

DS #: 04823

APN: 125.22.501.001

PROJECT: Elkhorn 40-Residential Development-update #3

SUBMITTAL: Ceth

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		September 2, 2020
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 – Update #3	
Cross Streets:	SEC of Elkhorn Road & Tenaya Way	
File Number:	F:\Depot\DSMemos\DS4823H.doc	
Parcel Number:	125-22-501-001	
Zoning Action:	TMP-65275; ZON-63488; WVR-65331; WVR-65593 & Variances	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
		COPIES TO: Triton Engineering D.R. Horton, Inc. Bart Anderson, P.E., DevCo CCPW

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	9/7/2016	9/20/2016	Not Approved	\$400.00	457451: \$400
2 nd Submittal	12/1/2016	12/19/2016	Not Approved	\$400.00	467394: \$400
3 rd Submittal	1/11/2017	1/31/2017	Not Approved	\$400.00	471544: \$400
Supplement	2/6/2017	2/8/2017	Conditional Approval	N/C	N/C
CCPW	3/8/2017	3/8/2017	Concurrence Recv'd	N/C	N/C
4 th Submittal	3/13/2017	3/22/2017	Approved	\$100.00	478160: \$100
5 th Submittal	12/30/2019	1/6/2020	Approved	N/C	N/C
6 th Submittal	8/27/2020	9/2/2020	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$1,300.00	----

REMARKS:

6th Submittal: Update for As-Built Revision

5th Submittal: Update #2 to revise public drainage easement surface

4th Submittal: Update for Stockpile Permit

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

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

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

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

Rec'd: 8/27/2020
JEFF GALE

6722 N. Rainbow Blvd • Las Vegas, NV 89131
Phone: 702-808-2405 • E-Mail: Jeff@Greengale.net

DS 04823

G-22
N/C

Date: 8/27/20

Dear Oh-Sang Kwan, Joe Genovese,

Regarding L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD, Greengale Properties LLC, owners of the land on the eastern side of Rio Vista between Elkhorn and Wittig (Assessor parcels 125-22-502-010 and 125-22-502-013) request that the proposed plan to add bollards on Rio Vista be amended to reflect the attached drawing in order to facilitate access to our property.

Additionally, as we will sometimes have large equipment that will need to access to the property, we will need a key to the remaining bollards and the ability to remove them when the need arises.

Given these considerations, we agree that the City, Clark County, or any other properties within this neighborhood are held harmless and that City, Clark County or the neighborhood is not responsible for constructing these two bollards in the future.

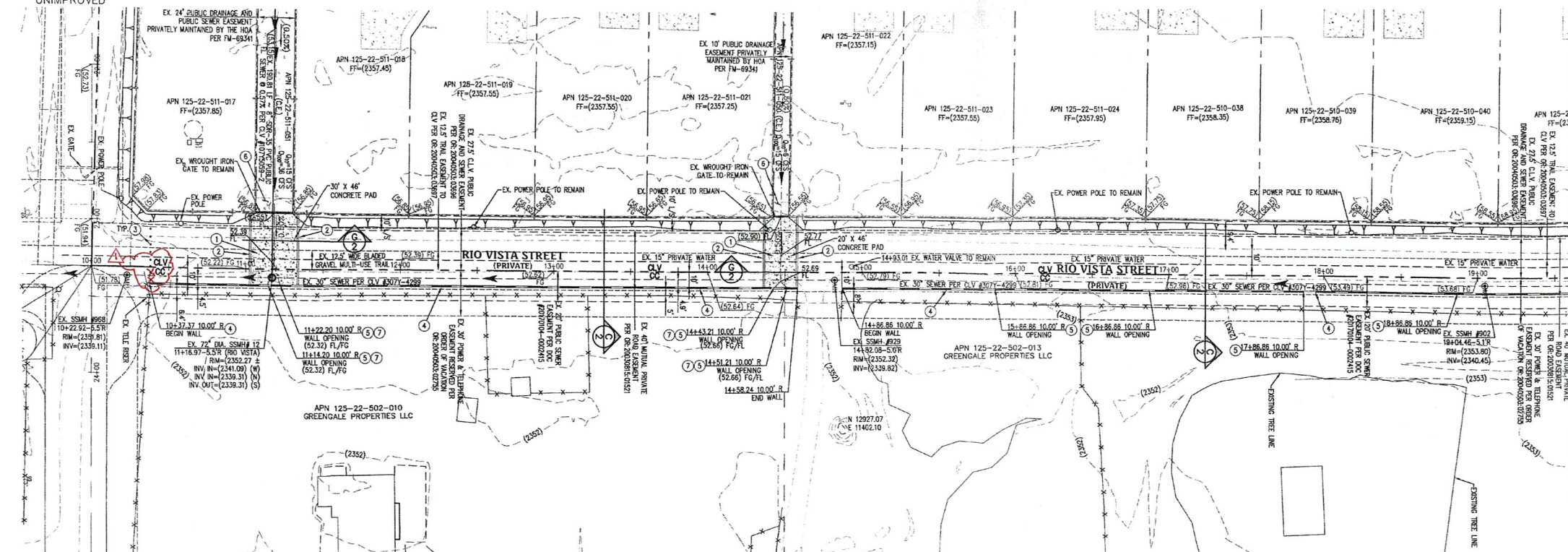
Thank you both for all of your hard work getting these issues resolved—we really appreciate it.

