE AREA. CLARK COUNTY IS NOT A MEMBER OF "CALL BEFORE YOU DIG" (UNDERGROUND SERVICE ALERT), AND A CALL TO THAT ORGANIZATION DOES NOT RELIEVE YOU OF LIABILITY FOR CLARK COUNTY FACILITIES.

11. F.A.S.T. INTERCONNECT CABLE POLICY IS IN EFFECT. INTERCONNECT CABLE MUST BE MAINTAINED AT ALL TIMES. DEVELOPER/CONTRACTOR SHALL PROVIDE TEMPORARY OVERHEAD INTERCONNECT CABLE WHILE PERMANENT CABLE IS BEING RELOCATED. TEMPORARY AERIAL INSTALLATION MUST BE ACCEPTABLE TO THE COUNTY TRAFFIC MANAGER AND TO F.A.S.T. ANY DAMAGE TO THIS CABLE IS DEEMED IN EMERGENCY BY F.A.S.T., CITY OF LAS VEGAS, CLARK COUNTY AND NDOT AND MUST BE REPAIRED IMMEDIATELY TO F.A.S.T. SPECIFICATIONS. $2,500 PER DAY DAMAGES MAY BE ASSESSED AFTER 24 HOURS HAS ELAPSED FROM TIME OF BREAK OR DAMAGE.

12. ALL NEW OR REPLACEMENT TRAFFIC SIGNAL LOOPS SHALL BE INSTALLED USING CABLE–IN–DUCT WIRING, SHALL HAVE INDEPENDENT LEAD–IN WIRES FOR EACH LOOP FROM THE CONTROLLER TO THE PULL–BOX, AND EACH LEAD–IN SHALL BE INDIVIDUALLY TAGGED.

13. TRAFFIC SIGNAL PEDESTRIAN HEADS SHALL BE THE L.E.D. TYPE.

14. ELECTRICAL POWER SERVICE POINT LOCATION(S) FOR STREET LIGHTING AND TRAFFIC SIGNALS MUST BE INDICATED ON THE PLANS. IF CONNECTING TO AN EXISTING CIRCUIT, INDICATE LOCATION OF EXISTING SERVICE POINT FOR EACH CIRCUIT.

15. WHEN STREETLIGHTS ARE TO BE CONNECTED TO AN EXISTING CIRCUIT, THE ENGINEER MUST CERTIFY THAT THE EXISTING CIRCUIT IS CAPABLE OF HANDLING THE ADDITIONAL CIRCUIT LOAD.

16. CLARK COUNTY RESERVES THE RIGHT TO REJECT STREET LIGHT AND TRAFFIC SIGNAL POLES AND ASSEMBLIES WHICH HAVE A "STRIPED" APPEARANCE.

17. TWO WEEKS PRIOR TO BEGINNING OF CONSTRUCTION, MODIFICATION OR RELOCATION OF ANY TRAFFIC SIGNAL SYSTEM, WRITTEN NOTICE SHALL BE SUBMITTED TO THE CLARK COUNTY TRAFFIC MANAGEMENT DIVISION OF THE DATE THAT WORK WILL BEGIN.

18. THREE (3) NORMAL WORKING DAYS PRIOR TO TURN–ON OR COMPLETION OF MODIFICATION(S) TO A TRAFFIC SIGNAL SYSTEM, WRITTEN NOTICE SHALL BE SUBMITTED TO THE CLARK COUNTY TRAFFIC MANAGEMENT DIVISION THAT WORK IS BEING COMPLETED AND THE PROPOSED DATE OF COMPLETION.

FIRE DEPARTMENT NOTES

VIII. FIRE PREVENTION BUREAU GENERAL NOTES
UNIFORM GUIDELINES, INSTALLATION, AND SPECIFICATION OF FIRE HYDRANTS

A. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CLARK COUNTY FIRE CODE AS AMENDED, AND THE 2007 EDITION OF NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET #24.

B. FIRE HYDRANTS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 1412 OF THE CLARK COUNTY FIRE CODE, AS AMENDED.

C. IF DURING CONSTRUCTION IT BECOMES NECESSARY TO CLOSE ANY CONTROL VALVE OR PLACE A HYDRANT OUT OF SERVICE, APPROVAL SHALL BE OBTAINED FROM THE FIRE PREVENTION BUREAU PRIOR TO PLACING THE HYDRANT OUT OF SERVICE.

D. PAINTING OF CURBS AND/OR STRIPING OF ASPHALT AREAS AND PROTECTION OF HYDRANTS FROM PHYSICAL INJURY SHALL BE PER THE FIRE HYDRANT INSTALLATION SPECIFICATIONS OF THE FIRE PREVENTION BUREAU.

E. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 25 FEET OF ANY STRUCTURE, OR 6 FEET OF A DRIVEWAY, POWER POLE, LIGHT STANDARD, OR ANY OTHER OBSTRUCTION. FOR WALL, FENCE AND PLANTER LOCATIONS, A PERIMETER AROUND THE HYDRANT MEASURING A MINIMUM OF 3 FEET FROM ITS EXTERIOR SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTION AT ALL TIMES.

F. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS, WITH A MINIMUM VEHICLE LOAD OF 18,000 POUNDS PER AXLE, AND SHALL BE SURFACED AND PAVED SO AS TO PROVIDE ALL–WEATHER DRIVING CAPABILITIES.
EXCEPTION: TEMPORARY ACCESS ROADS SERVING ONLY BUILDINGS UNDER CONSTRUCTION SHALL NOT BE REQUIRED TO BE PAVED, BUT SHALL COMPLY WITH SECTION 503.2.3 OF THE CLARK COUNTY FIRE CODE.

G. PRIOR TO ACCEPTANCE OF ANY FIRE SERVICE MAIN, A SATISFACTORY HYDROSTATIC TEST WITH PIPING JOINTS UNCOVERED MUST BE CONDUCTED. APPROVED PLANS, AN INSTALLATION PERMIT AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE MUST BE PROVIDED AT TIME OF INSPECTION. SCHEDULE INSPECTION AT WWW.CLARKCOUNTYNV.GOV/DEPTS/DEVELOPMENT_SERVICES/FIRE_PREVENTION.

H. FIRE HYDRANTS SHALL BE LOCATED 4' TO 7' FROM BACK OF CURB AND A MINIMUM OF 6 FEET AWAY FROM TURNS.

I. BLUE REFLECTIVE MARKERS MUST BE INSTALLED BEFORE FINAL HYDRANT ACCEPTANCE CAN BE ATTAINED (SECTION C107 OF THE CLARK COUNTY FIRE CODE, AS AMENDED).

J. FIRE HYDRANTS THAT ARE PROPOSED FOR INSTALLATION IN PUBLIC WATER SYSTEMS SHALL BE IN ACCORDANCE WITH APPROVED FIRE HYDRANTS AS ALLOWED BY THE WATER PURVEYOR. HYDRANTS PROPOSED FOR INSTALLATION ON PRIVATE WATER SYSTEMS SHALL BE IN ACCORDANCE WITH APPROVED FIRE HYDRANTS AS ALLOWED BY THE FIRE PREVENTION BUREAU.

STORMWATER MANAGEMENT NOTES

A) 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.

B) ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN **CLARK COUNTY TITLE 24.40** AND THE **LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.**

C) 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.

D) 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 BMP'S WEEKLY AND WITHIN 24 HOURS AFTER A 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 NVR100000, SECTION III.A.12

E) ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN 7 DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR MORE.

DEPARTMENT OF PUBLIC WORKS CONSTRUCTION NOTES

1. **INSPECTIONS ARE REQUIRED.** CALL 24 HOURS IN ADVANCE AT (702) 455–4610. YOUR PERMIT, APPROVED PLANS, AND BARRICADE PLANS FOR THIS WORK MUST BE ON THE JOB SITE AT ALL TIMES.

2. EXACT LOCATION OF ALL SAW–CUT LINES SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.

3. CURB AND GUTTER WITH A GRADE OF LESS THAN 4/10 OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

4. FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE–HALF (1/2") INCH ABOVE THE LIP OF THE GUTTER (INCLUDING OPEN GRADE).

5. ALL OFF–SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE **UNIFORM STANDARD SPECIFICATIONS AND STANDARD DRAWINGS CLARK COUNTY AREA NEVADA** AND **CLARK COUNTY SUPPLEMENT TO UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, LATEST REVISION.**

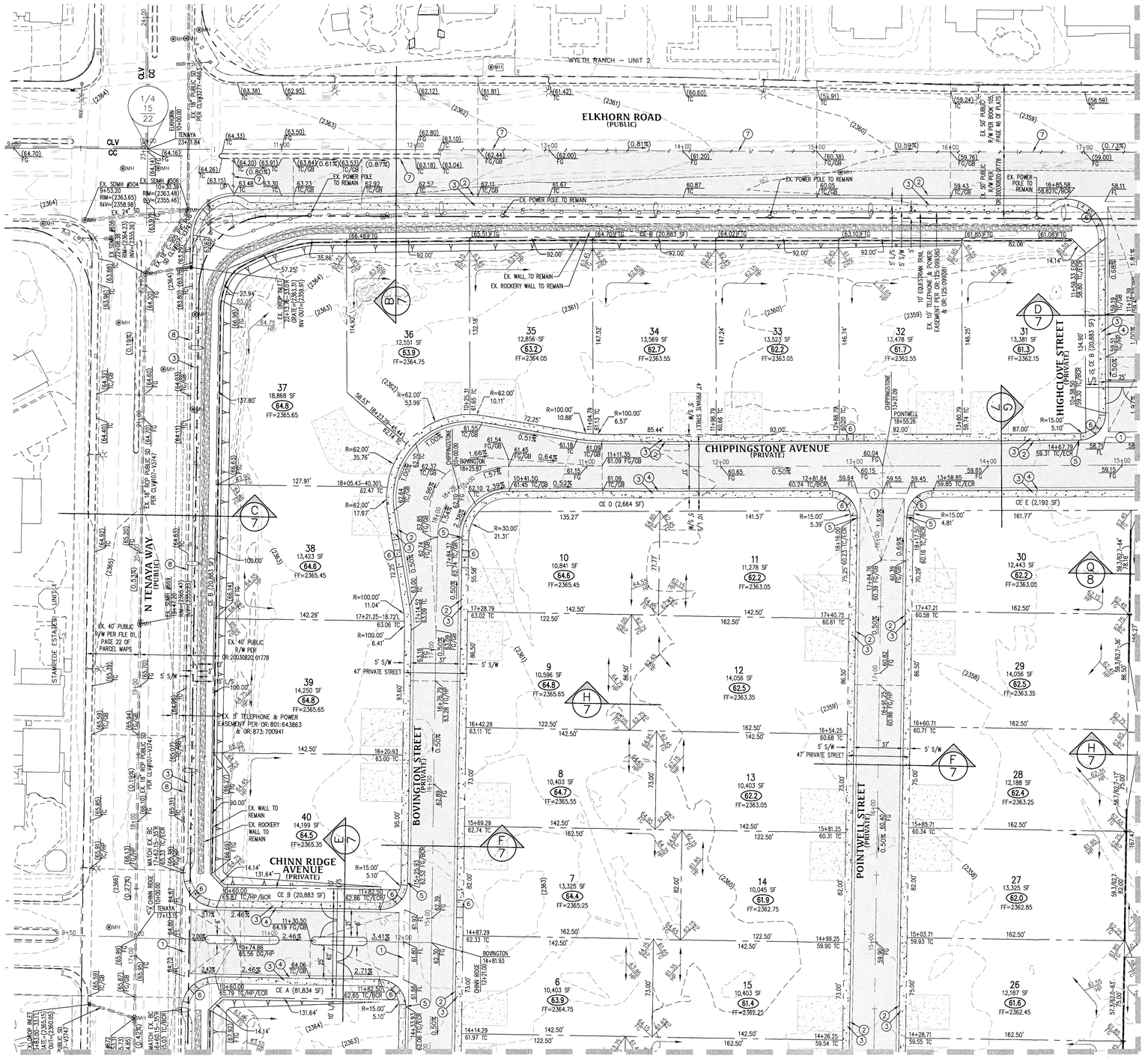
6. PRIVATE STREETS, CURB & GUTTER, AND VALLEY GUTTERS REFLECTED ON THESE PLANS ARE TO BE INSPECTED BY A CLARK COUNTY INSPECTOR.

7. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 236. EXACT LOCATION OF RAMPS SHALL BE DETERMINED IN THE FIELD BY A CLARK COUNTY INSPECTOR.

8. PROPER SIGNS, BARRIERS, BARRICADES AND LIGHTS SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE LATEST **MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.** TRAFFIC, SCHOOL, OR STREET SIGNS OF ANY KIND ARE NOT TO BE MOVED FOR ANY REASON WITHOUT FIRST COORDINATING WITH THE DEPARTMENT OF PUBLIC WORKS OFF–SITE INSPECTOR AT (702) 455–4610.

9. THIS PLAN DOES NOT AUTHORIZE CLOSURE OF ANY ROAD OR STREET.

10. NO OPEN TRENCH SHALL BE ALLOWED ACROSS ANY STREET OR WITHIN TEN (10) FEET OF ANY TRAVEL–WAY, EXCEPT WHEN WORK IS IN ACTUAL PROGRESS. AREAS COVERED BY ACCEPTABLE STEEL PLATE ARE NOT TO BE CONSTRUED AS A TRENCH. NO OPEN TRENCH IS PERMITTED IN EXCESS OF 500 FEET OR LENGTH NECESSARY TO ACCOMMODATE PIPE INSTALLATION IN A SINGLE DAY, WHICHEVER IS GREATER. TRENCH CROSSINGS AND BACKFILL SHALL MEET THE STANDARD SP



GRADING NOTES

1. ALL PROPOSED PAD ELEVATIONS AND SWALE ELEVATIONS ARE ROUGH GRADES. ALL OTHER PROPOSED ELEVATIONS ARE FINISHED GRADES.
2. THE GRADING PLANS SHALL BE AT THE PROJECT SITE THROUGHOUT THE COURSE OF CONSTRUCTION.
3. ALL GRADING SHALL BE PERFORMED IN CONFORMANCE WITH THE LINES, GRADES AND DETAILS AS SHOWN ON THESE PLANS. ANY DEVIATION FROM THESE PLANS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL FROM THE ENGINEER.
4. ALL PADS ARE TO BE GRADED WITHIN ±0.3' OF THE ELEVATIONS AS SHOWN ON THE PLANS. GRADING IS NOT COMPLETE UNTIL THE ENGINEER HAS CERTIFIED THAT THE PADS HAVE BEEN GRADED IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.

FLOODZONE NOTE

THIS SITE IS LOCATED COMPLETELY WITHIN ZONE X PER FEMA MAP #32003C1765F, PANEL 1765F, DATED NOVEMBER 16, 2011. ZONE X IS DETERMINED TO BE OUTSIDE THE 100--YEAR FLOODPLAIN.

SOILS INFORMATION

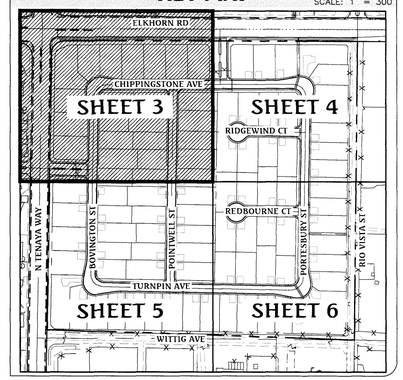
SOILS REPORT DATA
REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT No.: 12902--LVR
DATED: APRIL 27, 2016

CUT AND FILL DATA
CUT TOTAL: 31,623 CY
FILL TOTAL: 99,820 CY
NET (FILL): 68,197 CY

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

KEY MAP

SCALE: 1" = 300'



Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

FAST Call before you Underground 1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
Call before you Overhead 1-702-227-2929

NORTH

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GRADING LEGEND

- (1395) EX. MAJOR CONTOUR / EX. MINOR CONTOUR
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- CC / CLV CLARK COUNTY/CITY OF LAS VEGAS BOUNDARY LINE
- X X X EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING
- 37.3/38.7–12' APPROX. WALL LENGTH / TOP OF RETAINING WALL
- PROPOSED SCARP

PUBLIC DRAINAGE EASEMENT

DRAINAGE IMPROVEMENTS:	PUBLIC	PRIVATE
18" STORM DRAIN	32 LF	
2.5' TYPE CM2 DROP INLET	1 EA	
DRAINAGE EASEMENT CONCRETE	9,371 SF	
DRAINAGE EASEMENT BOLLARD	10 EA	
DRAINAGE EASEMENT WROUGHT IRON	300 SF	

THIS PROJECT WILL BE CONSTRUCTED WITH CONTINUOUS R--TYPE CURB ON THE FRONTAGE OF ALL LOTS

CONSTRUCTION NOTES

1. CONSTRUCT 6' WIDE CROSS GUTTER, PER CCAUSD No. 228
2. CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD No. 217.S2
3. CONSTRUCT 5' WIDE SIDEWALK, PER CCAUSD No. 234
4. CONSTRUCT "L" TYPE CURB AND GUTTER, PER CCAUSD No. 216
5. 5' TRANSITION FROM L--TYPE CURB/SPANDREL TO R--TYPE CURB
6. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT, PER CCAUSD No. 235, CASE I
7. SAWCUT AND MATCH EXISTING ASPHALT
8. EXISTING CURB AND GUTTER TO REMAIN AND PROTECT IN PLACE
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12. STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET, PER CCAUSD #421.

BASIS OF BEARING

NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 26 OF SURVEYS.

BENCHMARK

CLARK COUNTY BENCHMARK STATION: 6LV90 15SSE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RIO VISTA AND ELKHORN ROAD.

ELEVATION = 717.800 METERS (NAVD'88 V.2003)
ELEVATION = 2354.98 US SURVEY FEET (NAVD'88 V.2003)

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.

