

DS #: 05272-1

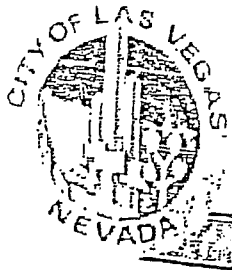
APN: 126-12-610-005

PROJECT: Skye Canyon Parcel 2.31 - Update #1

SUBMITTAL: 3rd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: December 10, 2020
TO: Land Development Services Department of Building & Safety			FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:		Drainage Study for:	
		Skye Canyon Parcel 2.31 – Update #1	
Cross Streets:	SWQ of Iron Mountain Rd & Skye Village Rd		COPIES TO:
File Number:	F:\Depot\DSMemos\DS5272C.doc		Westwood Professional Services
Parcel Number:	126-12-610-005		Century Communities of Nevada
Zoning Action:	TMP-77328		Bart Anderson, P.E., DevCo
FEMA Flood Zone	YES	NO	CCRFCFCD
Proposed Storm Drain	YES X	NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	4/16/2020	5/7/2020	See Comments Below	\$400.00	3818274: \$400
2 nd Submittal	6/1/2020	6/17/2020	Conditionally Approved	\$400.00	3869401: \$400
3 rd Submittal	11/24/2020	12/10/2020	Conditionally Approved	\$100.00	4078282: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

***** The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only**

***** Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

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

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

- This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCFCD to confirm that they have begun their review.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

Please note that effective April 6, 2020, only electronic submittals to the CCRFCFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

When it's applicable, structural calculations of facilities must be approved by the City prior to submittal to the Clark County Regional Flood Control District for their review and concurrence.

2. The subject drainage study is premised on the *Skye Canyon Phase 3A Infrastructure* being installed within Skye Village Road.
3. Structural plans for the storm drain improvements must be submitted for review. Provide a soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the Building Department for processing. The engineer must provide a copy of Building Department approval of the structures to Flood Control prior to final acceptance of the drainage study.
4. Provide a gate and signage along the maintenance access path near the proposed headwall to prevent unauthorized access.

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

jks

T/R/S: T19S/R59E/12
AREA F-12



TECHNICAL DRAINAGE STUDY UPDATE

Skye Canyon parcel 2.31

NOVEMBER 2020

PREPARED FOR:

Century Communities of Nevada, LLC

Las Vegas, Nevada

PREPARED BY:

Westwood

Skye Canyon parcel 2.31

Technical Drainage Study Update

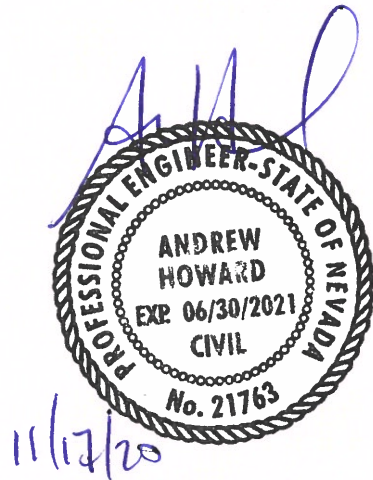
Las Vegas, Nevada

Prepared For:

Century Communities of Nevada, LLC
6345 South Jones Blvd.
Las Vegas, NV 89118
Phone: 702-873-5338

Prepared By:

Westwood Professional Services
5740 S. Arville Street, Suite 216
Las Vegas, NV 89118
Phone: (702) 284-5300
Fax: (702) 284-5339



Project Number: CEN2004.000
Date: November, 2020

Andrew Howard, P.E.
NV Professional Engineer No. 21763

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Skye Canyon Parcel 2.31 Update Date: November 2020
 Location of Development: a) Descriptive (Cross Streets): North/South: Skye Village Road
East/West: Iron Mountain Road
 b) Section: 12 Township: 19 Range: 59
 c) APN: 126-12-610-005

Name of Owner: Century Communities of Nevada, LLC
 Telephone No.: 702-873-5338 Fax No.: _____ E-mail Address: Rick.Barron@centurycommunities.com
 Address: 6345 South Jones Blvd Las Vegas NV 89118

Contact Person – Name: Andrew Howard, P.E. Telephone No.: (702) 284-5300
 *E-mail Address: Andrew.howard@westwoodps.com Fax No.: (702) 284-5399
 Firm: Westwood Professional Services, Inc.
 Address: 5740 S. Arville #216 Las Vegas NV 89118

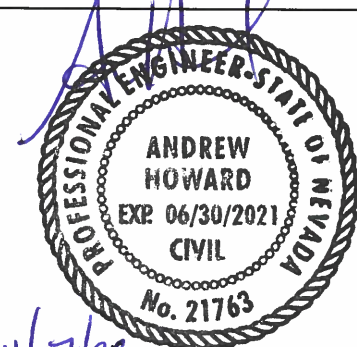
Type of Land Development/Land Disturbance Process:

☐ 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: +/- 1.82 acres Being Developed/Disturbed: +/- 1.82 acres
 2. Is a portion or all of the subject property located in a 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.): Neighborhood Park
 5. Approximate upstream land area which drains to the subject site: 0 acre +/-
 6. Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: Skye Canyon Master Drainage Study Update #6 (SHG/ Westwood, DS4420); Skye Canyon Phase 3A Infrastructure Study Update #2 (SHG, DS4931)
Skye Canyon Parcel 2.31 (Westwood, DS 05272)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Captured by proposed onsite storm drain and routed east into Skye Village

8. Briefly describe your proposed schedule for the subject project: ASAP



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.