Sincerely,

JEFF GALE
Manager, Greengale Properties LLC



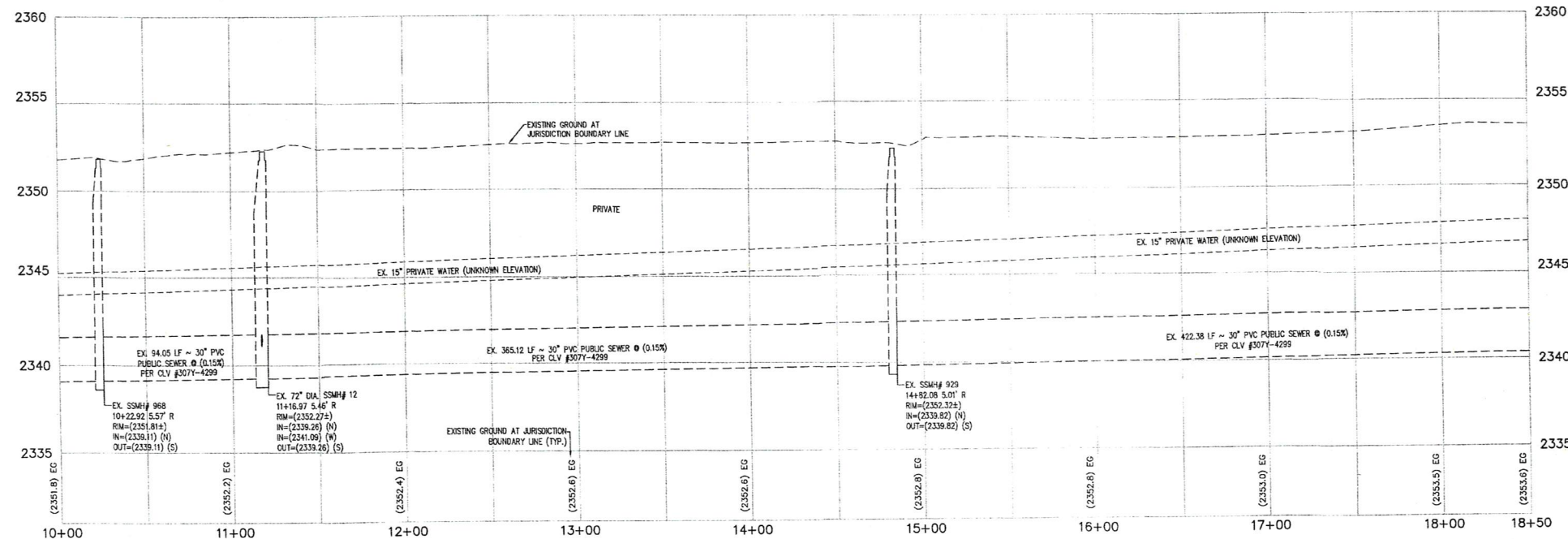
WITTIG AVENUE
(PRIVATE)
UNIMPROVED



RIO VISTA STREET (PRIVATE)

PLAN

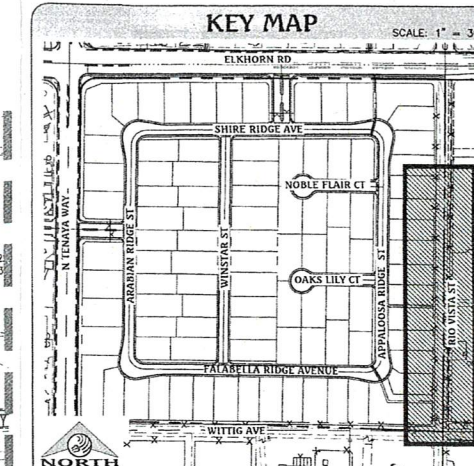
SCALE: 1" = 40'



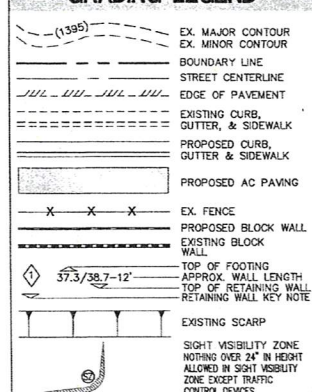
RIO VISTA STREET (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



GRADING LEGEND



CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE PAD 6" THICK, 3000 PSI CONCRETE WITH #4 REBAR 12" O.C. BOTH WAYS OVER 6" TYPE II AGGREGATE BASE
2. CONSTRUCT 3000 PSI CONCRETE SLURRY CUT-OFF WALL W/ #4 REBAR @ 12" O.C. EACH WAY, 1' WIDE X 3' DEEP
3. INSTALL COLLAPSIBLE BOLLARDS @ 5' O.C. UNLESS OTHERWISE SPECIFIED ON THE PLANS, PER DETAIL F, SHEET 2. DO NOT INSTALL OVER EX. FACILITY.
4. CONSTRUCT 8" HIGH BLOCK WALL PER DETAIL D, SHEET 2. SOLID GROUT FIRST THREE COURSES.
5. CONSTRUCT WALL OPENING PER DETAIL E, SHEET 2.
6. REMOVE EXISTING RIP-RAP AND CONSTRUCT CONCRETE APRON 6" THICK, 3000 PSI CONCRETE WITH #4 REBAR 12" O.C. BOTH WAYS OVER 6" TYPE II AGGREGATE BASE
7. FLOWLINES TO DRAIN TO WALL OPENINGS FOR POSITIVE DRAINAGE AS SHOWN ON PLANS

BASIS OF BEARING

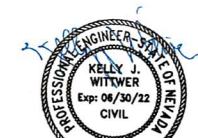
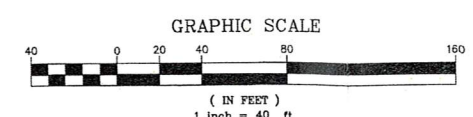
NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 80 EAST, W.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 28 OF SURVEYS.

BENCHMARK

CLARK COUNTY BENCHMARK STATION: 6LV90 155566
RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RIO VISTA AND ELKHORN ROAD.
ELEVATION = 717.800 METERS (NAVD88 V.2003)
ELEVATION = 2354.98 US SURVEY FEET (NAVD88 V.2003)

SHEET INDEX

1. RIO VISTA STREET PLAN AND PROFILE
2. RIO VISTA STREET PLAN AND DETAILS



FOR REV ONLY

DATE: 10/05/19
DRAWN BY: J.B.
DESIGNED BY: D.L.
CHECKED BY: J.B.
ADJ. CHECKED: J.B.
JOB NO.: 007.103
SCALE: 1"=40'

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

GREENGAL PROPERTIES, LLC
RIO VISTA DRAINAGE IMPROVEMENTS
RIO VISTA STREET
PLAN AND PROFILE

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITWER
Exp: 06/30/20
CIVIL
No. 10625
8/28/20

SHEET 1 OF 2

G:\Vrion Drawings\007.103 Elkhorn Tenaya Drawings\Rio Vista Private SD\007.103 Rio Vista-Private SD.dwg User: lva, 28 Apr 2020 - 8:30am



August 31, 2020

City of Las Vegas
Land Development
333 North Rancho Drive
Las Vegas, NV 89106

**Subject: Justification letter for Revision to Elkhorn 40 (APN# 125-22-501-001)
Project DS4823/ #69184, L17-01163**

The purposed revision is to allow the removal of (2) Bollards as shown on the attached revised plan and profile sheet. Mr. Jeff Gale has provided a HOLD HARMLESS letter as requested.