JAMES M. PEARCE, PE No. 9552 DATE:

NO.	DESCRIPTION	DATE	APP'D

DATE : 11/22/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.108
SCALE : 1"=40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritonnv.com

PROFESSIONAL ENGINEER STATE OF NEVADA JAMES M. PEARCE Exp. 12-31-17 CIVIL No. 9552

DR HORTON
ELKHORN 40
GRADING PLAN I

SHEET 3 OF 25
C.L.V. DWG.#

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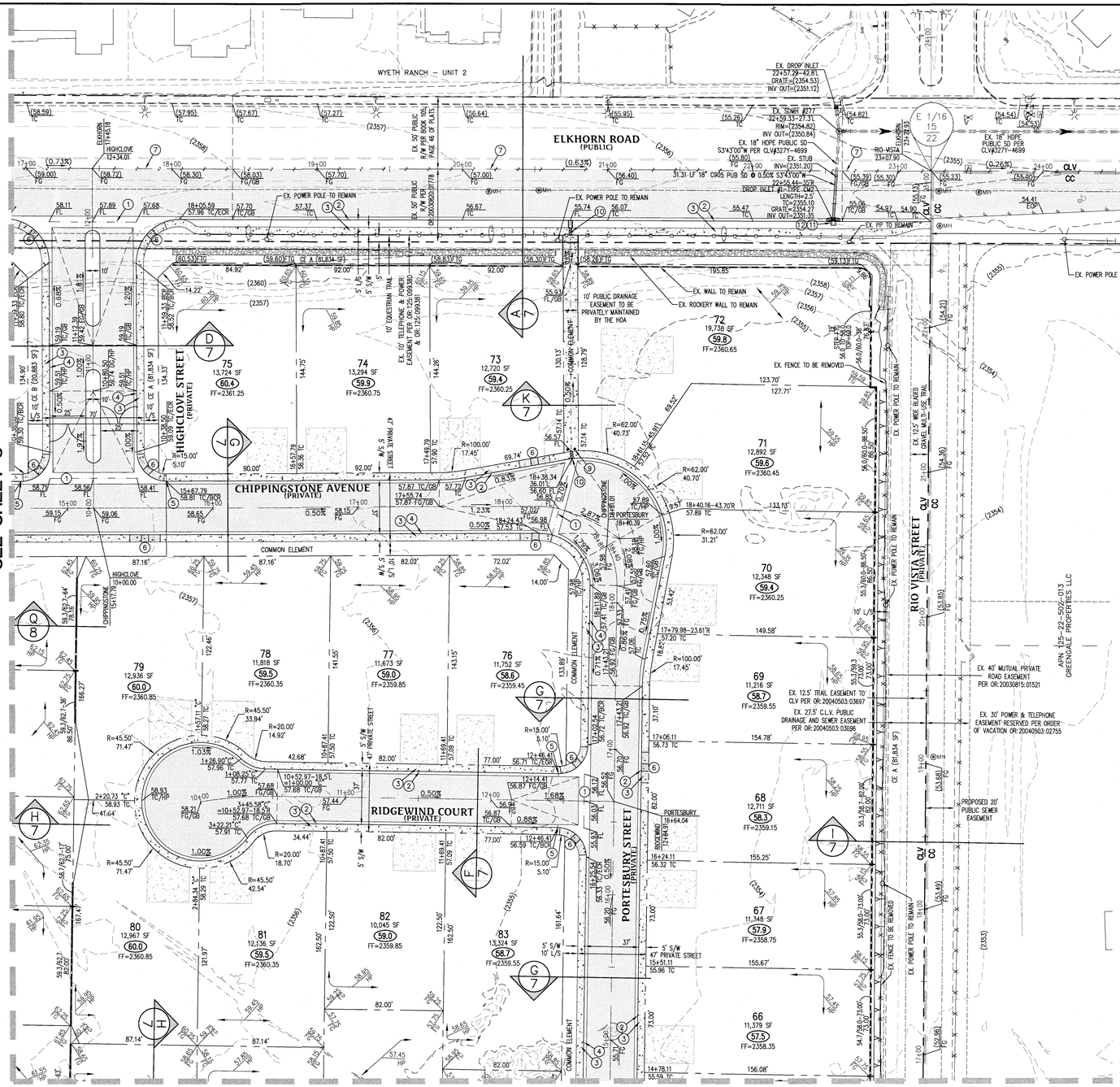

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5. ALL PLACEMENT OF OVERSIZED MATERIALS AND/OR FILL MATERIALS SHALL BE PER THE SOILS REPORT REFERENCED ON THIS PLAN.

FLOODZONE NOTE

THIS SITE IS LOCATED COMPLETELY WITHIN ZONE X PER FEMA MAP #32003C1765F, PANEL 1765F, DATED NOVEMBER 16, 2011. ZONE X IS DETERMINED TO BE OUTSIDE THE 100–YEAR FLOODPLAIN.

SOILS INFORMATION

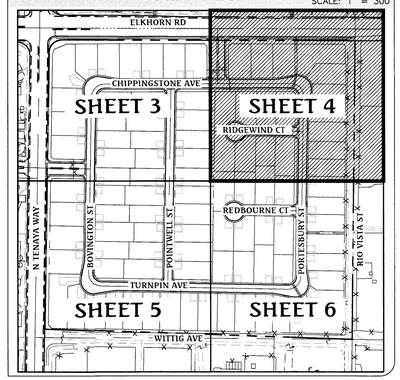
SOILS REPORT DATA
REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT No.: 12902–LVR
DATED: APRIL 27, 2016

CUT AND FILL DATA
CUT TOTAL: 31,623 CY
FILL TOTAL: 99,820 CY
NET (FILL): 68,197 CY

ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

KEY MAP

SCALE: 1" = 300'



GRADING LEGEND

- (1395) EX. MAJOR CONTOUR / EX. MINOR CONTOUR
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
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- CC / CLV — CLARK COUNTY/CITY OF LAS VEGAS BOUNDARY LINE
- X X X — EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- 37.3/38.7–12' — TOP OF FOOTING / APPROX. WALL LENGTH / TOP OF RETAINING WALL
- PROPOSED SCARP

PUBLIC DRAINAGE EASEMENT

DRAINAGE IMPROVEMENTS:	PUBLIC	PRIVATE
18" STORM DRAIN	32 LF	
2.5' TYPE CM2 DROP INLET	1 EA	
DRAINAGE EASEMENT CONCRETE	9,371 SF	
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BASIS OF BEARING

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CLARK COUNTY BENCHMARK STATION: 6LV90 15SSE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RIO VISTA AND ELKHORN ROAD.

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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.

JAMES M. PEARCE, PE No. 9552 DATE:

CONSTRUCTION NOTES

1. CONSTRUCT 8' WIDE CROSS GUTTER, PER CCAUSD No. 228
2. CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD No. 217.S2
3. CONSTRUCT 5' WIDE SIDEWALK, PER CCAUSD No. 234
4. CONSTRUCT "L" TYPE CURB AND GUTTER, PER CCAUSD No. 216
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THIS PROJECT WILL BE CONSTRUCTED WITH CONTINUOUS R–TYPE CURB ON THE FRONTAGE OF ALL LOTS

FOR CLARK COUNTY JURISDICTION ONLY

CLARK COUNTY
DEPARTMENT OF PUBLIC WORKS
DEVELOPMENT REVIEW
Acceptance of plans for filing

By _____
Acceptance of these plans for filing shall not be construed to be a permit for or an approval of any violation of any of the provisions of the state or county laws and/or specifications. Clark County shall be held free from damages which may result from the construction of the improvements from the engineering design depicted herein.

NOTE: Power poles and/or other existing facilities not in proper location based on proposed improvements shown hereon will be relocated at no expense to Clark County.

NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

FAST Call before you Underground 1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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DR HORTON
ELKHORN 40
GRADING PLAN II

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

SHEET 4 OF 25
C.L.V. DWG.#

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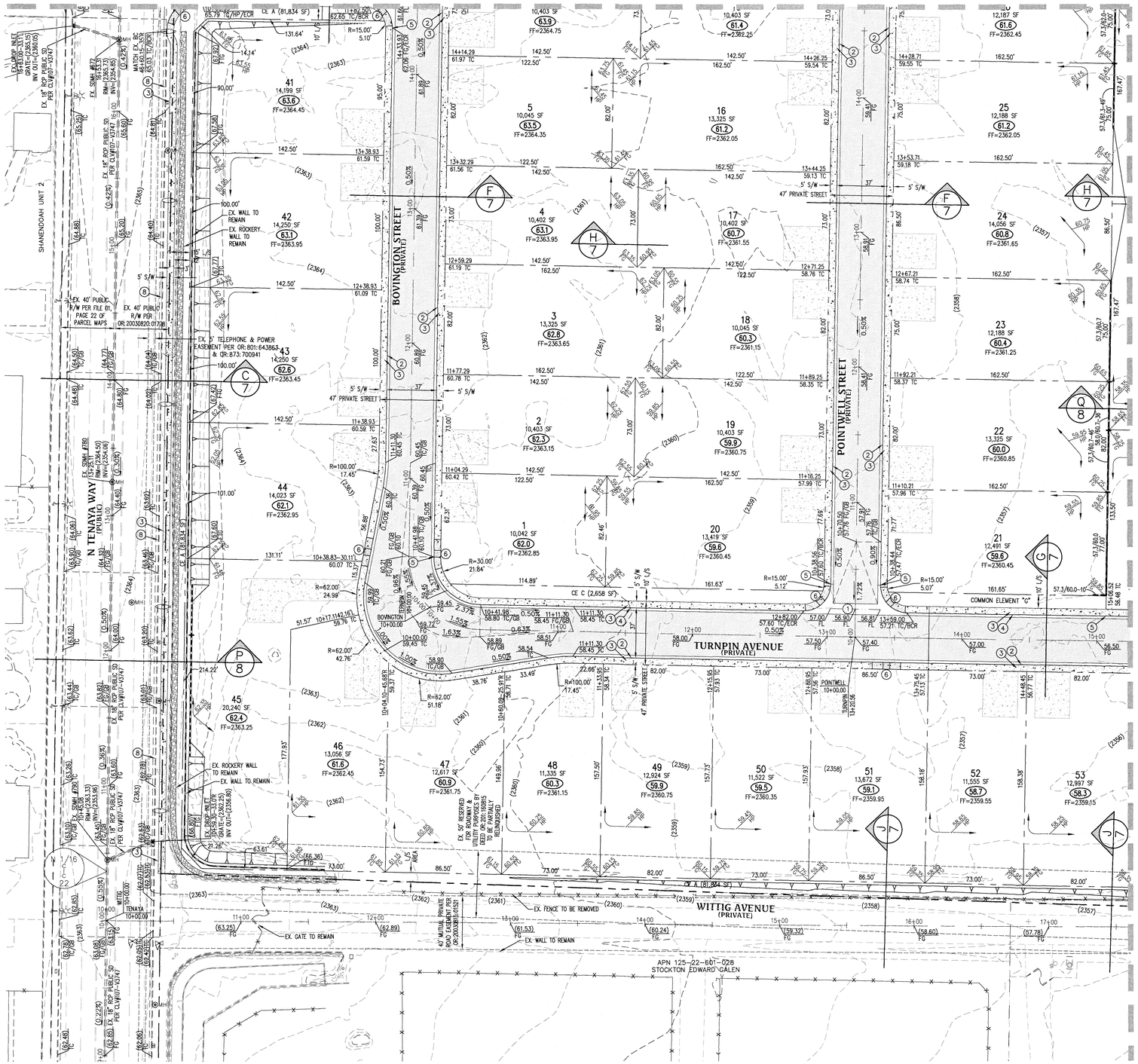
SEE SHEET 3

SEE SHEET 6



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REPORT BY: GEOTEK RESIDENTIAL, LLC
PROJECT No.: 12902-LVR
DATED: APRIL 27, 2016

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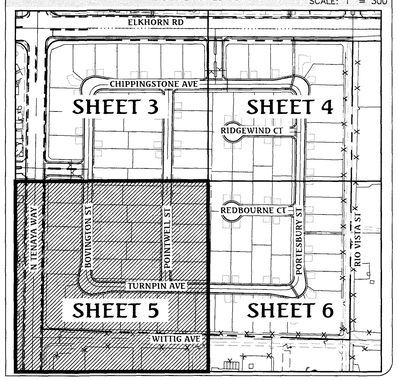

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DR HORTON
ELKHORN 40
GRADING PLAN III

PROFESSIONAL ENGINEER STATE OF NEVADA JAMES M. PEARCE Exp. 12-31-17 CIVIL No. 9552

SHEET 5 OF 25
C.L.V. DWG.#

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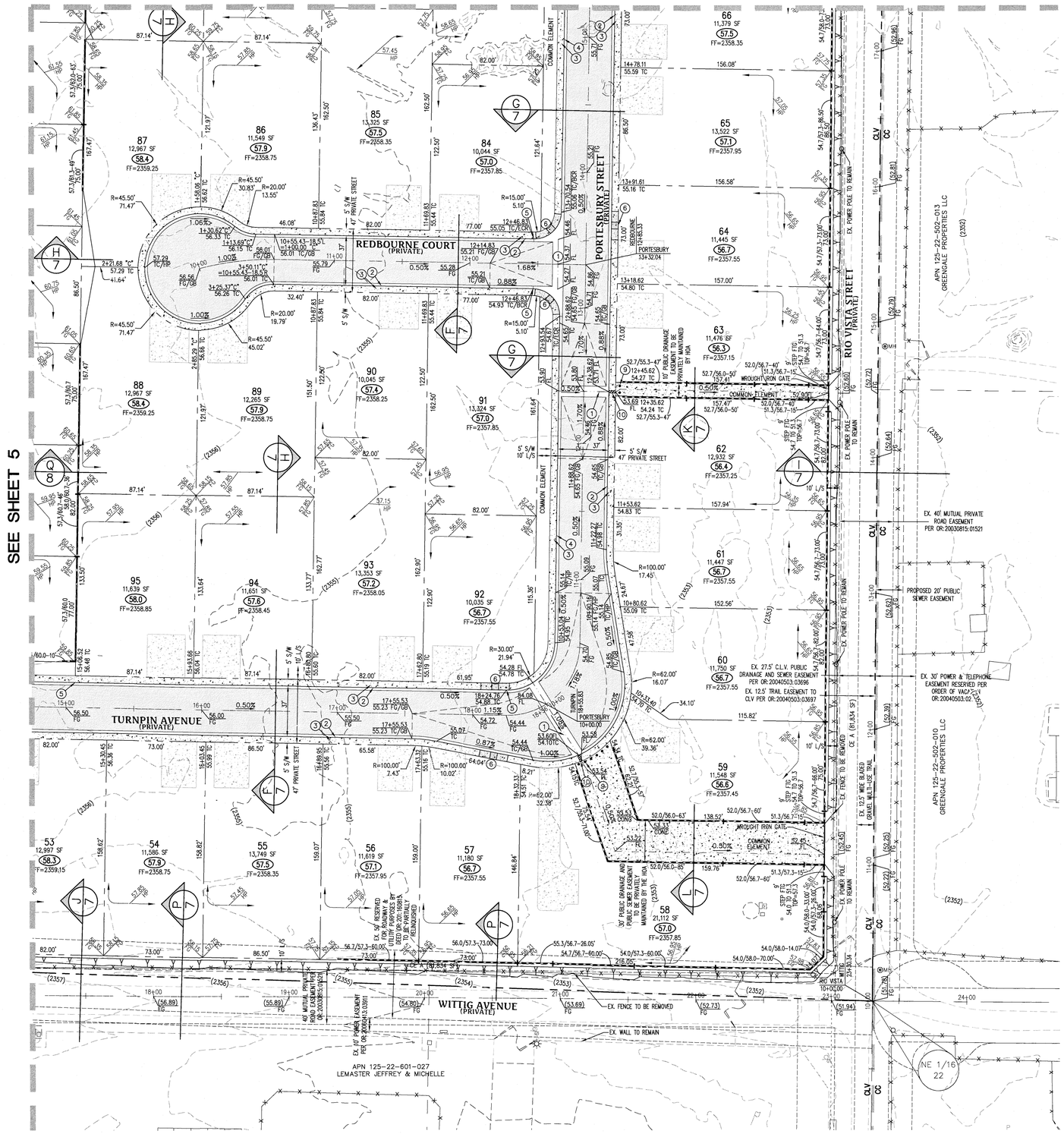
SEE SHEET 4

SEE SHEET 5



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PROJECT No.:	12902-LVR
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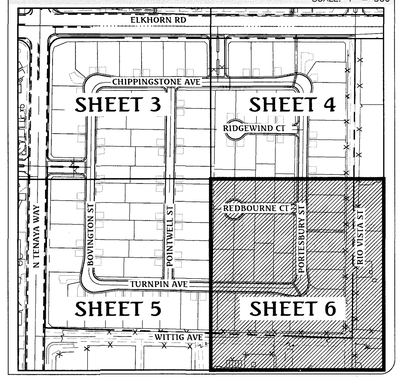

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PUBLIC DRAINAGE EASEMENT

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DR HORTON
ELKHORN 40
GRADING PLAN IV

PROFESSIONAL ENGINEER STATE OF NEVADA JAMES M. PEARCE Exp. 12-31- CIVIL No. 9552

SHEET 6 OF 25
C.L.V. DWG.#

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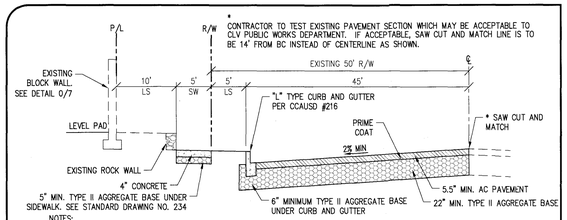

* CONTRACTOR TO TEST EXISTING PAVEMENT SECTION WHICH MAY BE ACCEPTABLE TO CLV PUBLIC WORKS DEPARTMENT. IF ACCEPTABLE, SAW CUT AND MATCH LINE IS TO BE 14' FROM BC INSTEAD OF CENTERLINE AS SHOWN.

NOTES:
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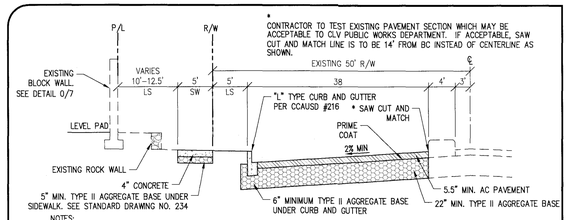
A / 7 STREET SECTION – ELKHORN ROAD
PER STD. DWG. NO 202 (NOT TO SCALE)



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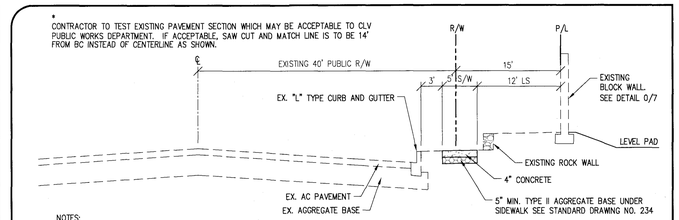

* CONTRACTOR TO TEST EXISTING PAVEMENT SECTION WHICH MAY BE ACCEPTABLE TO CLV PUBLIC WORKS DEPARTMENT. IF ACCEPTABLE, SAW CUT AND MATCH LINE IS TO BE 14' FROM BC INSTEAD OF CENTERLINE AS SHOWN.

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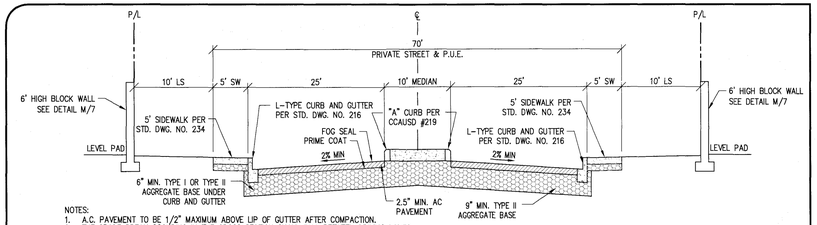
1. A.C. PAVEMENT TO BE 1/2" MAXIMUM ABOVE LIP OF GUTTER AFTER COMPACTION.
2. THE GRADE BREAK OCCURING IN THE CROSS SECTION SHALL FALL BETWEEN DRIVING LANES.
3. STRUCTURAL SECTION SHOWN IS BASED ON A SUBGRADE "R" VALUE OR 20. OTHER STRUCTURAL SECTIONS MAY BE REQUIRED BASED ON ENGINEERING ANALYSIS OF "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING.