If you should have any questions concerning this, please contact me at (702) 254-1480. We thank you in advance for your consideration and approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly J. Wittwer".

Kelly J. Wittwer, P.E.
President

cc: Nathan P. Bouvet, DRH

JEFF GALE

6722 N. Rainbow Blvd • Las Vegas, NV 89131
Phone: 702-808-2405 • E-Mail: Jeff@Greengale.net

Date: 8/27/20

Dear Oh-Sang Kwan, Joe Genovese,

Regarding L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD, Greengale Properties LLC, owners of the land on the eastern side of Rio Vista between Elkhorn and Wittig (Assessor parcels 125-22-502-010 and 125-22-502-013) request that the proposed plan to add bollards on Rio Vista be amended to reflect the attached drawing in order to facilitate access to our property.

Additionally, as we will sometimes have large equipment that will need to access to the property, we will need a key to the remaining bollards and the ability to remove them when the need arises.

Given these considerations, we agree that the City, Clark County, or any other properties within this neighborhood are held harmless and that City, Clark County or the neighborhood is not responsible for constructing these two bollards in the future.

Thank you both for all of your hard work getting these issues resolved--we really appreciate it.

Sincerely,

JEFF GALE
Manager, Greengale Properties LLC



Albert Sung

From: Oh-Sang Kwon
Sent: Thursday, August 27, 2020 5:37 PM
To: Aimee English
Cc: Kelly Wittwer; Joseph R Genovese; nevelardi@drhorton.com; Albert Sung; Mark Sorensen; Michael Cunningham; Maria Morgan; Luis Morales
Subject: RE: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD
Attachments: 20.0827 ELKHORN 40 - GREENGALE PROPERTIES REVISION TO REMOVE 2 BOLLARDS.TRI.pdf; letter to CLV 82720.pdf

Aimee,

Thanks for quick response.

For this revision, please submit it through the online Dashboard for Building Department.

For Flood Control Section, provide a letter addressing the revision with hard copy of this plan as an Drainage Study Update. Flood Control Section will waived the Drainage Study update fee.

For Bond Release, once everything is accepted by both Building Department and Flood Control Section, please schedule a final inspection, based on the latest revision, with Offsite Inspector.

Please let me know if you need anything else.

Thank you,

Oh-Sang Kwon

Engineering Project Manager
Public Works | City Engineering
702-229-1815 | 702-379-9491
495 S. Main Street, 5th Floor | Las Vegas, NV 89101



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Aimee English <aenglish@tritoneng.com>
Sent: Thursday, August 27, 2020 2:28 PM
To: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>
Cc: Kelly Wittwer <kwittwer@tritoneng.com>; Joseph R Genovese <JRGenovese@drhorton.com>; nevelardi@drhorton.com; Albert Sung <YSung@LasVegasNevada.GOV>; jeff@greengale.net; Mark Sorensen

<msorensen@LasVegasNevada.GOV>; Michael Cunningham <mcunningham@LasVegasNevada.GOV>; Maria Morgan <mmorgan@tritoneng.com>

Subject: RE: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

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Good Afternoon,

Attached is the revision to accompany Mr. Gales letter.

Please let me know if you need anything else in order to release the bond.

Thank you.

Aimee English
Triton Engineering
6757 W. Charleston Blvd. Ste#B
Las Vegas, NV 89146
Phone: (702) 254-1480
Cell: (702) 682-7933
Fax: (702) 254-3062

TRITON is open for business and functioning normally, except for face-to-face meetings, in response to the COVID-19 Pandemic.

From: Kelly Wittwer <kwittwer@tritoneng.com>
Sent: Thursday, August 27, 2020 1:49 PM
To: Aimee English <aenglish@tritoneng.com>
Subject: FW: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

Kelly J. Wittwer, P.E.
President
Triton Engineering
cell: 702.612.9105

From: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>
Sent: Thursday, August 27, 2020 1:34 PM
To: Joseph R Genovese <JRGenovese@drhorton.com>; Nick Velardi <NEVelardi@drhorton.com>; Kelly Wittwer <kwittwer@tritoneng.com>; Albert Sung <YSung@LasVegasNevada.GOV>
Cc: Jeff Gale <jeff@greengale.net>; Mark Sorensen <msorensen@LasVegasNevada.GOV>
Subject: RE: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

Thank you!

Albert,

Please add this to the approved drainage study for Elkhorn 40.

Thank you,

Oh-Sang Kwon

Engineering Project Manager
Public Works | City Engineering
702-229-1815 | 702-379-9491
495 S. Main Street, 5th Floor | Las Vegas, NV 89101



lasvegasnevada.gov



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From: Joseph R Genovese <JRGenovese@drhorton.com>

Sent: Thursday, August 27, 2020 11:58 AM

To: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>; Nick Velardi <NEVelardi@drhorton.com>; Kelly Wittwer <kwittwer@tritoneng.com>

Cc: Jeff Gale <jeff@greengale.net>

Subject: FW: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

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Oh Sang,

Per your request please find the letter from Jeff regarding the bollards. Triton will revise the plans to reflect this change.

Thanks

From: Jeff Gale <jeff@greengale.net>

Sent: Thursday, August 27, 2020 11:34 AM

To: Joseph R Genovese <JRGenovese@drhorton.com>

Cc: Kelly Wittwer <kwittwer@tritoneng.com>; James Brewer <jbrewer@tritoneng.com>; Maria Morgan <mmorgan@tritoneng.com>; Nick Velardi <NEVelardi@drhorton.com>

Subject: Re: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

[External]

Joe,
See attached letter and drawing.
Please let us know if there are any issues.

Thank you,
Jeff Gale

On Wed, Aug 26, 2020 at 3:40 PM Joseph R Genovese <JRGenovese@drhorton.com> wrote:

Go ahead and make the requested revision as noted on the snip that Nick sent earlier. CLV will approve these event hos they were technically not even approved in the first place.

Jeff, if you see this email, please write a letter of approval of this per CLV request.

From: Kelly Wittwer <kwittwer@tritoneng.com>
Sent: Wednesday, August 26, 2020 11:16 AM
To: Joseph R Genovese <JRGenovese@drhorton.com>
Cc: James Brewer <jbrewer@tritoneng.com>; Maria Morgan <mmorgan@tritoneng.com>; Nick Velardi <NEVelardi@drhorton.com>
Subject: FW: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

[External]

Joe,

Direction on this? Looks like we just need to X-out two bollards as a revision to our plan (which by the way was never approved by the City to begin with) and resubmit that to the Building Dept. Is that your take on it?