C / 7 STREET SECTION – TENAYA WAY
PER STD. DWG. NO 205 (NOT TO SCALE)



NOTES:
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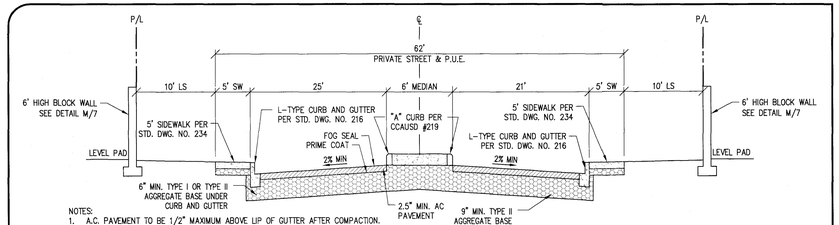
D / 7 STREET SECTION – HIGHCLOVE STREET ENTRANCE
(NOT TO SCALE)



NOTES:
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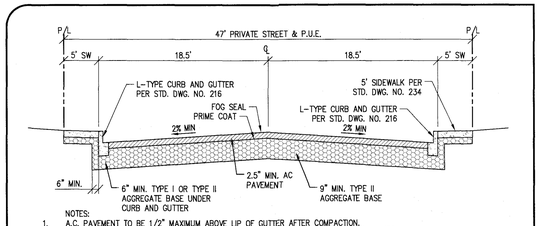
2. THE GRADE BREAK OCCURING IN THE CROSS SECTION SHALL FALL BETWEEN DRIVING LANES.
3. STRUCTURAL SECTION SHOWN IS BASED ON A SUBGRADE "R" VALUE OR 20. OTHER STRUCTURAL SECTIONS MAY BE REQUIRED BASED ON ENGINEERING ANALYSIS OF "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING.

E / 7 STREET SECTION – CHINN RIDGE AVENUE ENTRANCE
(NOT TO SCALE)



NOTES:
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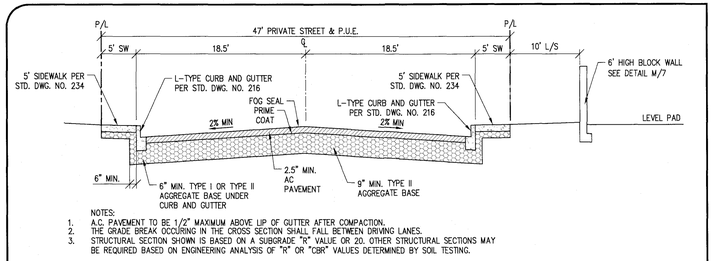
F / 7 STREET SECTION – PRIVATE STREET
PER STD. DWG. NO 206.S1 (NOT TO SCALE)



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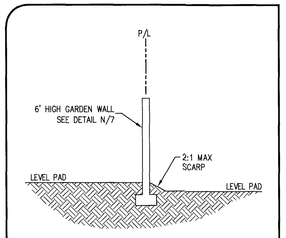
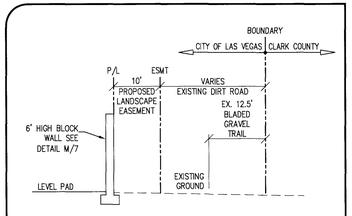
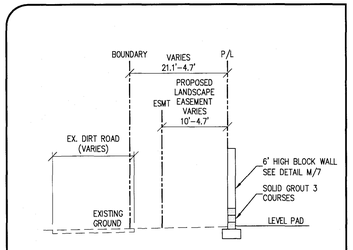
G / 7 STREET SECTION – PRIVATE STREET
PER STD. DWG. NO 206.S1 (NOT TO SCALE)



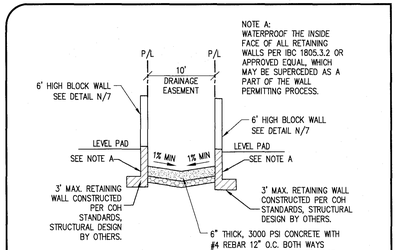
H / 7 INTERIOR SECTION
(NOT TO SCALE)



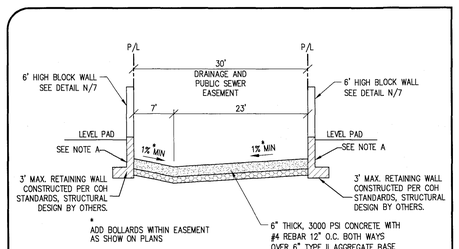
I / 7 PERIMETER SECTION
(NOT TO SCALE)



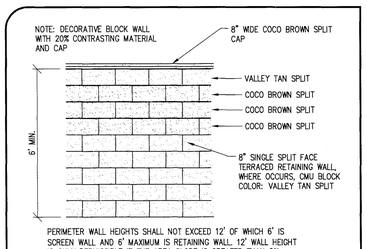
J / 7 PERIMETER SECTION
(NOT TO SCALE)



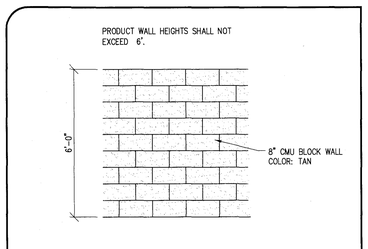
K / 7 DRAINAGE EASEMENT SECTION
(NOT TO SCALE)



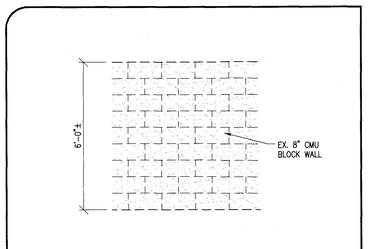
DRAINAGE AND SANITARY SEWER EASEMENT SECTION
L / 7 (NOT TO SCALE)



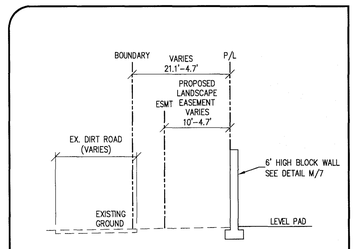
M / 7 PERIMETER WALL DETAIL
(NOT TO SCALE)



N / 7 PRODUCT WALL DETAIL
(NOT TO SCALE)



O / 7 EXISTING PERIMETER WALL
(NOT TO SCALE)



P / 7 PERIMETER SECTION
(NOT TO SCALE)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

FAST Call before you Underground 1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
Call before you Overhead 1-702-227-2929

NO.	DESCRIPTION	DATE	APP'D

DATE : 11/22/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.108
SCALE : AS NOTED

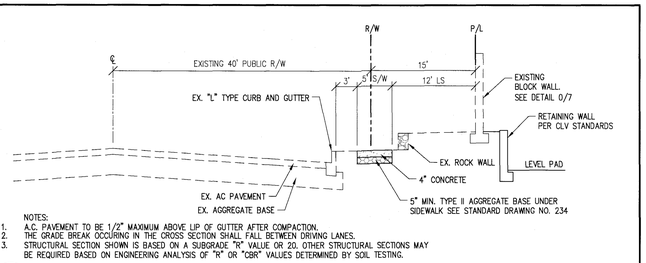
Triton Engineering
6757 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritonnrg.com

DR HORTON
ELKHORN 40
DETAILS I

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

SHEET 7 OF 25
C.L.V. DWG.#

Q:\Triton Drawings\007.108 Elkhorn Tenaya\DRAWINGS\Drainage Study\03 007.108-TDS-Details.dwg dreese Wed, 30 Nov 2016 - 12:25pm



NOTES:
1. A.C. PAVEMENT TO BE 1/2" MAXIMUM ABOVE LIP OF GUTTER AFTER COMPACTION.
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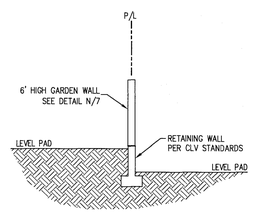
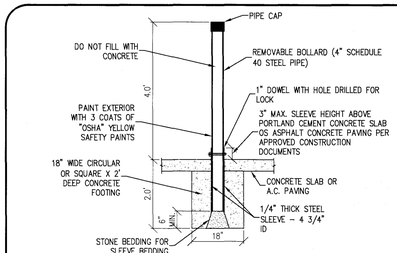
P/8 STREET SECTION – TENAYA WAY
PER STD. DWG. NO 205 (NOT TO SCALE)



Q/8 INTERIOR SECTION
(NOT TO SCALE)



R/8 BOLLARD DETAIL (REMOVABLE, LOCKING)
DCSWCS SD-38 (NOT TO SCALE)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

FAST Call before you Underground 1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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NO.	DESCRIPTION	DATE	APP'D

DATE : 11/22/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.108
SCALE : AS NOTED

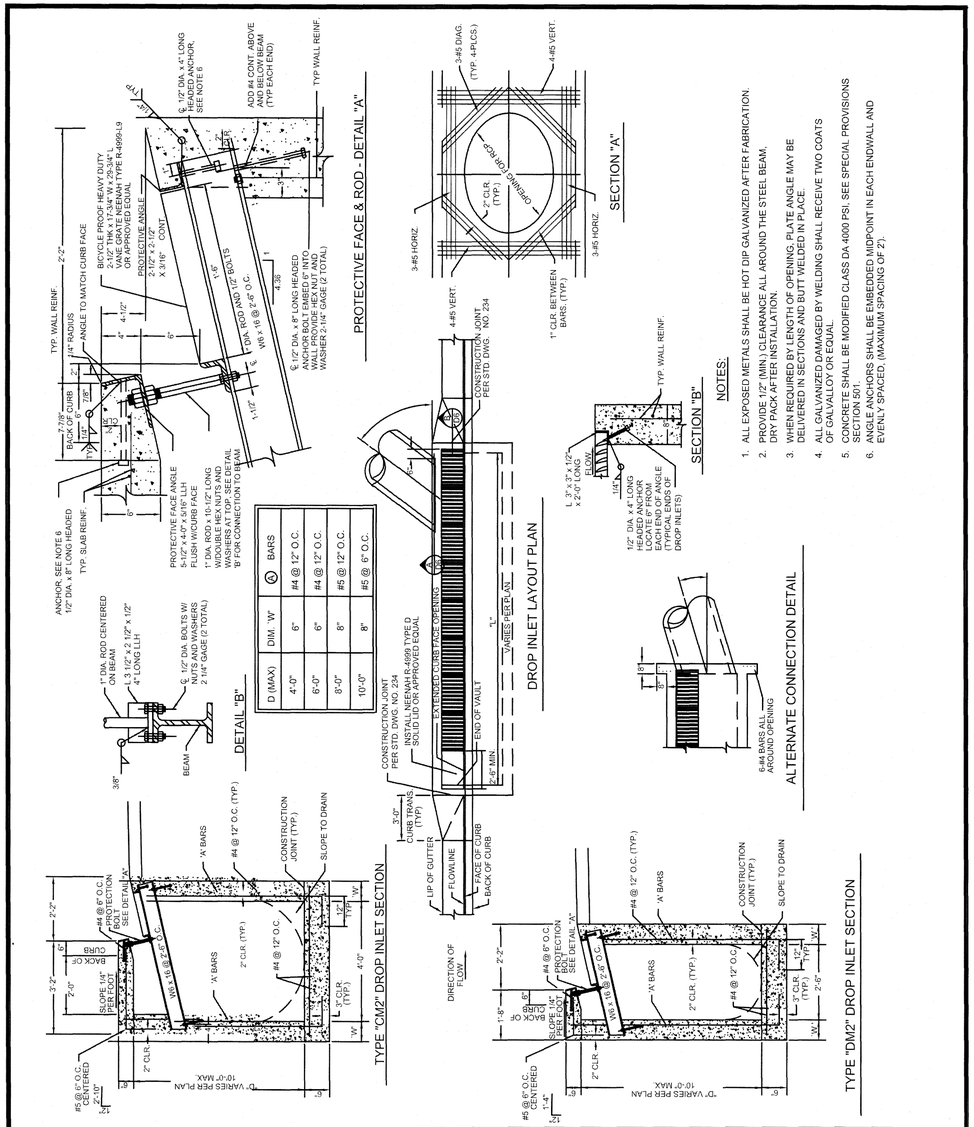
Triton Engineering
6757 W. Charleston Blvd. Suite B Las Vegas, Nevada 89146
Office: (702) 254-1480 Fax: (702) 254-3062 www.tritonengr.com

DR HORTON
ELKHORN 40
DETAILS II

PROFESSIONAL ENGINEER STATE OF NEVADA JAMES M. PEARCE Exp. 12-31-17 CIVIL No. 9552
11/30/16

SHEET 8 OF 25
C.L.V. DWG.#

G:\Triton Drawings\007.108 Elkhorn Tenaya\DRAWINGS\DrainageStudy\03 007.108-TDS-Details.dwg dreese Wed, 30 Nov 2016 – 12:25pm



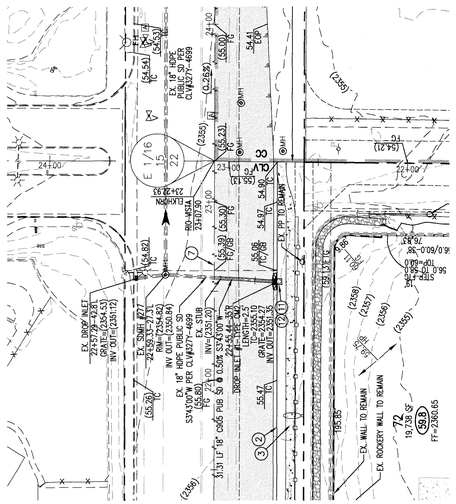
AGENCY APPROVED	B	C	H	L	M	N

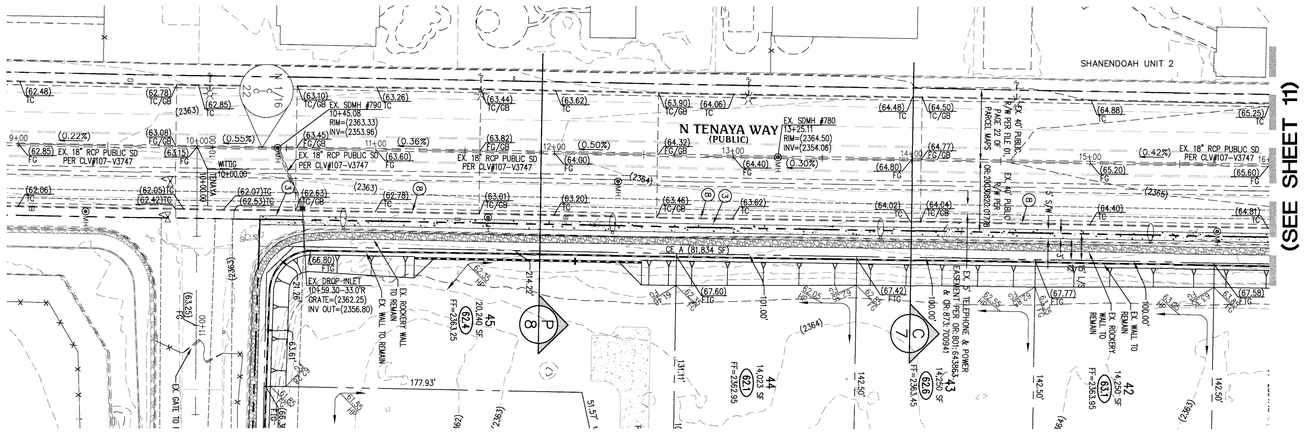
SPECIFICATION REFERENCE	
501	CONCRETE
501	CONCRETE STRUCTURES
501	REINFORCING STEEL
501	STEEL

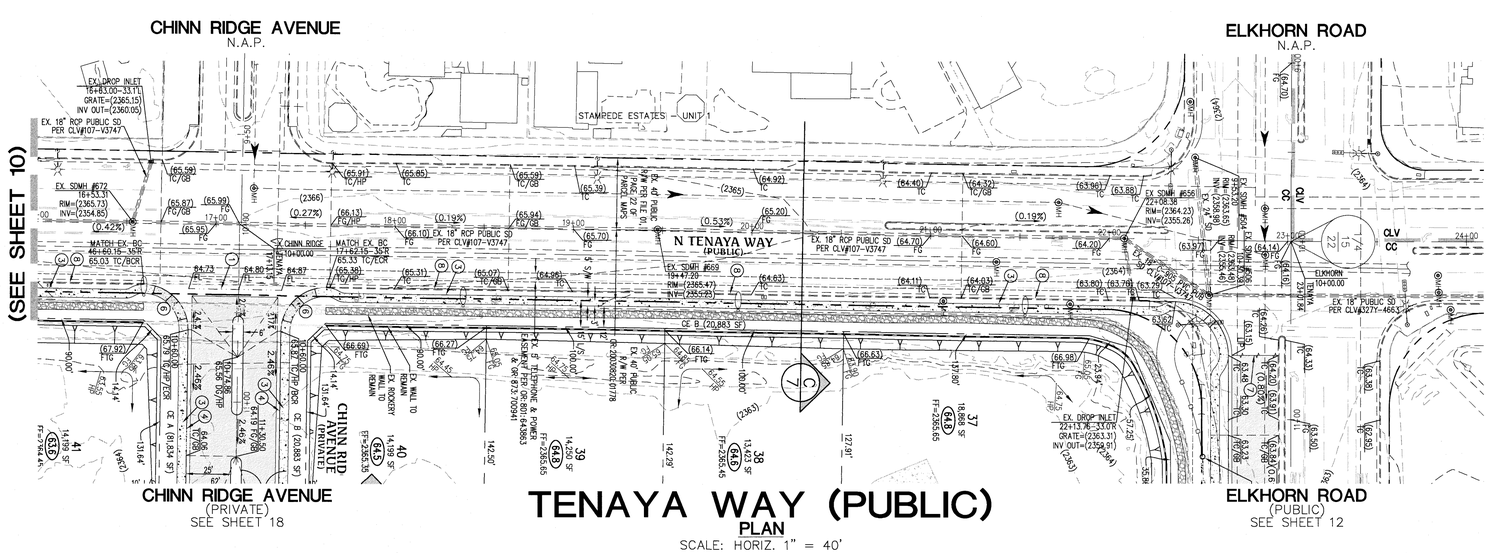
UNIFORM STANDARD DRAWINGS
CLARK COUNTY AREA

TYPE "C-D" MODIFIED
DROP INLET

DATE 9-14-06 | DWG. NO. 412.1


EX. DROP INLET
RIM=2357.77
GRATE=2354.43
INV OUT=(2351.12)
EX. SMH #7
RIM=2360.84
INV OUT=(2350.84)
EX. 18" HDPE PUBLIC SD
EX. STUB
INV=(2351.20)
EX. 18" HDPE PUBLIC SD
STA 1+00.00
TC=2355.10
GRATE=2354.27
INV OUT=2351.35
DROP INLET #1
EX. ROCKERY WALL TO REMAIN
EX. WALL TO REMAIN
EX. PP TO REMAIN
EX. 18" HDPE PUBLIC SD PER PLAN #4998
EX. 18" HDPE PUBLIC SD
EX. 18" HDPE PUBLIC SD
EX. 18" HDPE PUBLIC SD

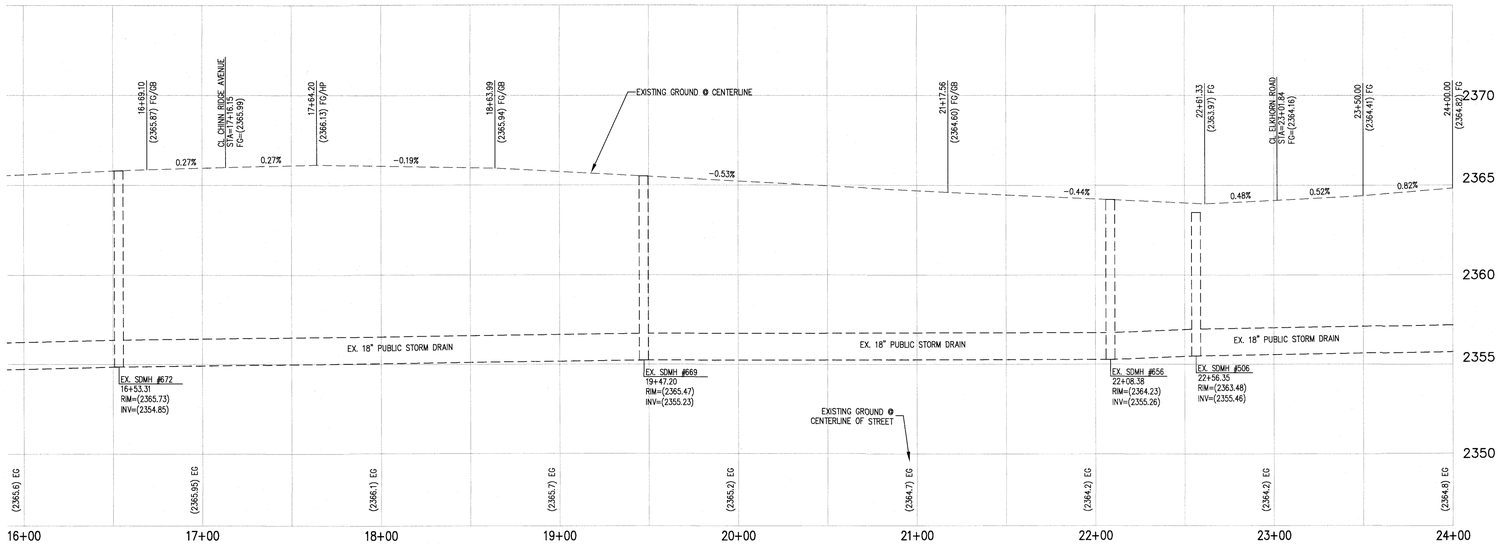

SHANENDOAH UNIT 2
N TENAYA WAY (PUBLIC)
EX. SDMH #780
15+25.11
RIM=(2364.50)
INV=(2354.06)
EX. 18" RCP PUBLIC SD PER CLVF107-V3747
EX. SDMH #790
10+45.08
RIM=(2363.33)
INV=(2353.96)
EX. DROP INLET
10+58.30 33.0R
GRATE=(2362.25)
INV OUT=(2356.80)
EX. ROCKERY WALL TO REMAIN
EX. 5' TELEPHONE & POWER EASEMENT PER BK.87,0704 & BK.143,0868
EX. 40' PUBLIC ACCESS EASEMENT PER BK.20020822,0002
EX. 12' WATER EASEMENT PER BK.20020822,0002
EX. 10' PUBLIC UTILITY EASEMENT PER BK.20020822,0002
EX. 10' PUBLIC UTILITY EASEMENT PER BK.20020822,0002
EX. 5' SAN. SEWER EASEMENT PER BK.20020822,0002
EX. 40' PUBLIC ACCESS EASEMENT PER BK.20020822,0002
EX. 10' PUBLIC UTILITY EASEMENT PER BK.20020822,0002
EX. 5' SAN. SEWER



TENAYA WAY (PUBLIC)

PLAN

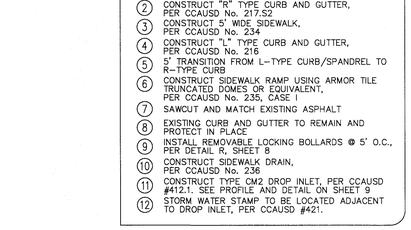
SCALE: HORIZ. 1" = 40'



TENAYA WAY (PUBLIC)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



CONSTRUCTION NOTES

1. CONSTRUCT 8' WIDE CROSS GUTTER, PER CCAUSD No. 228
2. CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD No. 217.S2
3. CONSTRUCT 5' WIDE SIDEWALK, PER CCAUSD No. 234
4. CONSTRUCT "L" TYPE CURB AND GUTTER, PER CCAUSD No. 216
5. 5' TRANSITION FROM L-TYPE CURB/SPANDREL TO R-TYPE CURB
6. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT, PER CCAUSD No. 235, CASE I
7. SAWCUT AND MATCH EXISTING ASPHALT
8. EXISTING CURB AND GUTTER TO REMAIN AND PROTECT IN PLACE
9. INSTALL REMOVABLE LOCKING BOLLARDS @ 5' O.C., PER DETAIL R, SHEET 8
10. CONSTRUCT SIDEWALK DRAIN, PER CCAUSD No. 236
11. CONSTRUCT TYPE CM2 DROP INLET, PER CCAUSD #412.1. SEE PROFILE AND DETAIL ON SHEET 9
12. STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET, PER CCAUSD #421.

GRADING LEGEND

- EX. MAJOR CONTOUR (1395)
- EX. MINOR CONTOUR
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- CC / CLV — CLARK COUNTY/CITY OF LAS VEGAS BOUNDARY LINE
- EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- 37.3/38.7-12' — TOP OF FOOTING APPROX. WALL LENGTH TOP OF RETAINING WALL
- PROPOSED SCARP

BASIS OF BEARING

NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 26 OF SURVEYS.

BENCHMARK

CLARK COUNTY BENCHMARK STATION: 6LV90 15SSE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RIO VISTA AND ELKHORN ROAD.

ELEVATION = 717.800 METERS (NAVD'88 V.2003)
ELEVATION = 2354.98 US SURVEY FEET (NAVD'88 V.2003)

NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.108
SCALE : 1"=40'

Triton Engineering
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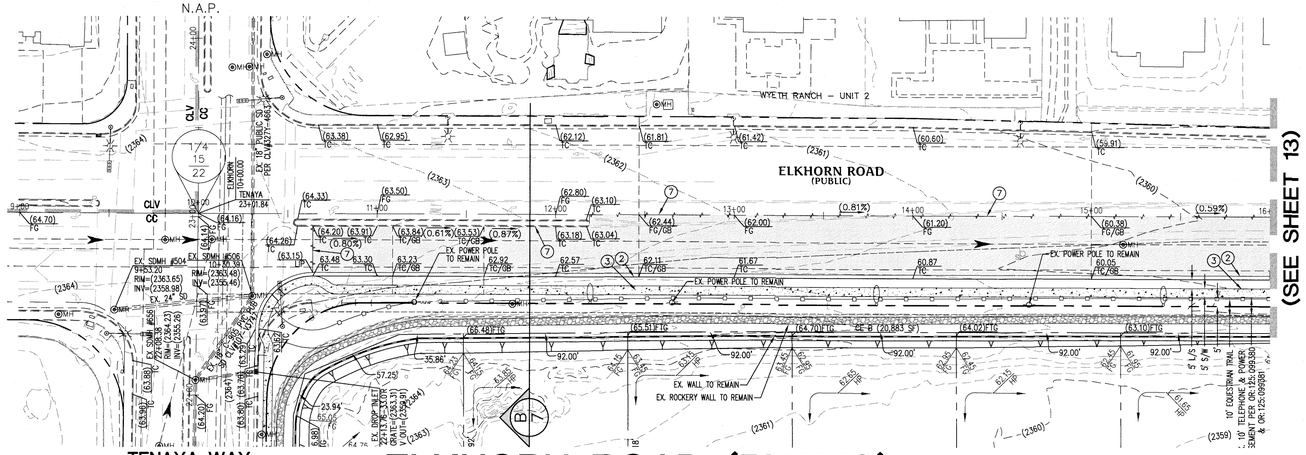
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1062
www.tritoneng.com

DR HORTON
ELKHORN 40
TENAYA WAY II
(16+00 - 24+00)
PLAN AND PROFILE

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
11-30-16

SHEET 11 OF 25
C.L.V. DWG.#

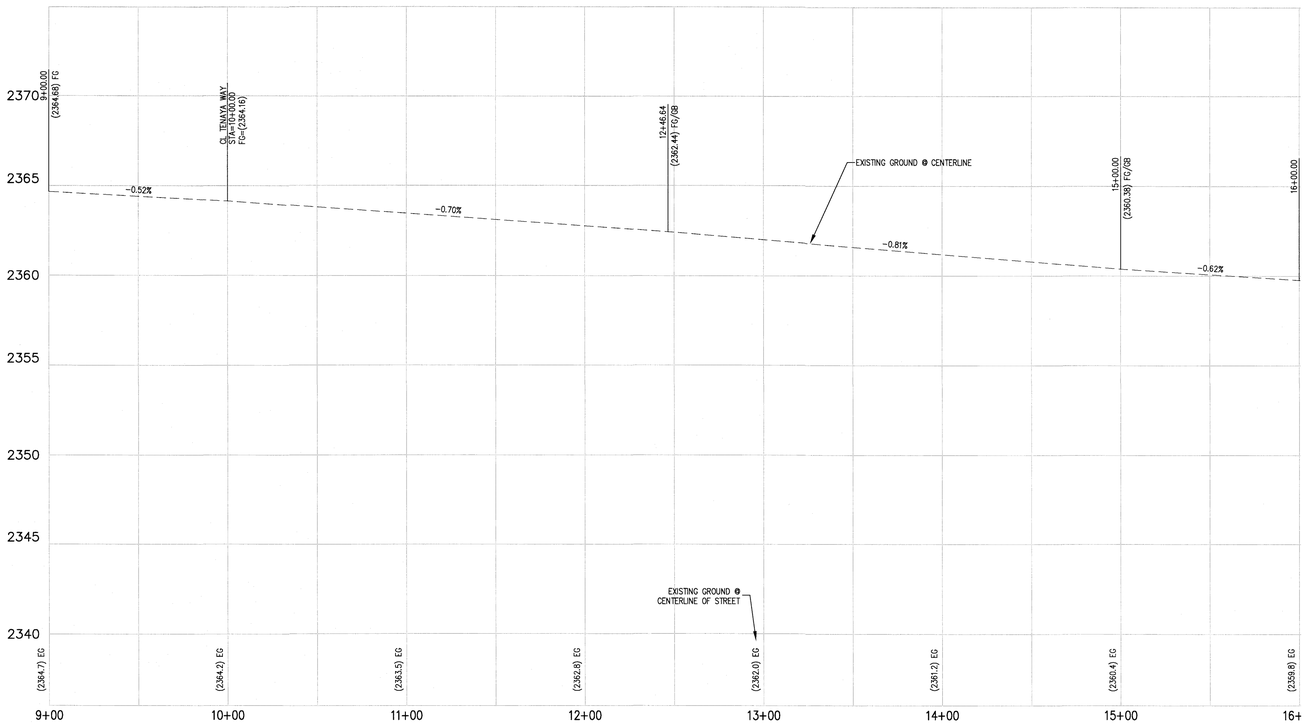
Q:\Triton Drawings\007.108 Elkhorn Tenaya\DRAWINGS\DrainageStudy\DS 007.108- TDS- Profiles- dfisite.dwg dresse Wed, 30 Nov 2016 - 12:27pm



ELKHORN ROAD (PUBLIC)

PLAN

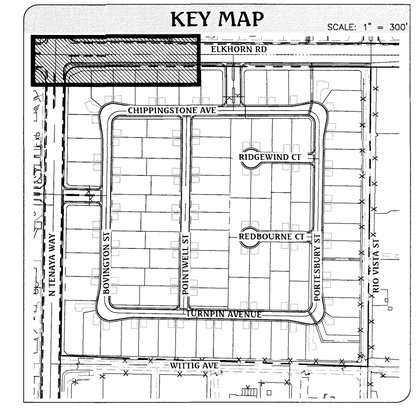
SCALE: HORIZ. 1" = 40'



ELKHORN ROAD (PUBLIC)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



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GRADING LEGEND

- (1395) EX. MAJOR CONTOUR / EX. MINOR CONTOUR
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- CC / CLV — CLARK COUNTY/CITY OF LAS VEGAS BOUNDARY LINE
- X X X — EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- 37.3/38.7-12' — TOP OF FOOTING / APPROX. WALL LENGTH / TOP OF RETAINING WALL
- PROPOSED SCARP

BASIS OF BEARING

NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 26 OF SURVEYS.

BENCHMARK

CLARK COUNTY BENCHMARK STATION: 6LV90 15SSE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RIO VISTA AND ELKHORN ROAD.

ELEVATION = 717.800 METERS (NAVD'88 V.2003)
ELEVATION = 2354.98 US SURVEY FEET (NAVD'88 V.2003)

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Call before you Dig
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CALL 811 OR 1-800-227-2600

FAST Call before you Underground 1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
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NO.	DESCRIPTION	DATE	APP'D

DATE : 11/22/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.108
SCALE : 1"=40'

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www.tritonerg.com

DR HORTON
ELKHORN 40
ELKHORN ROAD I
(9+00 - 16+00)
PLAN AND PROFILE

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
No. 9552
Exp. 12-31-17
CIVIL
11-22-16

SHEET 12 OF 25
C.L.V. DWG.#

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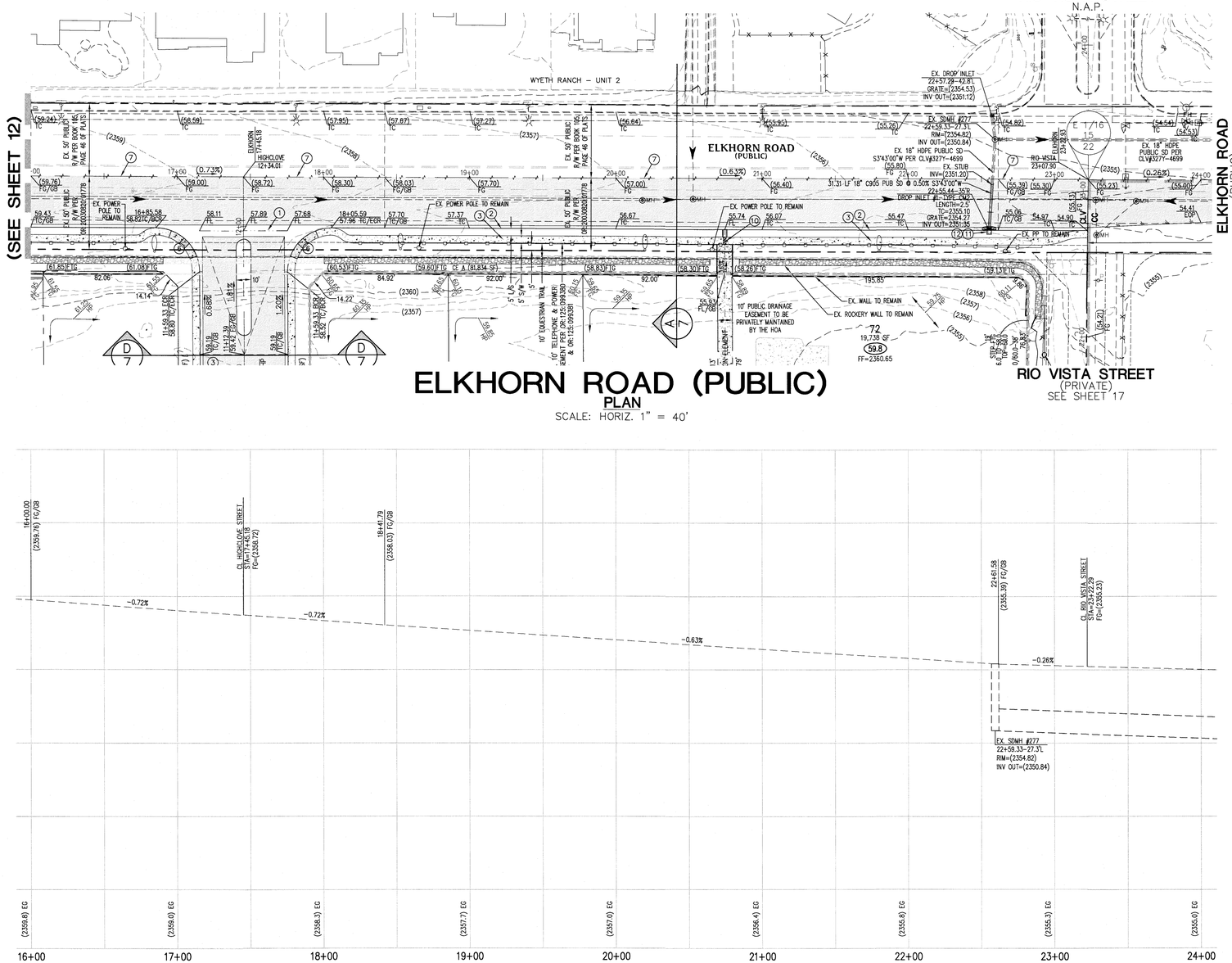
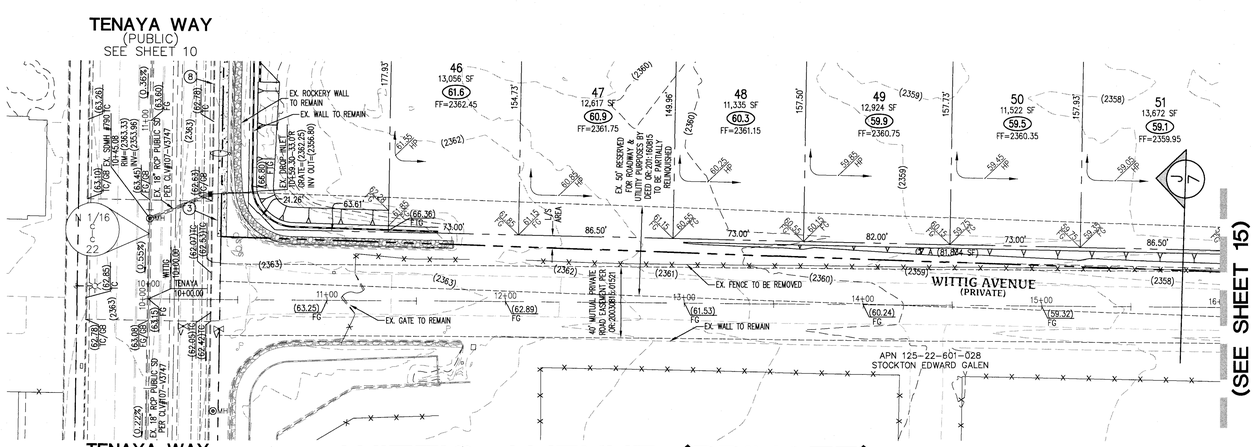
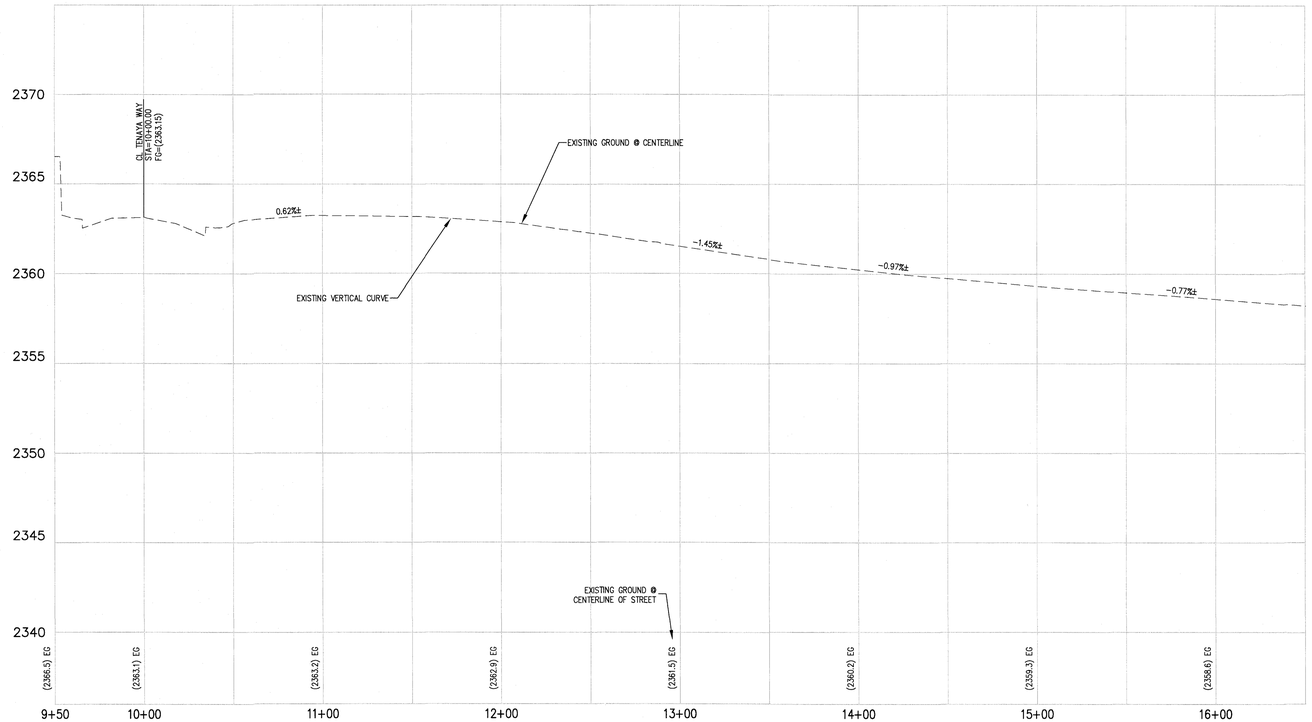