Kelly J. Wittwer, P.E.

President

Triton Engineering

cell: 702.612.9105

From: Nick Velardi <NEVelardi@drhorton.com>
Sent: Wednesday, August 26, 2020 10:55 AM
To: Joseph R Genovese <JRGenovese@drhorton.com>; Kelly Wittwer <kwittwer@tritoneng.com>
Cc: Kevin Michael Sullivan <KMSullivan1@drhorton.com>
Subject: FW: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

Good morning gentlemen, can you take care of the below items?

Thank you,

-Nick

From: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>
Sent: Wednesday, August 26, 2020 9:59 AM
To: Nick Velardi <NEVelardi@drhorton.com>; Joseph R Genovese <JRGenovese@drhorton.com>
Cc: Mark Sorensen <msorensen@LasVegasNevada.GOV>; Michael Cunningham <mcunningham@LasVegasNevada.GOV>
Subject: RE: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

[External]

Good Morning,

City does not have any objection for the proposed revision, but following must be submitted prior to the approval of revision:

1. Submit a revision to the Building Department for the proposed changes along with proposed changes that was agreed by all parties including Clark County, CLV, DR Horton, and Mr. Gale (see attached plan).
2. Provide a signed letter from the property owner that the leaving out these two bollards was request from the property owner and City, Clark County, or any other properties within this neighborhood are held harmless and that City, Clark County or the neighborhood is not responsible for constructing this two bollards in the future.

Please address these two issues.

Thank you,

Oh-Sang Kwon

Engineering Project Manager

Public Works | City Engineering

702-229-1815 | 702-379-9491

495 S. Main Street, 5th Floor | Las Vegas, NV 89101



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Nick Velardi <NEVelardi@drhorton.com>
Sent: Tuesday, August 25, 2020 11:57 AM
To: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>; Joseph R Genovese <JRGenovese@drhorton.com>
Cc: Mark Sorensen <msorensen@LasVegasNevada.GOV>; Michael Cunningham <mcunningham@LasVegasNevada.GOV>
Subject: RE: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

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(see attached). I

just want to make sure you are ok with this.

Thank you,

-Nick

From: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>
Sent: Wednesday, July 1, 2020 2:58 PM
To: Joseph R Genovese <JRGenovese@drhorton.com>
Cc: Nick Velardi <NEVelardi@drhorton.com>; Mark Sorensen <msorensen@LasVegasNevada.GOV>; Michael

Cunningham <mcunningham@LasVegasNevada.GOV>

Subject: RE: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

[External]

Joe,

Please see attached plan. Looks like plan calls out extension of concrete drainage easements and wall openings per attached plan. Also, please remove unapproved retention pond and riprap along with landscaping within Rio Vista.

I'm sure I'm leaving something out. Please check the attached plan.

Please let me know if you need anything else.

Thank you,

Oh Sang Kwon

Engineering Project Manager

Public Works | City Engineering

702-229-1815 | 702-379-9491

333 N. Rancho Drive, 7th Floor | Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Joseph R Genovese <JRGenovese@drhorton.com>
Sent: Wednesday, July 1, 2020 2:50 PM
To: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>
Cc: Nick Velardi <NEVelardi@drhorton.com>
Subject: FW: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

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Hope all is well. What additional items other than the wall and bollards are needed?

From: Nick Velardi
Sent: Wednesday, July 1, 2020 2:41 PM
To: Joseph R Genovese <JRGenovese@drhorton.com>
Subject: FW: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>

Date: 6/29/20 1:32 PM (GMT-08:00)

To: Nick Velardi <NEVelardi@drhorton.com>, Michael Cunningham <mcunningham@LasVegasNevada.GOV>

Cc: Mark Sorensen <msorensen@LasVegasNevada.GOV>

Subject: RE: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

[External]

Nick,

I went out there today and looks like the improvement along Rio Vista is not completed. Please let us know once you have completed the Rio Vista modification.

Let me know if you need anything else.

Thank you,

Oh Sang Kwon

Engineering Project Manager

Public Works | City Engineering

702-229-1815 | 702-379-9491

333 N. Rancho Drive, 7th Floor | Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Nick Velardi <NEVelardi@drhorton.com>
Sent: Monday, June 29, 2020 8:35 AM
To: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>; Michael Cunningham <mcunningham@LasVegasNevada.GOV>
Cc: Mark Sorensen <msorensen@LasVegasNevada.GOV>
Subject: RE: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

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From: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>
Sent: Monday, June 29, 2020 8:00 AM
To: Michael Cunningham <mcunningham@LasVegasNevada.GOV>
Cc: Nick Velardi <NEVelardi@drhorton.com>; Mark Sorensen <msorensen@LasVegasNevada.GOV>
Subject: Re: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

[External]

Good morning,

Let me runout to elkhorn 40 and see what's completed and not completed Per approved plan.

I'll let you know sometime this week.

Thanks

Sent from my iPhone

On Jun 29, 2020, at 7:09 AM, Michael Cunningham <mcunningham@lasvegasnevada.gov> wrote:

Hello Nick,

There was some additional items added to the drainage easement that was not shown in the drainage study. Flood control asked us to place the hold. I have copied Oh-Sang to see if it is still an issue or if the hold can be removed.

Michael Cunningham, P.E.

Deputy Building and Safety Director

Building and Safety Department

702-229-2002 phone | 702-429-0923 cell

333 North Rancho Drive, Las Vegas, NV 89106

<image004.png>

lasvegasnevada.gov

<image005.png>

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From: Nick Velardi <NEVelardi@drhorton.com>
Sent: Friday, June 19, 2020 11:33 AM
To: Michael Cunningham <mcunningham@LasVegasNevada.GOV>
Subject: L17-01163 Elkhorn 40 ph 2 3011 Inspection HOLD

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What is the 3011 inspection hold for on L17-01163?

Thank you,

Nick Velardi

NEVADA DIVISION

1081 Whitney Ranch Dr. #141

Henderson, NV 89014

C: 702.271.5810

O: 702.635.3600

"Dost thou love life? Then do not squander time; for that's the stuff life is made of."