RIO VISTA STREET
N.A.P.
WYETH RANCH – UNIT 2
(SEE SHEET 12)
ELKHORN ROAD
(PUBLIC)
ELKHORN ROAD (PUBLIC)
SEE SHEET 4
EX. DROP INLET
22+57.29-42.81
GRATE=(2354.53)
INV OUT=(2351.12)
EX. SDMH #277
22+59.33-27.31
RIM=(2354.82)
INV OUT=(2350.84)
EX. 18" HDPE PUBLIC SD
S3°43'00"W PER CLV#3277-4699
EX. STUB
INV=(2351.20)
22+50.44-35.57
DROP INLET # TYPE CM2
LENGTH=2.5
TC=2355.10
GRATE=2354.27
INV OUT=2351.35
EX. 18" HDPE
PUBLIC SD PER
CLV#3277-4699
EX. 16" PVC PUBLIC
R/W PER BOOK 105
PAGE 46 OF PLATS
EX. 50' PUBLIC
R/W PER BOOK 105
PAGE 46 OF PLATS
EX. 50' PUBLIC
R/W PER
OR-20030320019778
EX. 50' PUBLIC
R/W PER
OR-20030320019778
EX. POWER POLE TO REMAIN
EX. POWER POLE TO REMAIN
EX. POWER POLE TO REMAIN
EX. PP TO REMAIN
EX. WALL TO REMAIN
EX. ROCKERY WALL TO REMAIN
31.31 LF 18" C905 PUB SD @ 0.50% S3°43'00"W
10' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOA
10' EQUESTRIAN TRAIL
10' TELEPHONE & POWER EASEMENT PER OR-125:099380 & OR-125:099381
5' S/W
5' S/W
72
19,738 SF
59.8
FF=2360.65
HIGHCLOVE
17+43.18
RIO VISTA
23+07.90
RIO VISTA
23+22.23
ELKHORN
23+07.90
ELKHORN
23+22.23
E 1/16
15
22
CC
CLV
16+85.58
58.92 TC/EGR
18+05.59
57.96 TC/EGR
TC/GB
FG/GB
EOP
MH
CB
(2359)
(2358)
(2357)
(2356)
(2355)
(2360)
-0.72%
-0.72%
-0.63%
-0.26%
0.72%
0.63%
0.26%
82.00
84.92
92.00
92.00
195.85
14.14
14.22
10'
1.81%
1.20%
1.20%
1.81%
1.20%
1.20%
1.81%
1.20%
1.20%



WITTIG AVENUE (PRIVATE)

PLAN

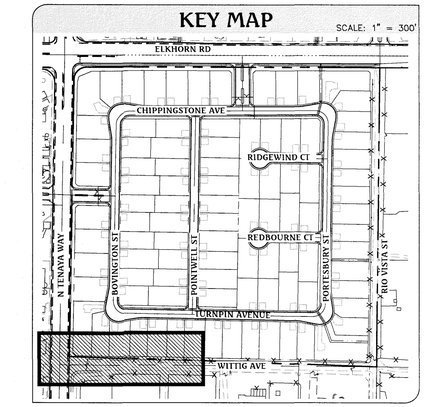
SCALE: HORIZ. 1" = 40'



WITTIG AVENUE (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



CONSTRUCTION NOTES

1. CONSTRUCT 8' WIDE CROSS GUTTER, PER CCAUSD No. 228
2. CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD No. 217.S2
3. CONSTRUCT 5' WIDE SIDEWALK, PER CCAUSD No. 234
4. CONSTRUCT "L" TYPE CURB AND GUTTER, PER CCAUSD No. 216
5. 5' TRANSITION FROM L-TYPE CURB/SPANDREL TO R-TYPE CURB
6. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT, PER CCAUSD No. 235, CASE I
7. SAWCUT AND MATCH EXISTING ASPHALT
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10. CONSTRUCT SIDEWALK DRAIN, PER CCAUSD No. 236
11. CONSTRUCT TYPE CM2 DROP INLET, PER CCAUSD #412.1. SEE PROFILE AND DETAIL ON SHEET 9
12. STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET, PER CCAUSD #421.

GRADING LEGEND

- (1395) EX. MAJOR CONTOUR / EX. MINOR CONTOUR
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- STREET CENTERLINE
- EDGE OF PAVEMENT
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- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- CC / CLV — CLARK COUNTY/CITY OF LAS VEGAS BOUNDARY LINE
- EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- 37.3/38.7-12' — TOP OF FOOTING / APPROX. WALL LENGTH / TOP OF RETAINING WALL
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CIVIL
11-30-16

SHEET 14 OF 25
C.L.V. DWG.#

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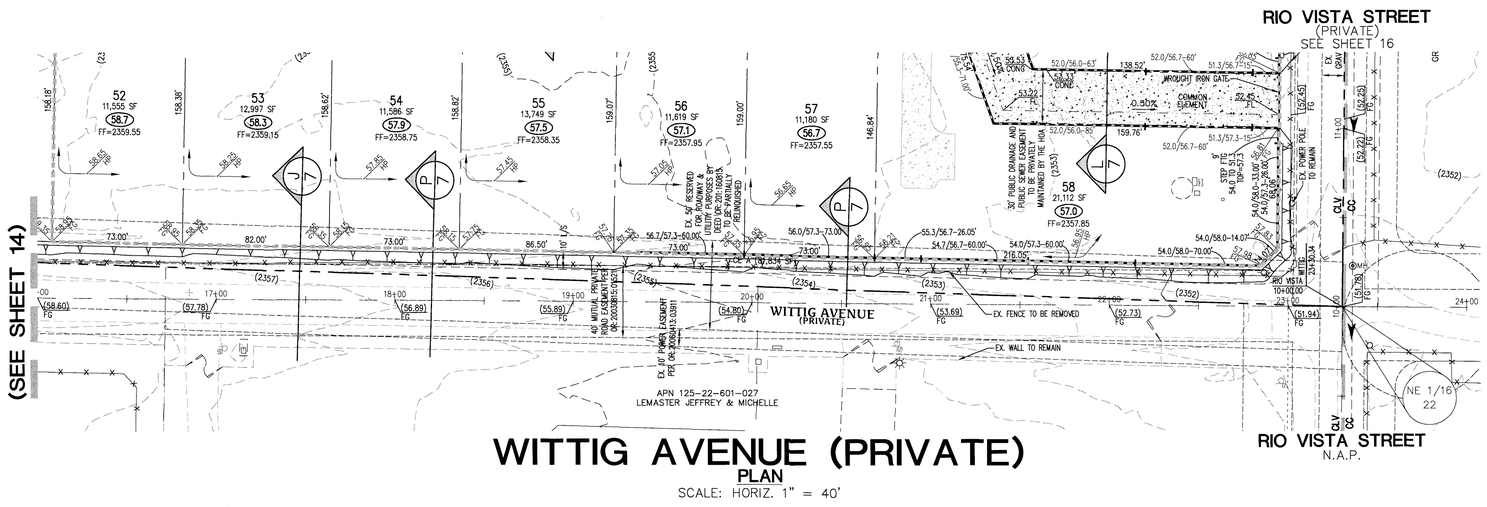
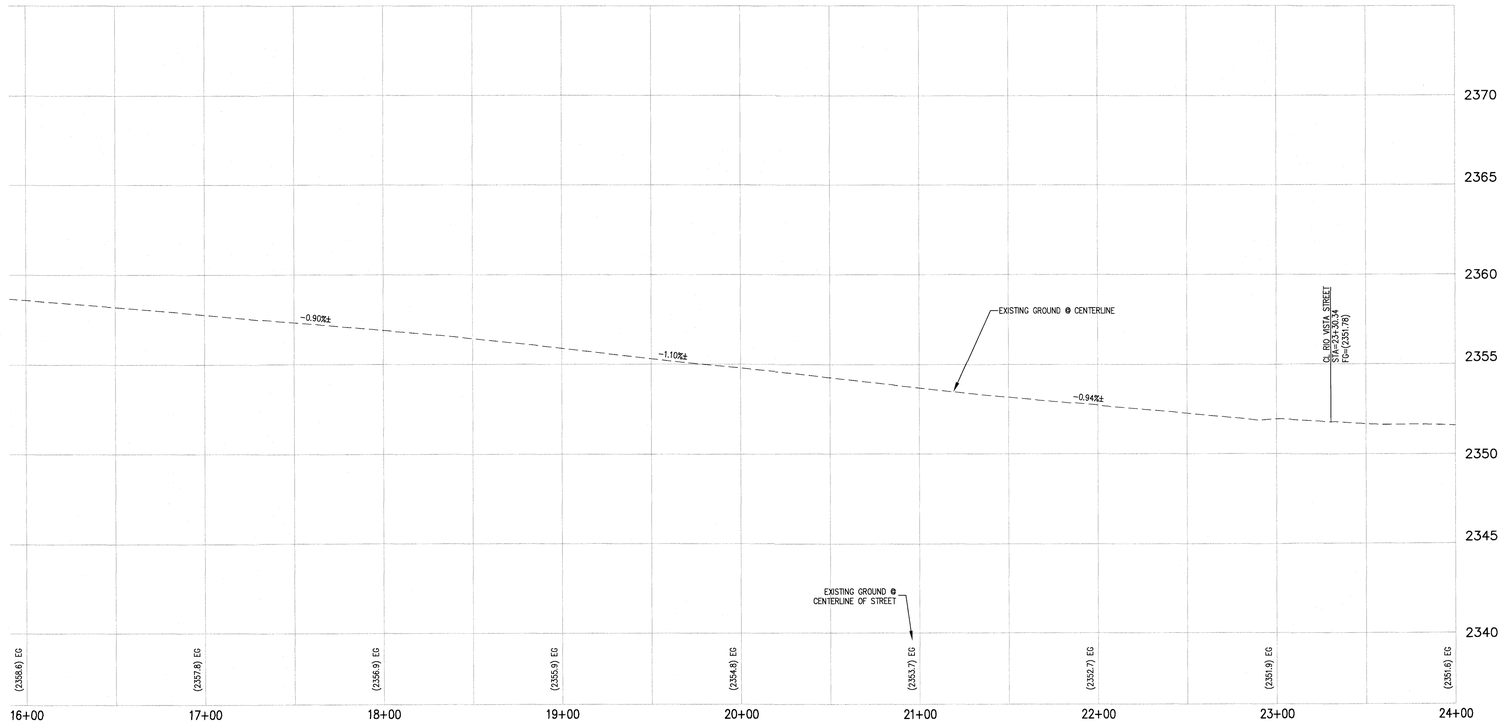


WITTIG AVENUE (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'



WITTIG AVENUE (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

NORTH

GRAPHIC SCALE

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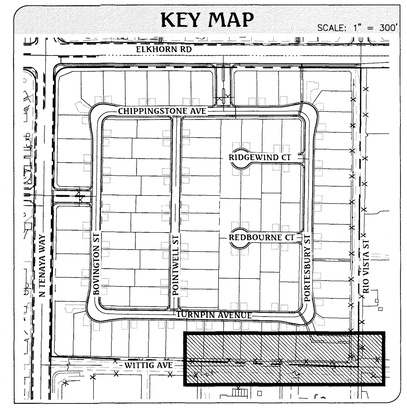
(IN FEET)
1 inch = 40 ft.

KEY MAP

SCALE: 1" = 300'



CONSTRUCTION NOTES

1. CONSTRUCT 8' WIDE CROSS GUTTER, PER CCAUSD No. 228
2. CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD No. 217.52
3. CONSTRUCT 5' WIDE SIDEWALK, PER CCAUSD No. 234
4. CONSTRUCT "L" TYPE CURB AND GUTTER, PER CCAUSD No. 216
5. 5' TRANSITION FROM L-TYPE CURB/SPANDREL TO R-TYPE CURB
6. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT, PER CCAUSD No. 235, CASE 1
7. SAWCUT AND MATCH EXISTING ASPHALT
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SHEET 15 OF 25
C.L.V. DWG.#

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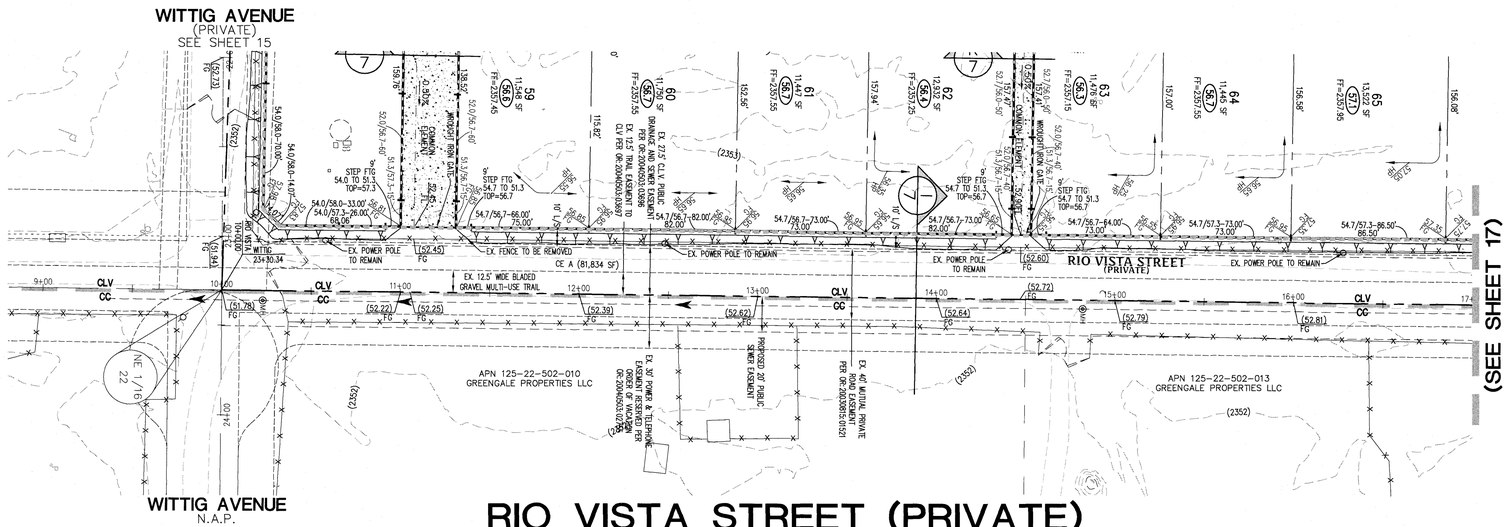
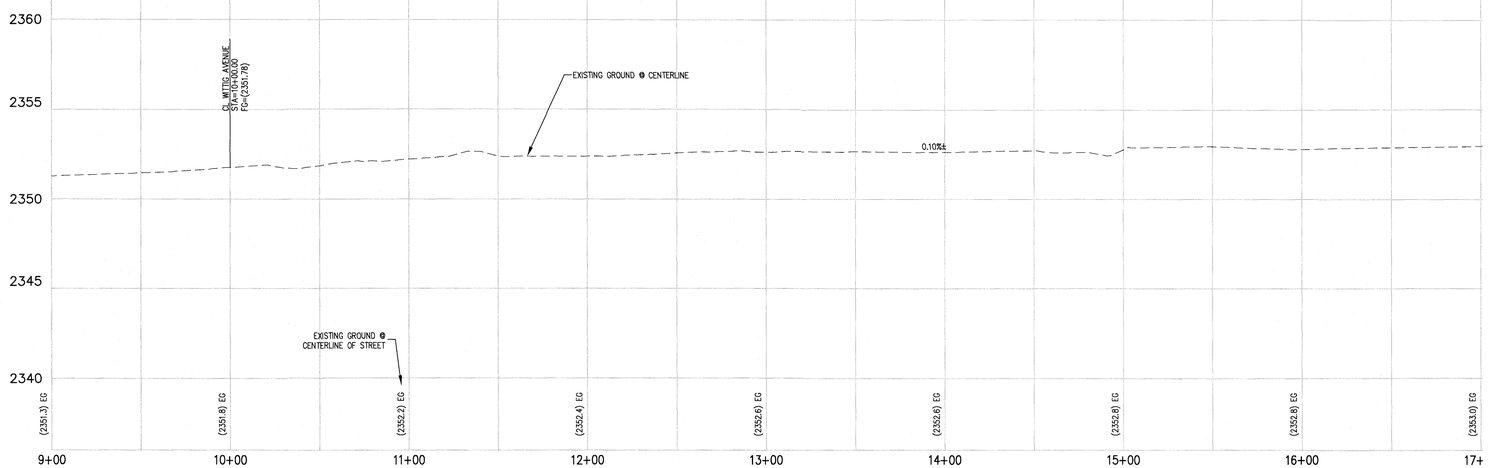


RIO VISTA STREET (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'



RIO VISTA STREET (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

NORTH

GRAPHIC SCALE

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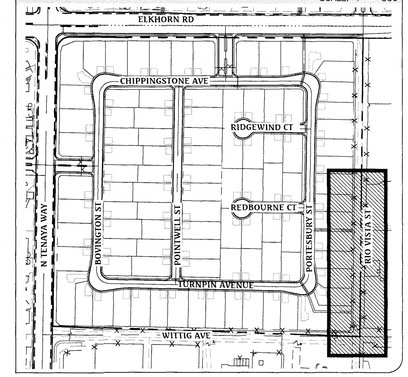
(IN FEET)
1 inch = 40 ft.

KEY MAP

SCALE: 1" = 300'



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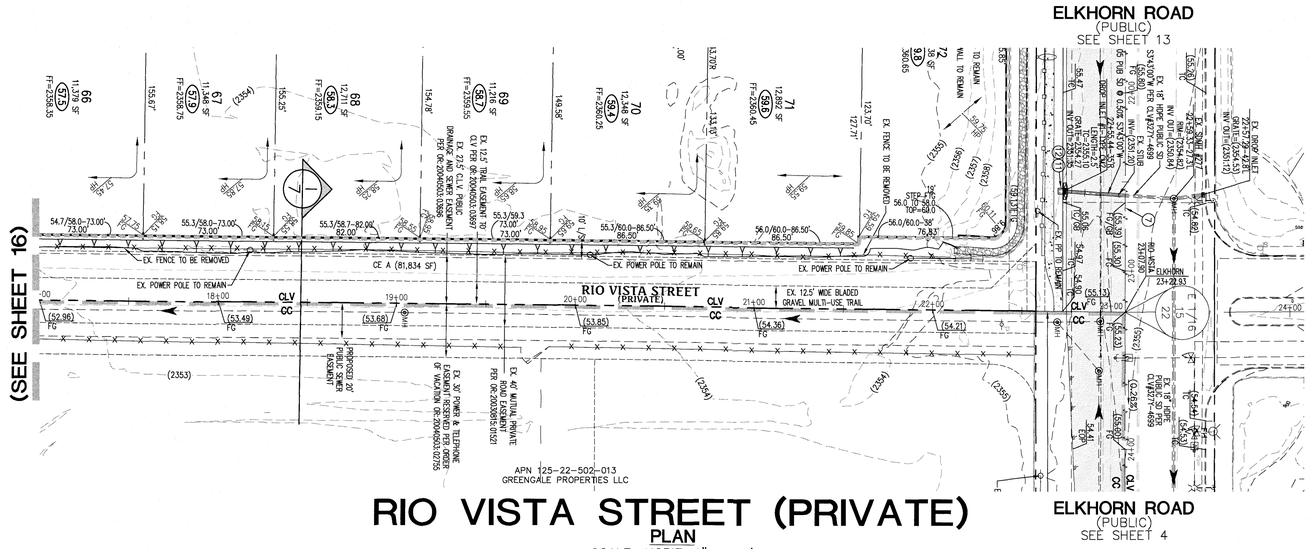
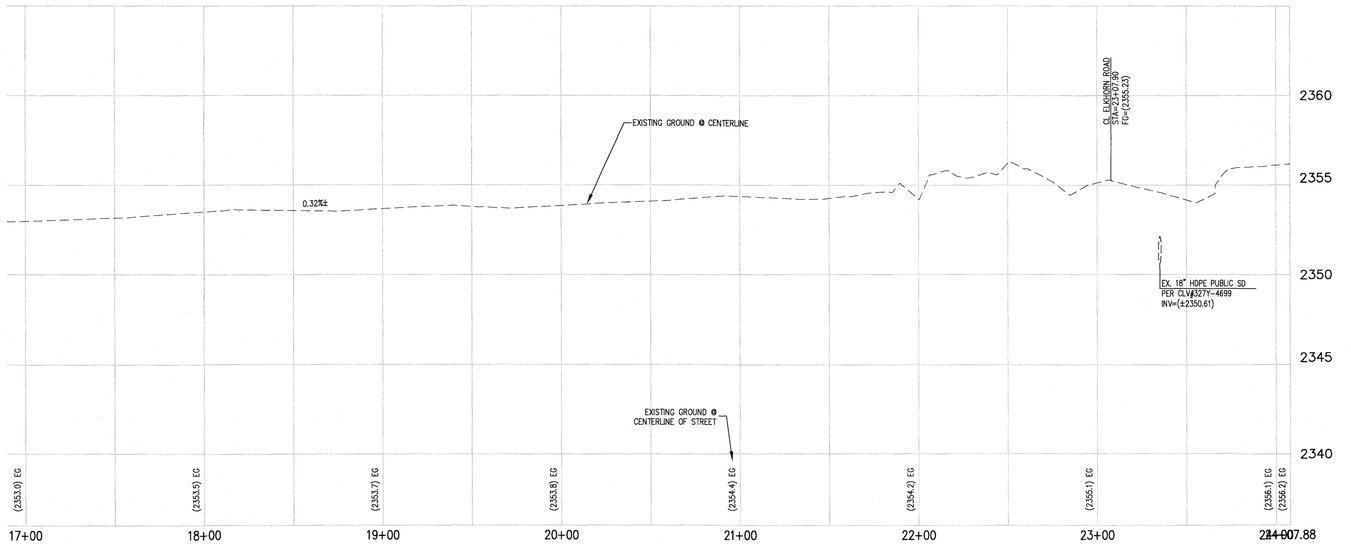


RIO VISTA STREET (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'



RIO VISTA STREET (PRIVATE)

PROFILE

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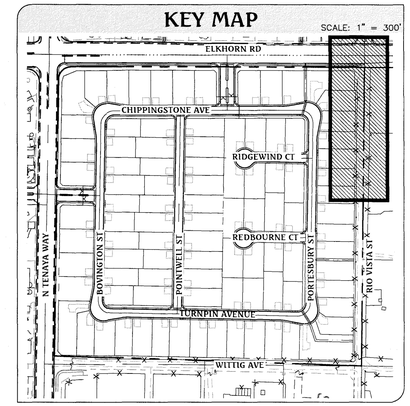

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ELKHORN 40
RIO VISTA STREET II
(17+00 – 24+00)
PLAN AND PROFILE

PROFESSIONAL ENGINEER — STATE OF NEVADA — JAMES M. PEARCE — Exp. 12-31- — CIVIL — No. 9552
11/30/16

SHEET 17 OF 25
C.L.V. DWG.#

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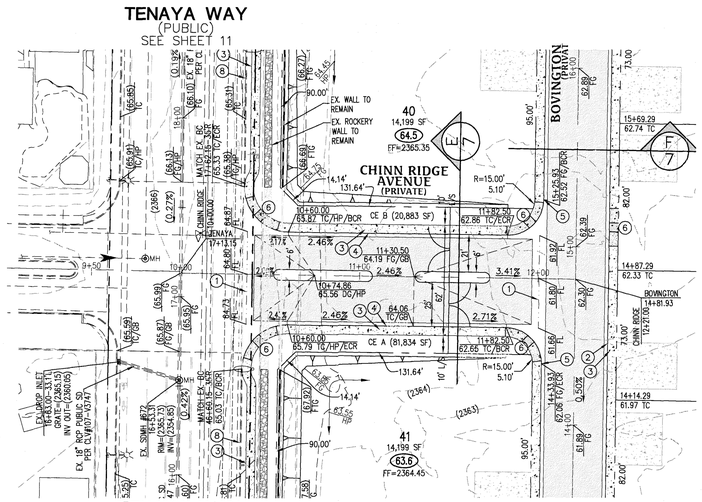
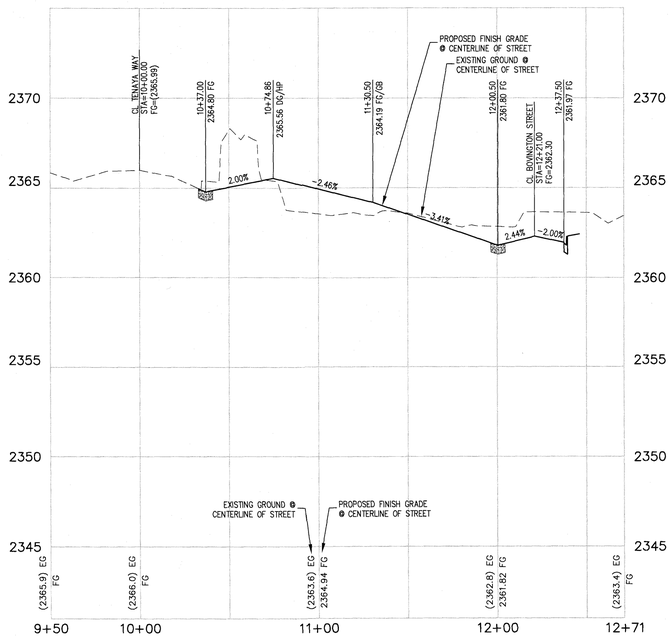


CHINN RIDGE AVENUE (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'

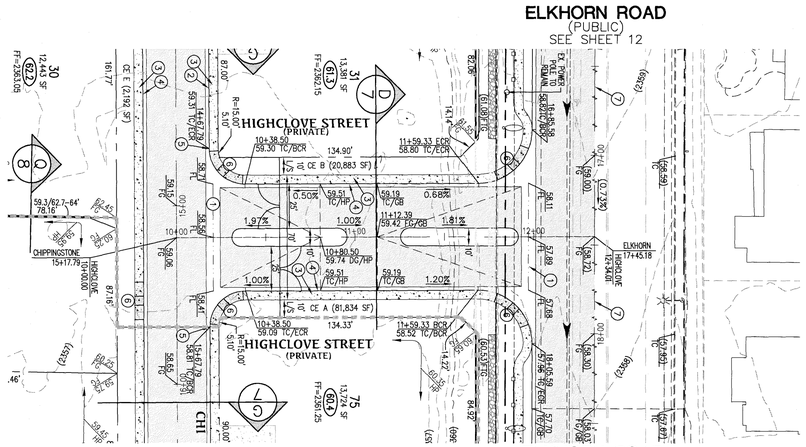
NORTH



CHINN RIDGE AVENUE (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

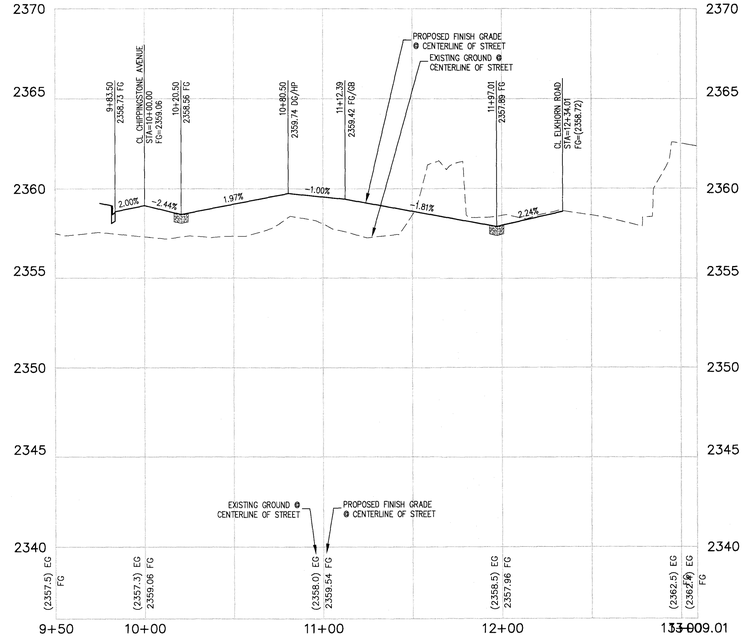


HIGHCLOVE STREET (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'

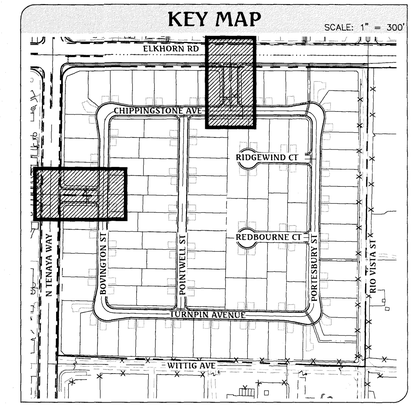
NORTH



HIGHCLOVE STREET (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



CONSTRUCTION NOTES

1. CONSTRUCT 8" WIDE CROSS GUTTER, PER CCAUSD No. 228
2. CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD No. 217.S2
3. CONSTRUCT 5' WIDE SIDEWALK, PER CCAUSD No. 234
4. CONSTRUCT "L" TYPE CURB AND GUTTER, PER CCAUSD No. 216
5. 5' TRANSITION FROM L-TYPE CURB/SPANDREL TO R-TYPE CURB
6. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT, PER CCAUSD No. 235, CASE I
7. SAWCUT AND MATCH EXISTING ASPHALT
8. EXISTING CURB AND GUTTER TO REMAIN AND PROTECT IN PLACE
9. INSTALL REMOVABLE LOCKING BOLLARDS @ 5' O.C., PER DETAIL R, SHEET 8
10. CONSTRUCT SIDEWALK DRAIN, PER CCAUSD No. 236
11. CONSTRUCT TYPE CM2 DROP INLET, PER CCAUSD #412.1. SEE PROFILE AND DETAIL ON SHEET 9
12. STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET, PER CCAUSD #421.

GRADING LEGEND

- EX. MAJOR CONTOUR (1395) / EX. MINOR CONTOUR
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- CC / CLV — CLARK COUNTY/CITY OF LAS VEGAS BOUNDARY LINE
- EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- 37.3/38.7-12' — TOP OF FOOTING / APPROX. WALL LENGTH / TOP OF RETAINING WALL
- PROPOSED SCARP

BASIS OF BEARING

NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 26 OF SURVEYS.

BENCHMARK

CLARK COUNTY BENCHMARK STATION: 6LV90 15SSE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RIO VISTA AND ELKHORN ROAD.

ELEVATION = 717.800 METERS (NAVD'88 V.2003)
ELEVATION = 2354.98 US SURVEY FEET (NAVD'88 V.2003)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

FAST Call before you Underground 1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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NO.	DESCRIPTION	DATE	APP'D

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DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.108
SCALE : 1"=40'

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DR HORTON
ELKHORN 40
CHINN RIDGE AVENUE (9+50 – 12+50)
HIGHCLOVE STREET (9+50 – 13+00)
PLAN AND PROFILE

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-
CIVIL
No. 9552
11-30-16

SHEET 18 OF 25
C.L.V. DWG.#

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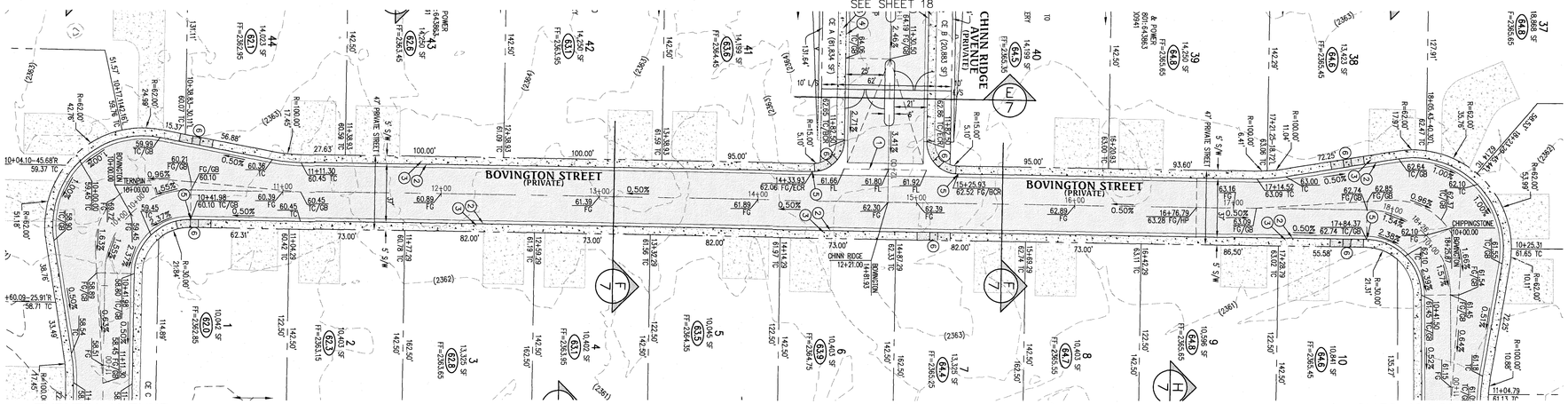
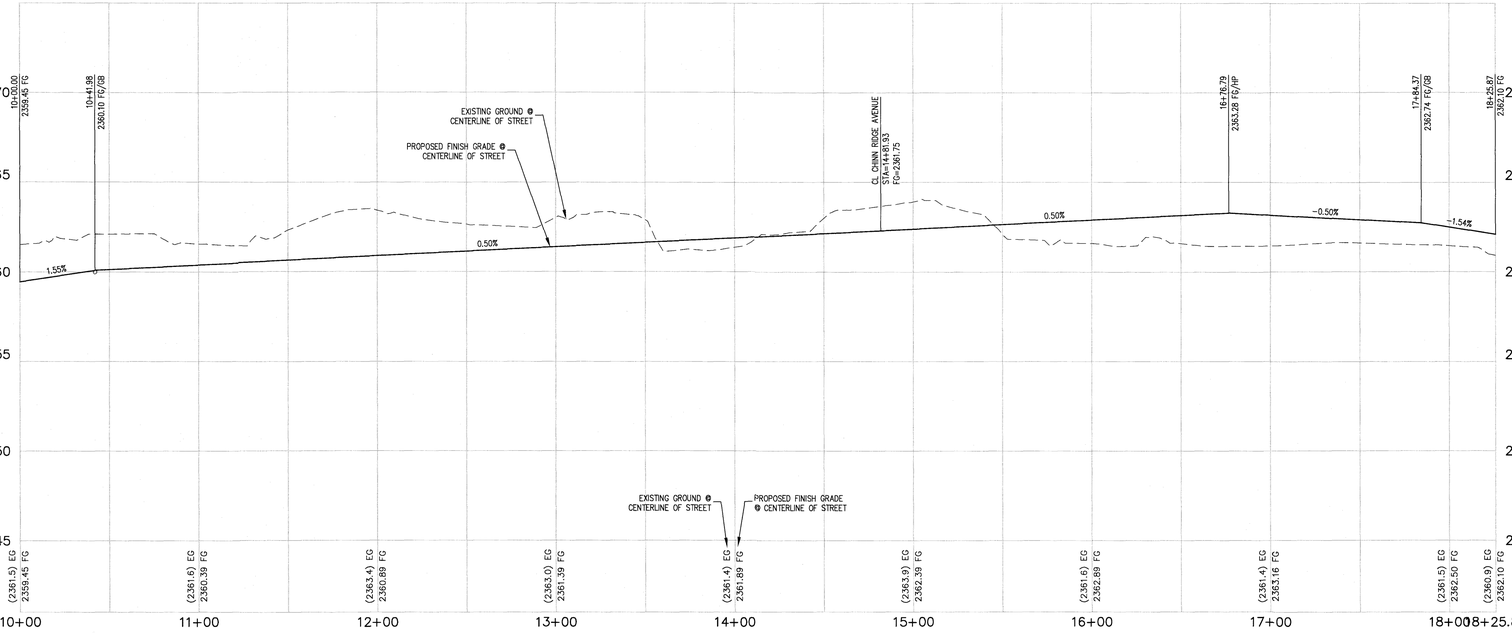