~Benjamin Franklin, 1746

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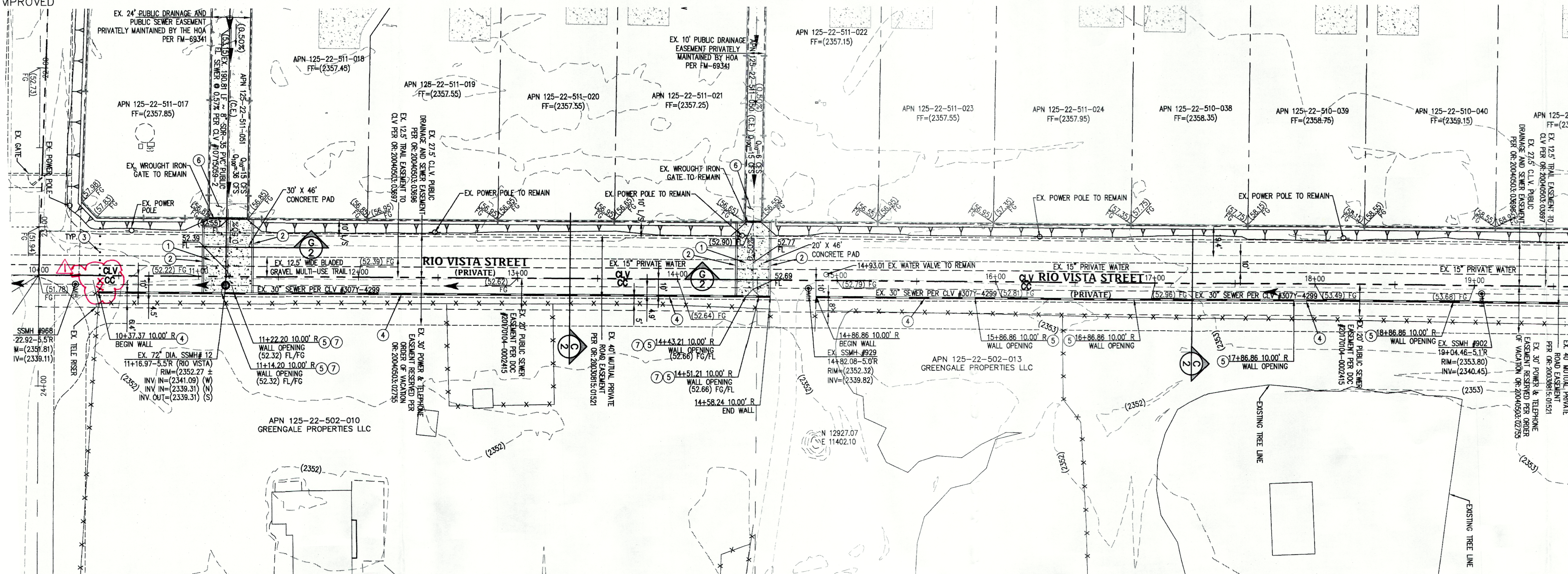
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<image011.png>

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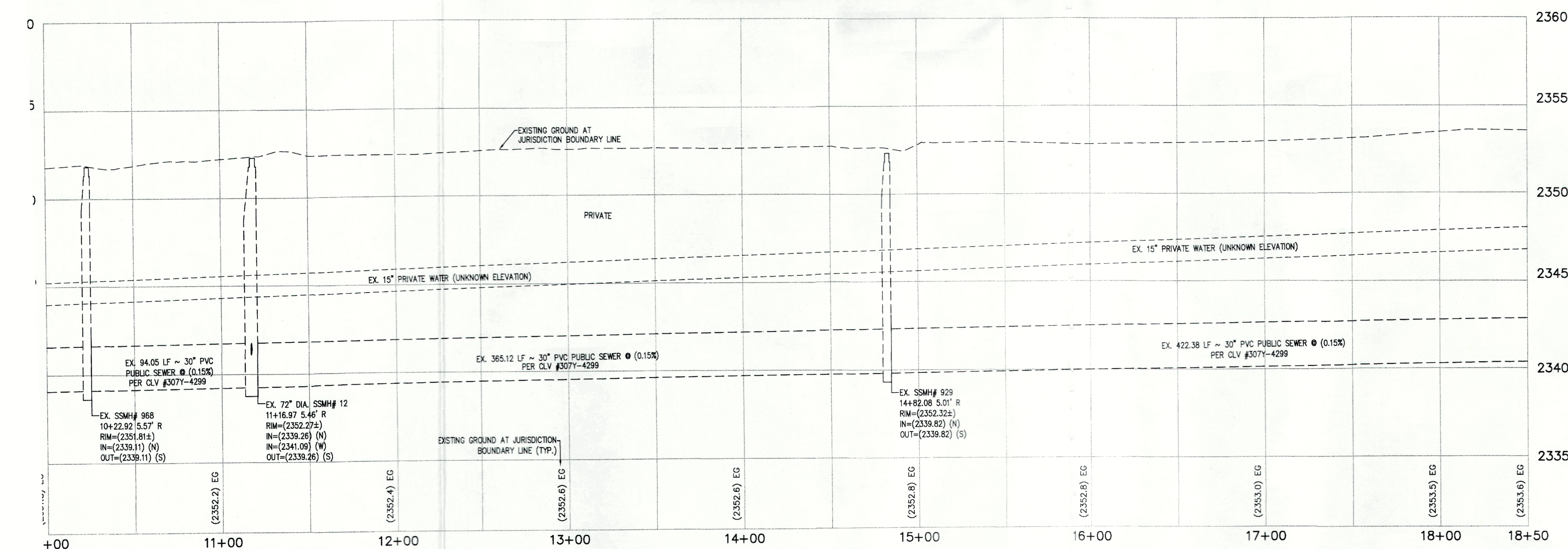
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3 AVENUE
PRIVATE)
IMPROVED



RIO VISTA STREET (PRIVATE)