BOVINGTON STREET (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'



BOVINGTON STREET (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

NORTH

GRAPHIC SCALE

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(IN FEET)
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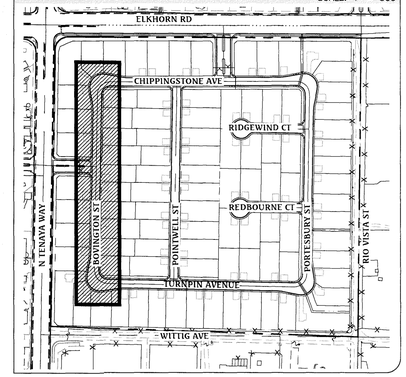
KEY MAP

SCALE: 1" = 300'



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JOB NO. : 007.108
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BOVINGTON STREET
(10+00 - 18+25.87)
PLAN AND PROFILE

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
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SHEET 19 OF 25
C.L.V. DWG.#

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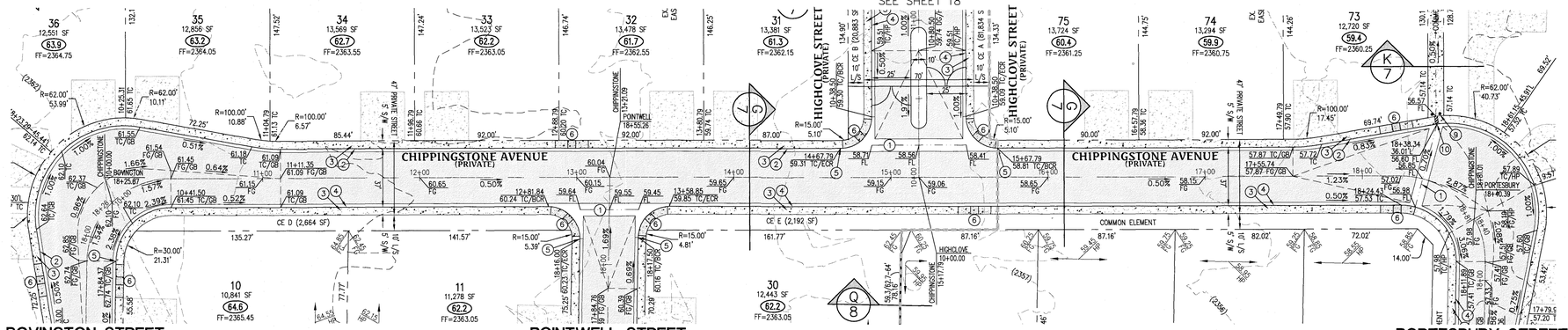
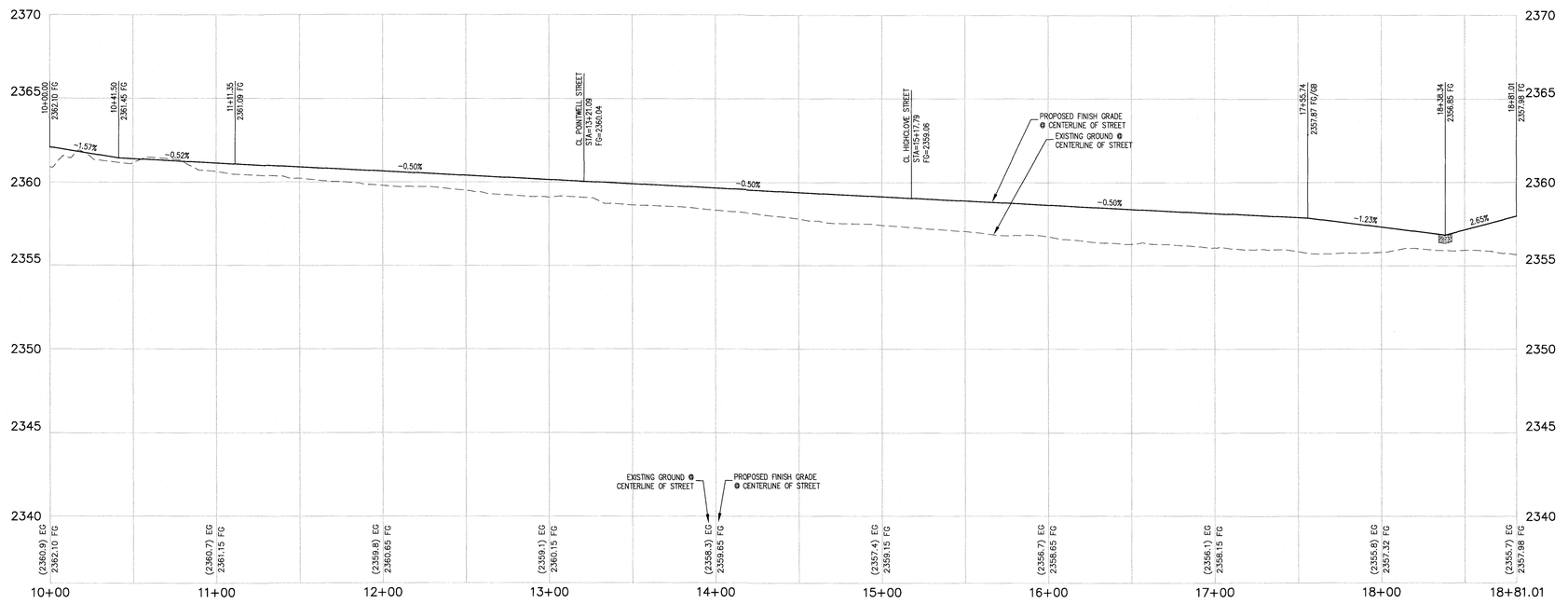


CHIPPINGSTONE AVENUE (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'



CHIPPINGSTONE AVENUE (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

NORTH

GRAPHIC SCALE

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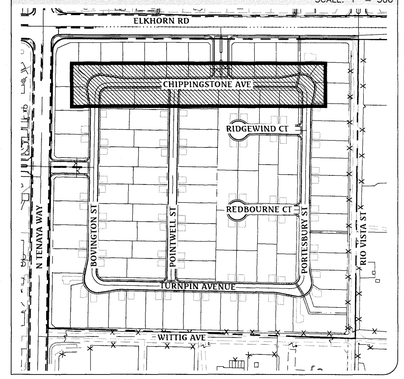
(IN FEET)
1 inch = 40 ft.

KEY MAP

SCALE: 1" = 300'



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DR HORTON
ELKHORN 40
CHIPPINGSTONE AVENUE (10+00 – 18+81.01) PLAN AND PROFILE

JAMES M. PEARCE — Exp. 12-31-CIVIL — No. 9552 — PROFESSIONAL ENGINEER — STATE OF NEVADA

SHEET 20 OF 25
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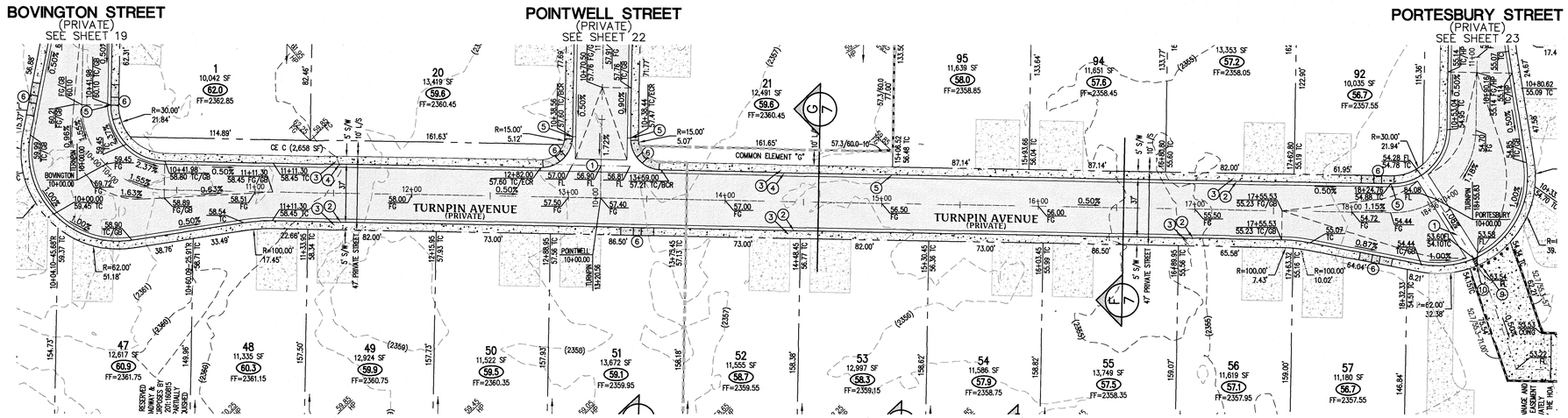
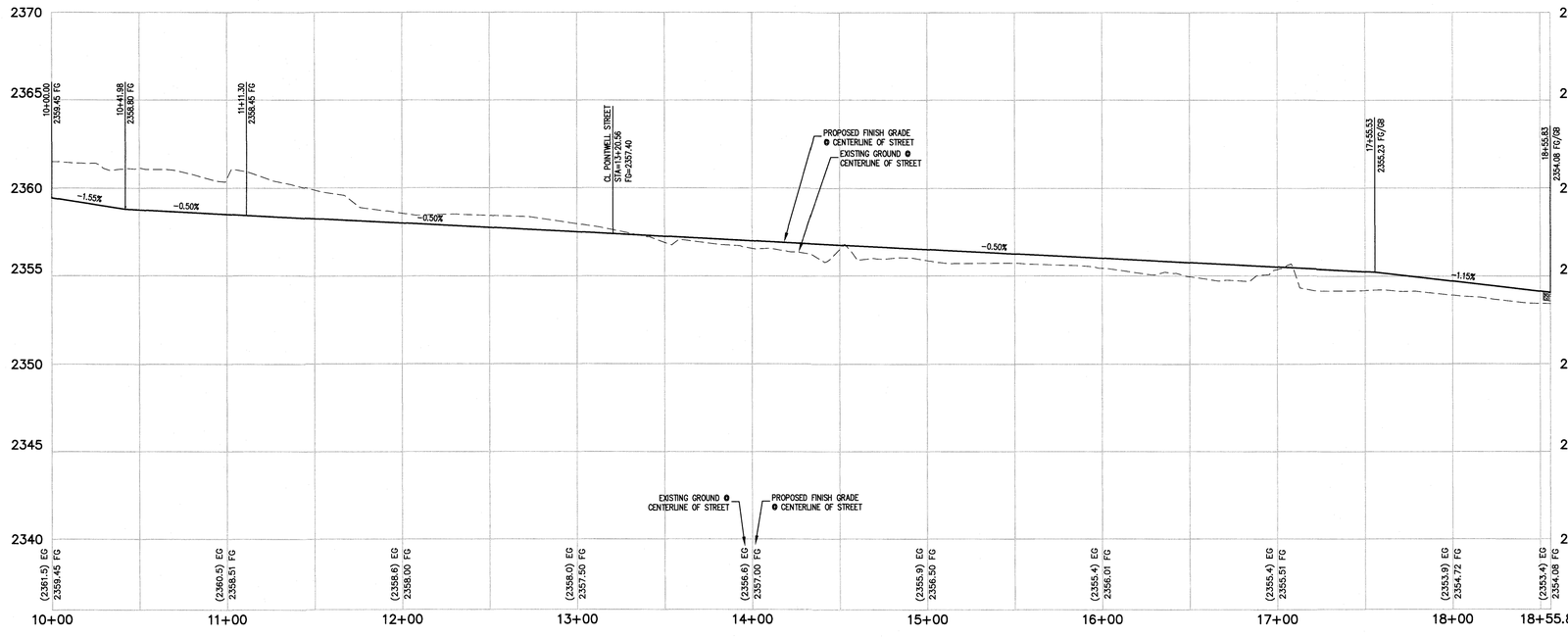


TURNPIN AVENUE (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'



TURNPIN AVENUE (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
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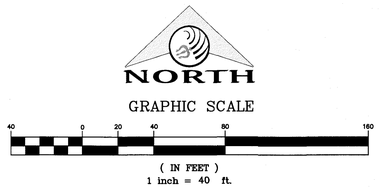

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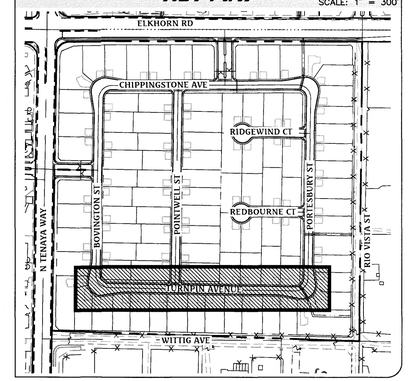

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SHEET 21 OF 25
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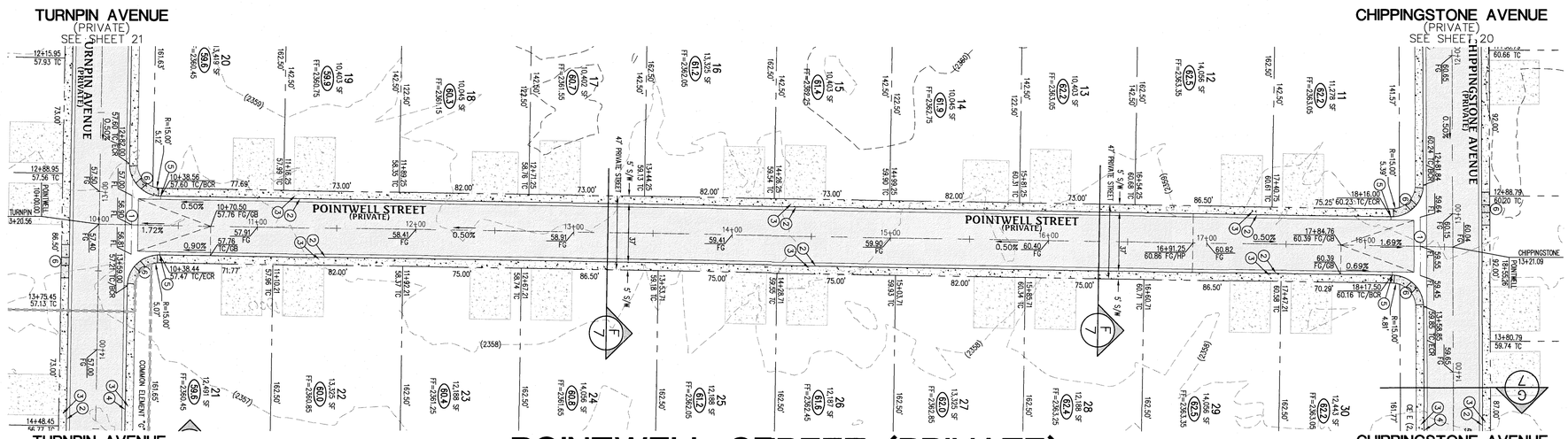
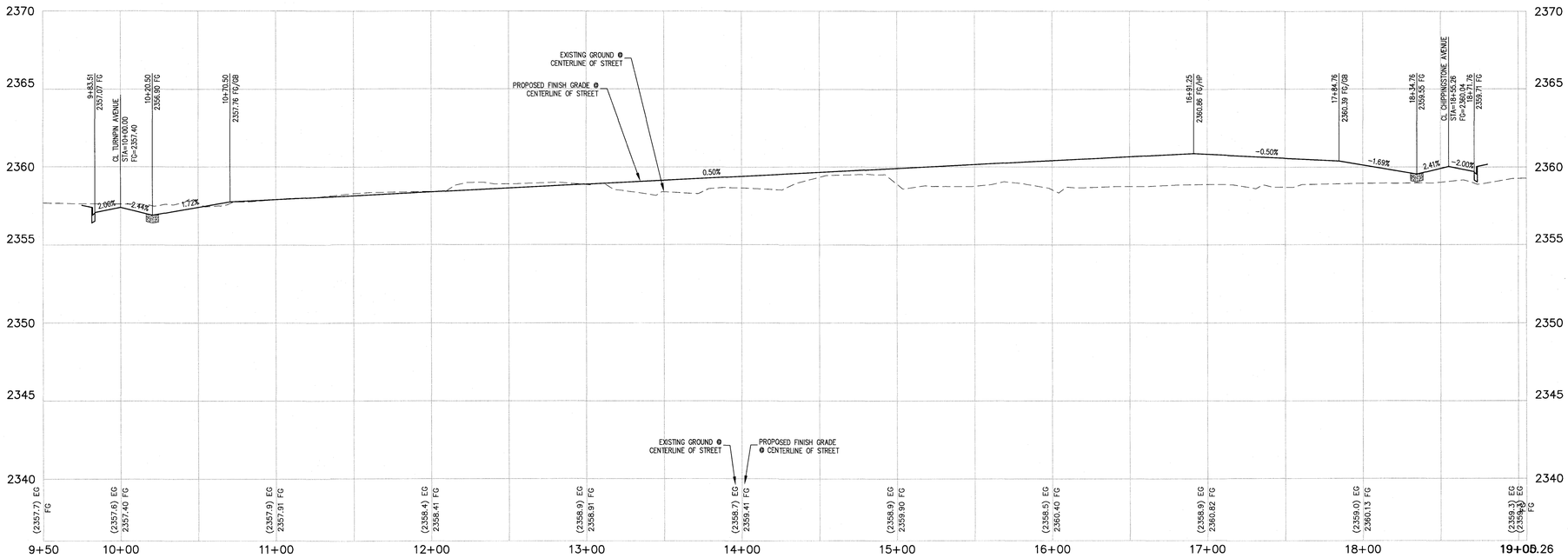


POINTWELL STREET (PRIVATE)

PLAN

SCALE: HORIZ. 1" = 40'



POINTWELL STREET (PRIVATE)

PROFILE

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NORTH

GRAPHIC SCALE

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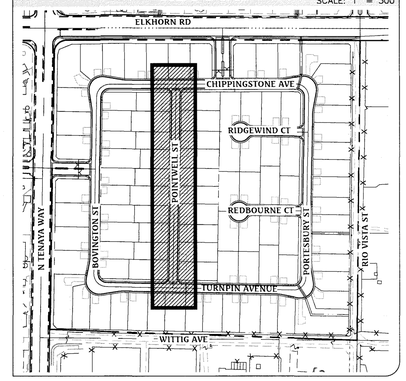

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- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED AC PAVING
- CC / CLV — CLARK COUNTY/CITY OF LAS VEGAS BOUNDARY LINE
- EX. FENCE
- EX. BLOCK WALL
- PROPOSED RETAINING WALL
- TOP OF FOOTING 37.3/38.7–12' APPROX. WALL LENGTH TOP OF RETAINING WALL
- PROPOSED SCARP

BASIS OF BEARING

NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE.1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 26 OF SURVEYS.