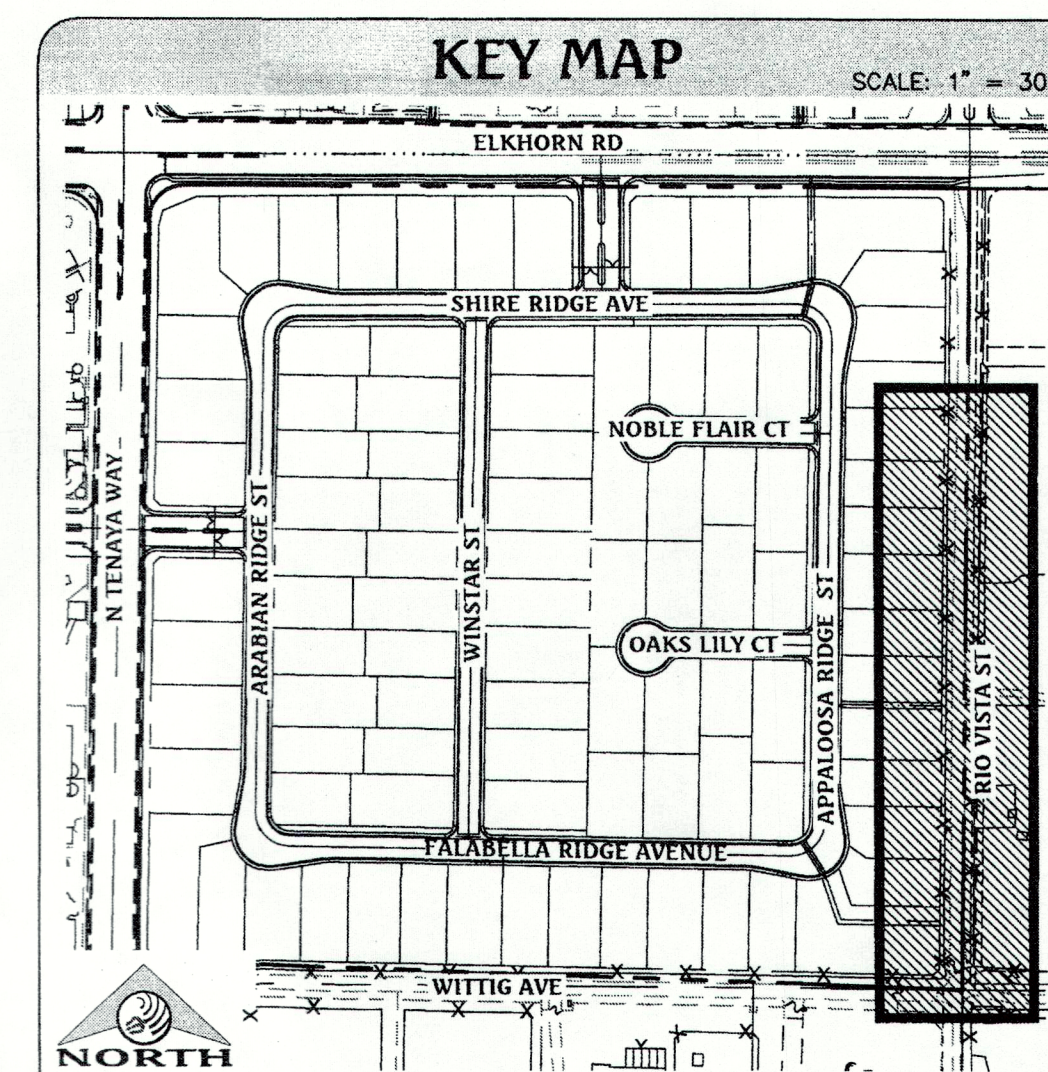
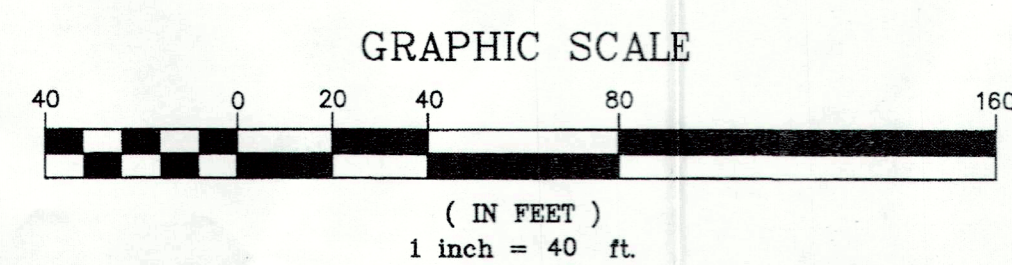
PLAN
SCALE: 1" = 40'



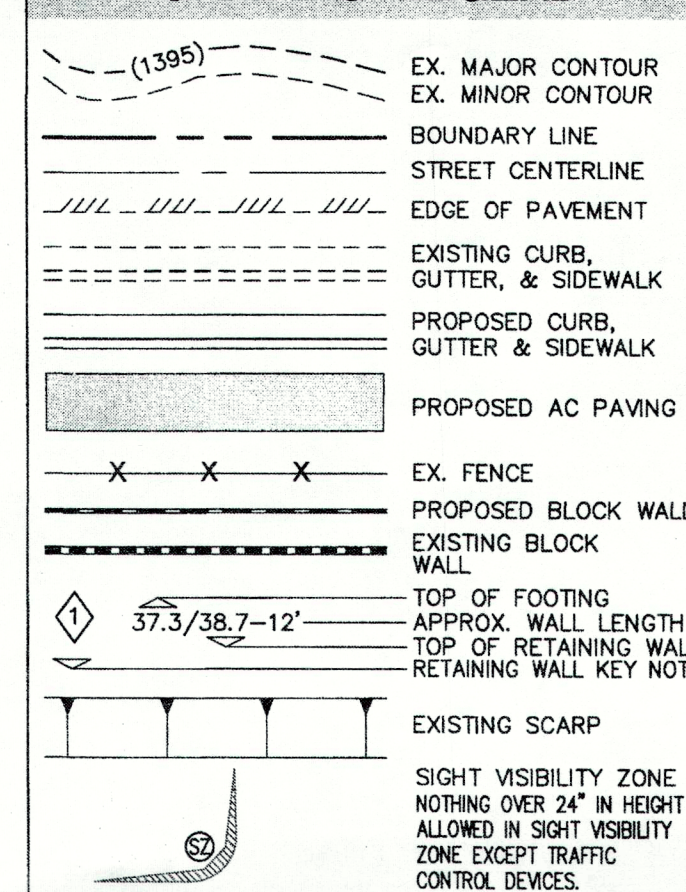
RIO VISTA STREET (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



GRADING LEGEND



CONSTRUCTION NOTES

- ① CONSTRUCT CONCRETE PAD #6" THICK, 3000 PSI CONCRETE WITH #4 REBAR @ 12" O.C. BOTHWAYS OVER 6" TYPE II AGGREGATE BASE.
- ② CONSTRUCT 3000 PSI CONCRETE SLURRY CUT-OFF WALL W/#4 REBAR @ 12" O.C. EACH WAY, 1' WIDE X 3' DEEP.
- ③ INSTALL COLLAPSIBLE BOLLARDS #6" O.C. UNLESS OTHERWISE SPECIFIED ON THE PLANS. PER DETAIL F, SHEET 2. DO NOT INSTALL OVER EX. FACILITY.
- ④ CONSTRUCT #8 HIGH BULK WALL PER DETAIL D, SHEET 2. SOLID GROUT FIRST THREE COURSES.
- ⑤ CONSTRUCT WALL OPENING PER DETAIL E, SHEET 2.
- ⑥ REMOVE EXISTING RIP-RAP AND CONSTRUCT CONCRETE APRON #6" THICK, 3000 PSI CONCRETE WITH #4 REBAR 12" O.C. BOTHWAYS OVER 6" TYPE II AGGREGATE BASE.
- ⑦ FLOWLINES TO DRAIN TO WALL OPENINGS FOR POSITIVE DRAINAGE AS SHOWN ON PLANS

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)

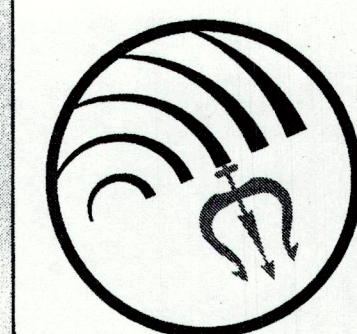
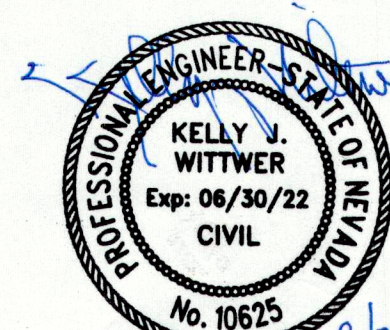
SHEET INDEX

1. RIO VISTA STREET PLAN AND PROFILE
2. RIO VISTA STREET PLAN AND DETAILS

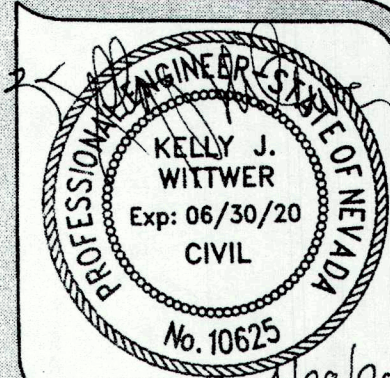


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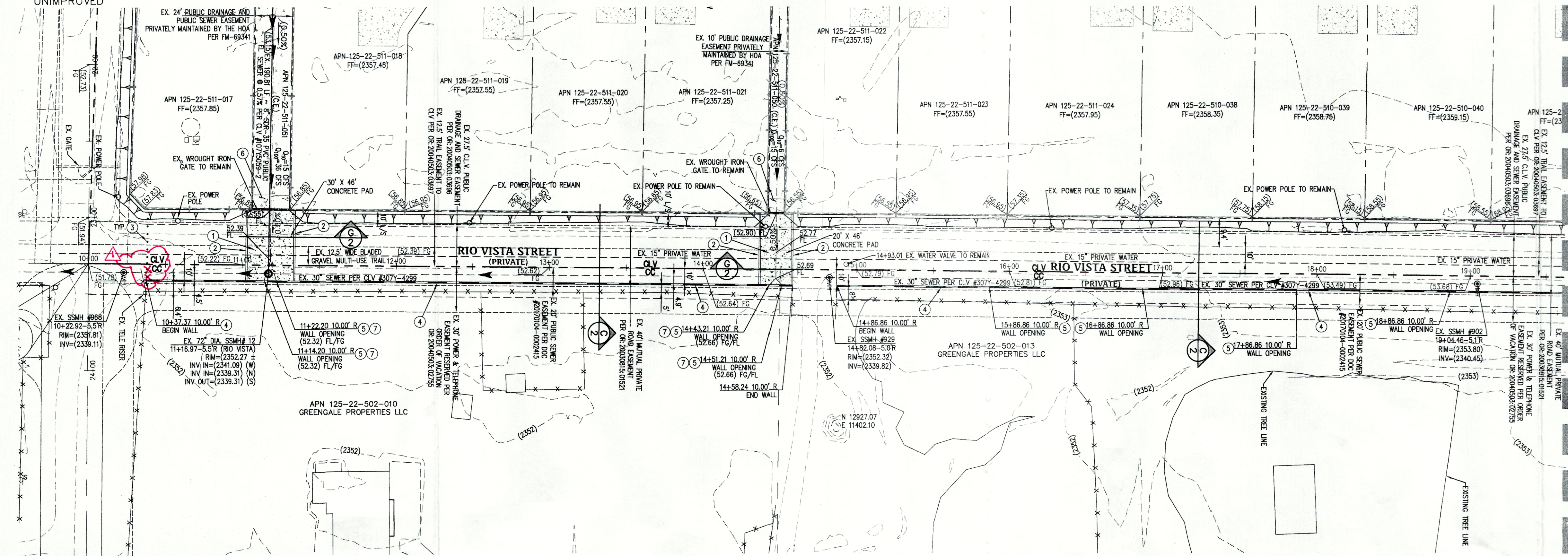


GREENGALE PROPERTIES, LLC
RIO VISTA DRAINAGE IMPROVEMENTS
RIO VISTA STREET
PLAN AND PROFILE



SHEET **1** OF

WITTIG AVENUE
(PRIVATE)
UNIMPROVED

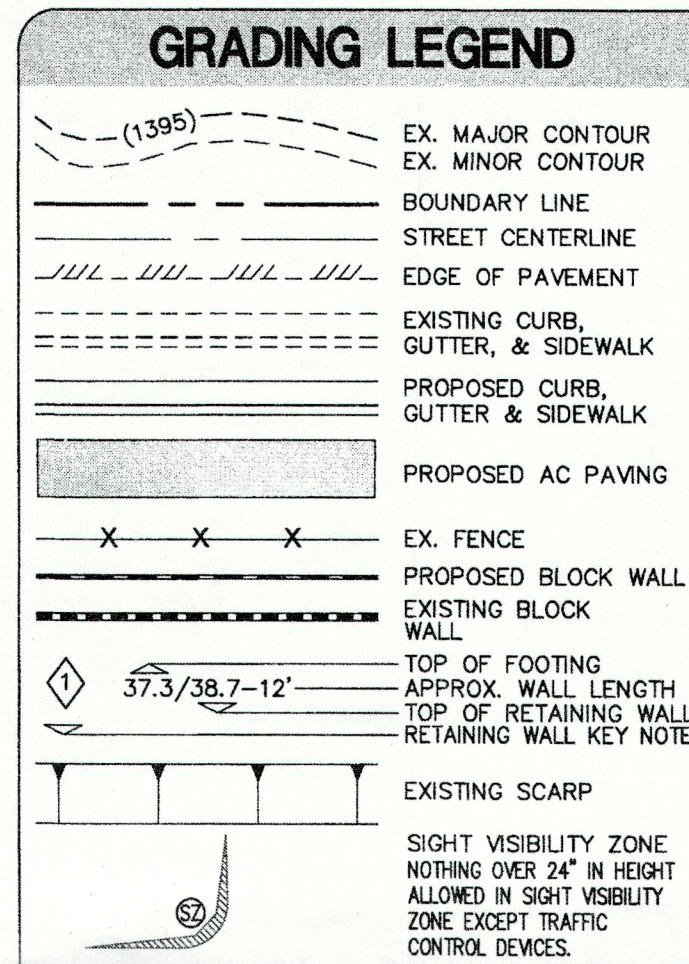


WITTIG AVENUE
(PRIVATE)
UNIMPROVED

RIO VISTA STREET (PRIVATE)