BENCHMARK

CLARK COUNTY BENCHMARK STATION: 6LV90 15SSE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RIO VISTA AND ELKHORN ROAD.

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NO.	DESCRIPTION	DATE	APP'D

DATE : 11/22/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.108
SCALE : 1"=40'

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Fax: (702) 254-1492
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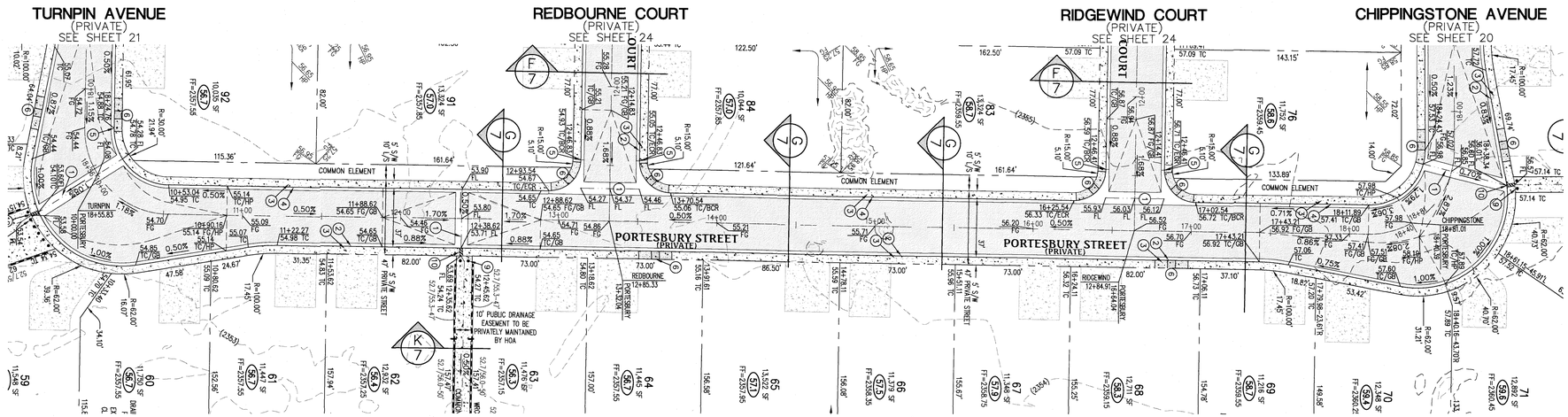
ELKHORN 40
POINTWELL STREET
(9+50 – 19+00)
PLAN AND PROFILE

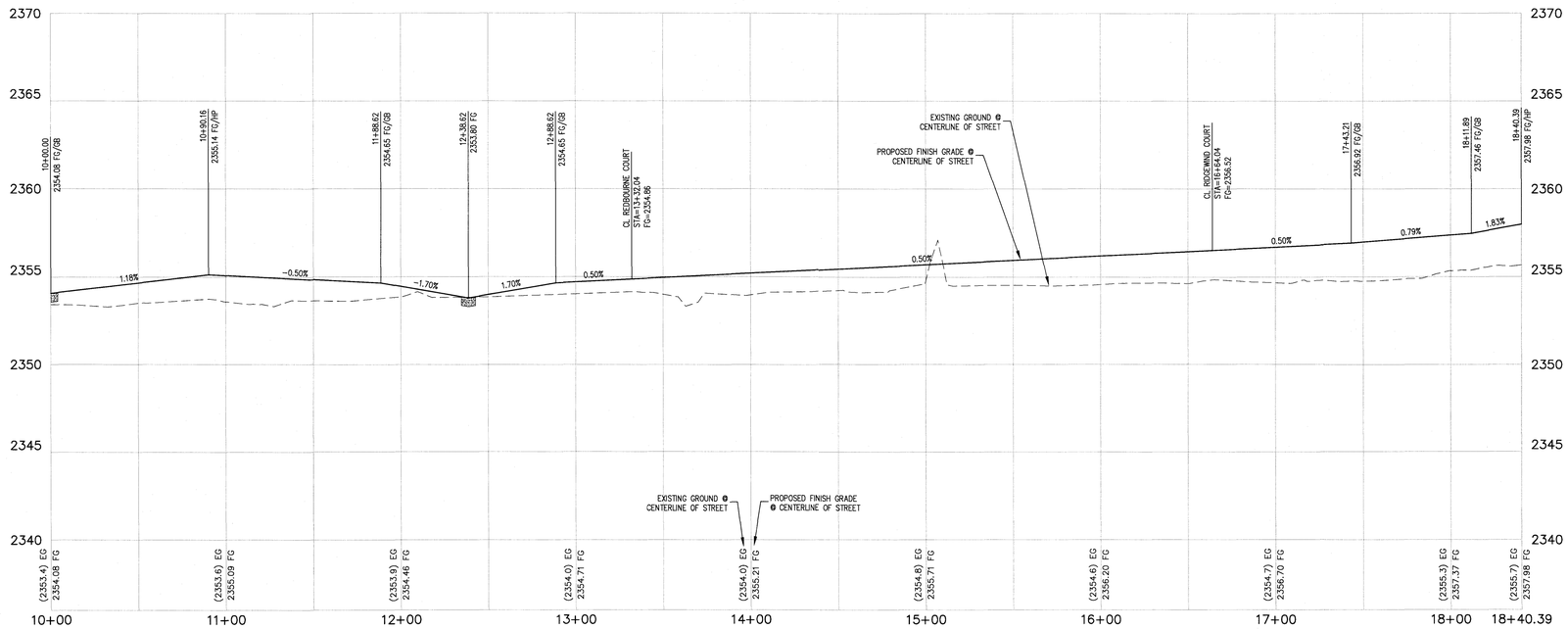
PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552

SHEET 22 OF 25
C.L.V. DWG.#

Q:\Triton Drawings\007.108 Elkhorn Tenaya\DRAWINGS\DrainageStudy\06 007.108-TDS-Profiles-onsite.dwg dreese Wed, 30 Nov 2016 - 12:30pm



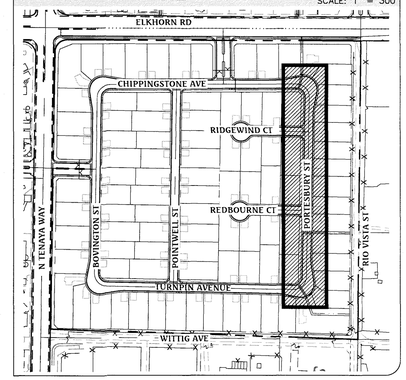
PORTESBURY STREET (PRIVATE)
PLAN
SCALE: HORIZ. 1" = 40'



PORTESBURY STREET (PRIVATE)
PROFILE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

KEY MAP
SCALE: 1" = 300'



CONSTRUCTION NOTES
1. CONSTRUCT 8' WIDE CROSS GUTTER, PER CCAUSD No. 228
2. CONSTRUCT "R" TYPE CURB AND GUTTER, PER CCAUSD No. 217.S2
3. CONSTRUCT 5' WIDE SIDEWALK, PER CCAUSD No. 234
4. CONSTRUCT "L" TYPE CURB AND GUTTER, PER CCAUSD No. 216
5. 5' TRANSITION FROM L-TYPE CURB/SPANDREL TO R-TYPE CURB
6. CONSTRUCT SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT, PER CCAUSD No. 235, CASE I
7. SAWCUT AND MATCH EXISTING ASPHALT
8. EXISTING CURB AND GUTTER TO REMAIN AND PROTECT IN PLACE
9. INSTALL REMOVABLE LOCKING BOLLARDS @ 5' O.C., PER DETAIL R, SHEET 8
10. CONSTRUCT SIDEWALK DRAIN, PER CCAUSD No. 236
11. CONSTRUCT TYPE CM2 DROP INLET, PER CCAUSD #412.1. SEE PROFILE AND DETAIL ON SHEET 9
12. STORM WATER STAMP TO BE LOCATED ADJACENT TO DROP INLET, PER CCAUSD #421.

GRADING LEGEND
- EX. MAJOR CONTOUR (1395)
- EX. MINOR CONTOUR
- BOUNDARY LINE
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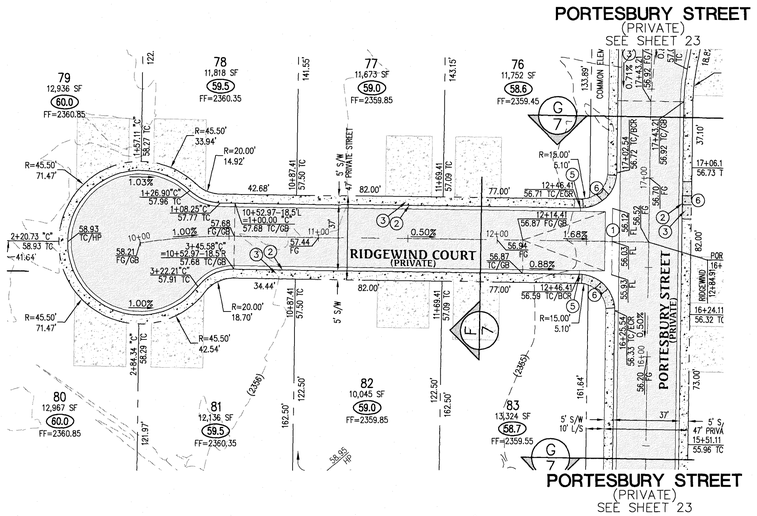
11-30-16

SHEET 23 OF 25
C.L.V. DWG.#

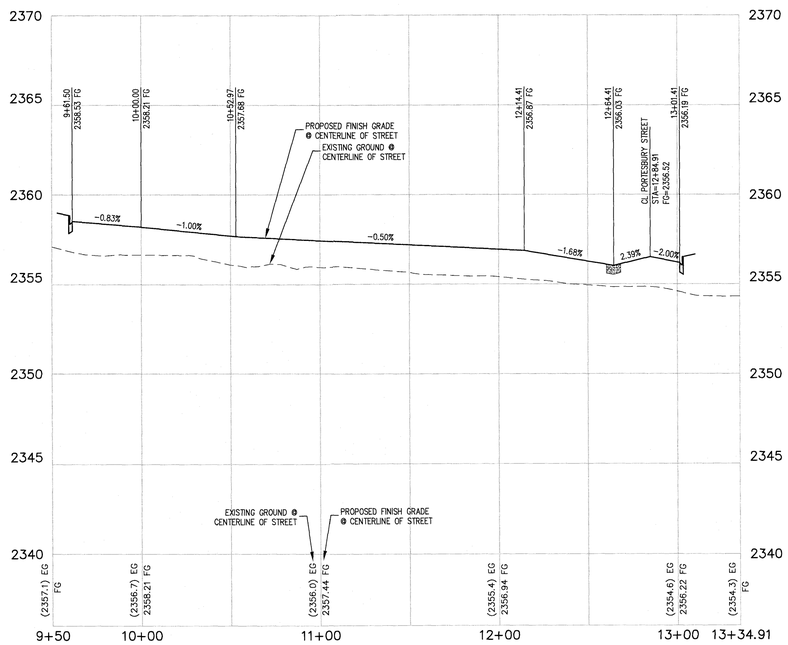
O:\Triton Drawings\007.108 Elkhorn Tenaya\DRAWINGS\DrainageStudy\06 007.108-TDS-Profiles-onsite.dwg dreese Wed, 30 Nov 2016 - 12:30pm



RIDGEWIND COURT (PRIVATE)

PLAN

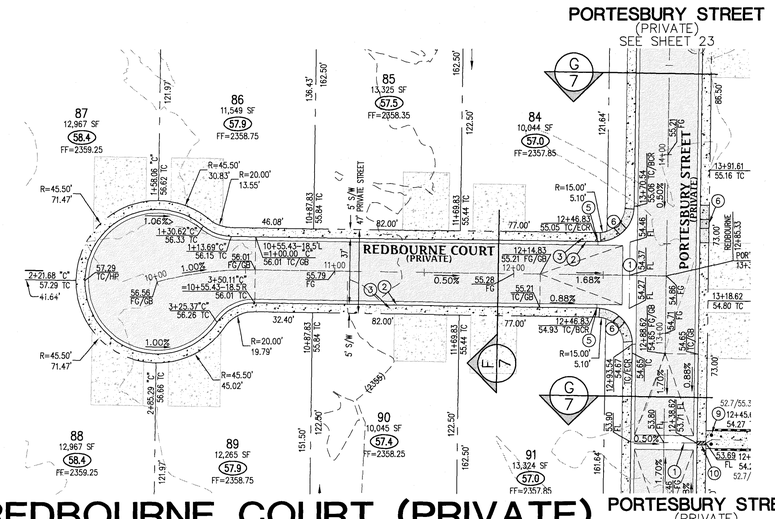
SCALE: HORIZ. 1" = 40'



RIDGEWIND COURT (PRIVATE)

PROFILE

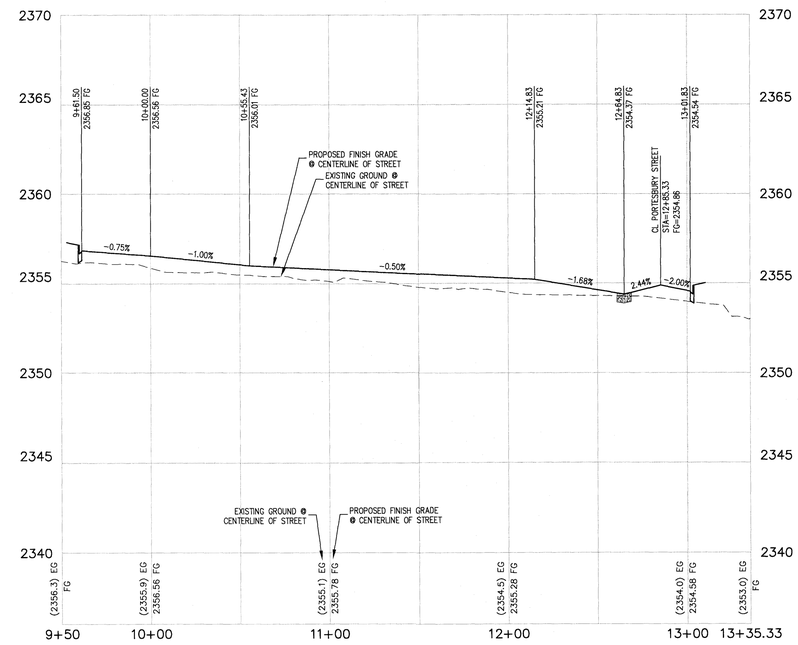
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



REDBOURNE COURT (PRIVATE)

PLAN

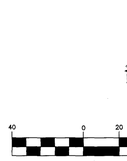
SCALE: HORIZ. 1" = 40'



REDBOURNE COURT (PRIVATE)

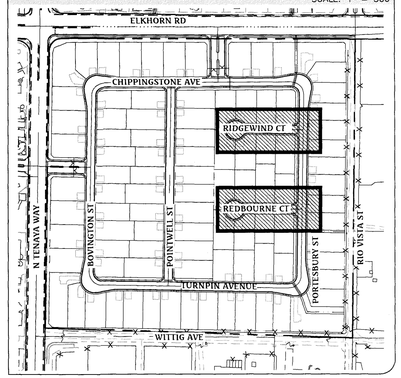
PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



KEY MAP

SCALE: 1" = 300'



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REDBOURNE COURT (9+50 – 13+50)
PLAN AND PROFILE

PROFESSIONAL ENGINEER STATE OF NEVADA JAMES M. PEARCE Exp. 12-31-17 CIVIL No. 9552
11-30-16

SHEET 24 OF 25
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PHASE 1

PHASE 2

ELKHORN ROAD (PUBLIC)

CHIPPINGSTONE AVENUE (PRIVATE)

TURNPIN AVENUE (PRIVATE)

WITTIG AVENUE (PRIVATE)

CHINN RIDGE AVENUE (PRIVATE)

BOVINGTON STREET (PRIVATE)

POINTWELL STREET (PRIVATE)

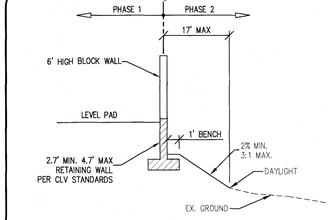
HIGHCLIFF STREET (PRIVATE)

N TENAYA WAY (PUBLIC)

5' X 5' RIP RAP D (50) = 6" DEPTH = 12"

A 25 PHASE BOUNDARY SECTION

(NOT TO SCALE)



B 25 PHASE BOUNDARY SECTION

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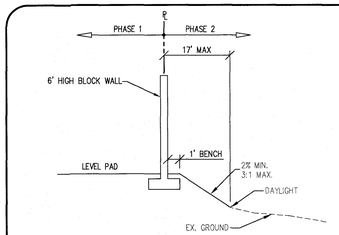

C 25 INTERIOR SECTION

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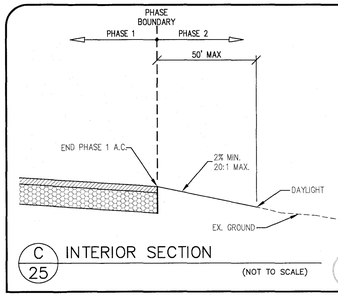
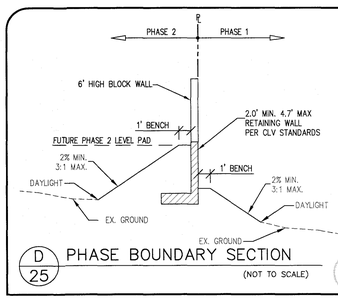


D 25 PHASE BOUNDARY SECTION

(NOT TO SCALE)



NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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PHASING EXHIBIT

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SHEET 25 OF 25
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