PLAN
SCALE: 1" = 40'

SEE SHEET 2



CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE PAD 8" THICK, 3000 PSI CONCRETE WITH #4 REBAR 12" O.C. BOTH WAYS OVER 6" TYPE II AGGREGATE BASE.
2. CONSTRUCT 3000 PSI CONCRETE SLURRY CUT-OFF WALL W/ #4 REBAR @ 12" O.C. EACH WAY, 1' WIDE X 3' DEEP.
3. INSTALL COLLAPSIBLE BOLLARDS @ 5' O.C. UNLESS OTHERWISE SPECIFIED ON THE PLANS. PER DETAIL F, SHEET 2. DO NOT INSTALL OVER EX. FACILITY.
4. CONSTRUCT 8" HIGH BLOCK WALL PER DETAIL D, SHEET 2. SOLID GROUT FIRST THREE COURSES.
5. CONSTRUCT WALL OPENING PER DETAIL E, SHEET 2.
6. REMOVE EXISTING RIP-RAP AND CONSTRUCT CONCRETE APRON 6" THICK, 3000 PSI CONCRETE WITH #4 REBAR 12" O.C. BOTH WAYS OVER 6" TYPE II AGGREGATE BASE.
7. FLOWLINES TO DRAIN TO WALL OPENINGS FOR POSITIVE DRAINAGE AS SHOWN ON PLANS.

BASIS OF BEARING

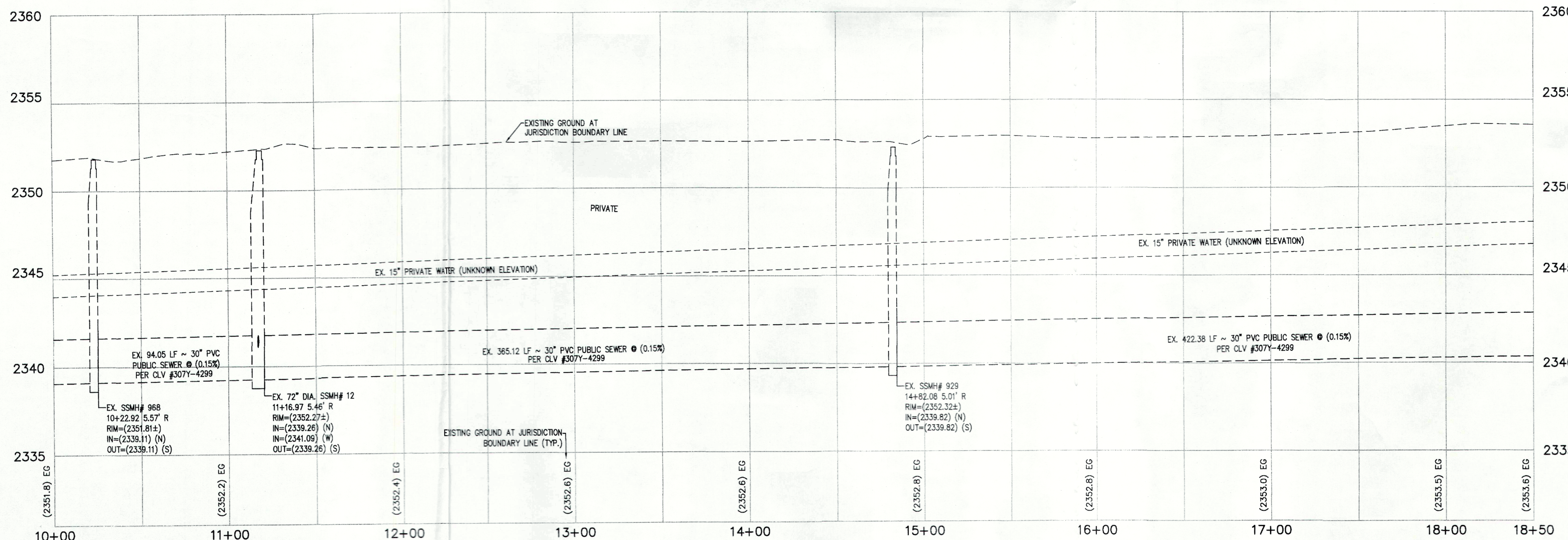
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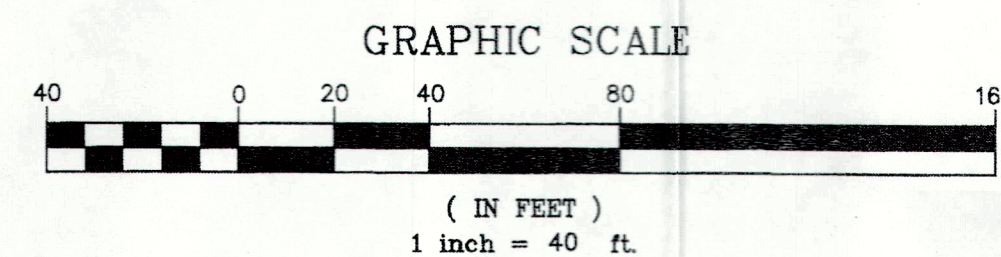
1. RIO VISTA STREET PLAN AND PROFILE
2. RIO VISTA STREET PLAN AND DETAILS



RIO VISTA STREET (PRIVATE)

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



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GREENSCALE PROPERTIES, LLC
RIO VISTA DRAINAGE IMPROVEMENTS
RIO VISTA STREET
PLAN AND PROFILE

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
Exp: 06/30/20
CIVIL
No. 10625

SHEET 1 OF 2