***Newly Required Field**

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

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

CEN2004.000

November 17, 2020

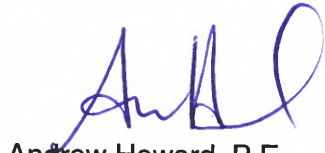
Jennifer Shinn, P.E.
City of Las Vegas Public Works
495 S Main St
Las Vegas, NV 89101

Subject: Technical Drainage Study Update for Skye Canyon Parcel 2.31

Ms. Shinn:

This letter certifies that all items provided on the *Technical Drainage Study Update for Skye Canyon Parcel 2.31* CD match the paper version bound into the study.

Respectfully Submitted,
WESTWOOD PROFESSIONAL SERVICES



Andrew Howard, P.E.
Water Resources Department

CEN2004-000

November 17, 2020

JENNIFER SHINN, P.E.
City of Las Vegas Public Works
495 S Main St
Las Vegas, NV 89101

**Subject: Technical Drainage Study Update for Skye Canyon Parcel 2.31
(DS 05272)**

Dear Ms. Shinn,

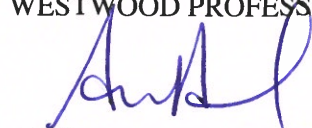
This submittal is intended as an update to the Technical Drainage Study for *Skye Canyon Parcel 2.31*. The projects site is located west of the intersection of Skye Village Road and Canyon View Lane within the Skye Canyon master planned community, in Las Vegas, Nevada.

Subsequent to the approval of the TDS, the location of the parking lot entrance driveway shifted to the north by approximately 70-FT in order to restrict traffic movements to "right in / right out" only, without a northbound left turn into the site. The relocation of the driveway essentially flips traffic access into the parking lot from north to south with a dead end at the southern end of the parking lot, versus south to north with a dead end at the northern end of the parking lot as previously proposed.

Minor onsite grading revisions are proposed to accommodate the new location of the driveway, and as a result, a new low point location within the parking area for the proposed area inlet. The revised storm drain analysis has been included in Appendix B for review. As previously proposed by the TDS, the two drop inlets located in the landscape areas are intended for nuisance flows only with the majority of the site flow impacting the inlet located in the parking lot.

The previously approved improvement plans have been clouded with redlines and are included in Appendix A, and the revised improvement plans have been included separately (folded). If you have any questions or require additional information, please do not hesitate to contact us at (702) 284-5300.

Respectfully Submitted,
WESTWOOD PROFESSIONAL SERVICES



ANDREW HOWARD, P.E.,
Project Manager – Flood Control Division

cc: Mark Failla, P.E., CFM
Kevin Bross, P.E.

APPENDIX

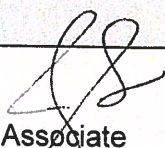
Appendix A – Approval Letter and Redlined Improvement Plans from TDS

Appendix B – Revised Storm Drain WSPGW Model

Appendix C – Revised Improvement Plans (Folded Separately)

APPENDIX A

Approval Letter and Redlined Improvement Plans from TDS

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 17, 2020
TO: Land Development Services Department of Building & Safety			FROM: Jennifer Shinn, P.E.  Flood Control, Engr. Associate Department of Public Works
SUBJECT: Drainage Study for: Skye Canyon Parcel 2.31			COPIES TO: Westwood Professional Services
Cross Streets:	SWQ of Iron Mountain Rd & Skye Village Rd		Century Communities of Nevada
File Number:	F:\Depot\DSMemos\DS5272B.doc		Bart Anderson, P.E., DevCo
Parcel Number:	126-12-610-005		CCRFCD
Zoning Action:	TMP-77328		
FEMA Flood Zone	YES	NO X	
Proposed Storm Drain	YES X	NO	

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			TOTAL FEES (LDDRS):	\$800.00	----

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2. The subject drainage study is premised on the *Skye Canyon Phase 3A Infrastructure* being installed within Skye Village Road.
3. Structural plans for the storm drain improvements must be submitted for review. Provide a soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the Building Department for processing. The engineer must provide a copy of Building Department approval of the structures to Flood Control prior to final acceptance of the drainage study.
4. Revise all onsite storm drain pipes to minimum 18" RCP.

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

jks

T/R/S: T19S/R59E/12
AREA F-12

Andrew Howard

From: Jennifer Shinn <jshinn@LasVegasNevada.GOV>
Sent: Monday, June 8, 2020 10:47 AM
To: Andrew Howard; Kevin Bross
Cc: Lokela Abad
Subject: Re: Nyloplast Storm Drain to Concrete Connection

Andrew,

That will work. Please call out min. 18" RCP on the IPs.

Thank you,
Jennifer

From: Andrew Howard <Andrew.Howard@westwoodps.com>
Sent: Thursday, June 4, 2020 6:17 PM
To: Kevin Bross <Kevin.Bross@westwoodps.com>; Jennifer Shinn <jshinn@LasVegasNevada.GOV>
Cc: Lokela Abad <Lokela.Abad@westwoodps.com>
Subject: FW: Nyloplast Storm Drain to Concrete Connection

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Kevin / Jen – for the concrete and plastic pipes at the Skye Canyon 2.31 Park, I think the best solution is to extend 12" (or 18" if preferred) RCP from the NDOT inlet to the two landscape inlets which will be Nyloplast light duty and connected with the attached fittings. We can incorporate this into the IPs after drainage approval.

Thanks!

Andrew Howard, P.E.

Project Manager

andrew.howard@westwoodps.com

direct (702) 284-5378
main (702) 284-5300
cell (702) 324-3804

Westwood

5740 S. Arville Street, Suite 216
Las Vegas, NV 89118

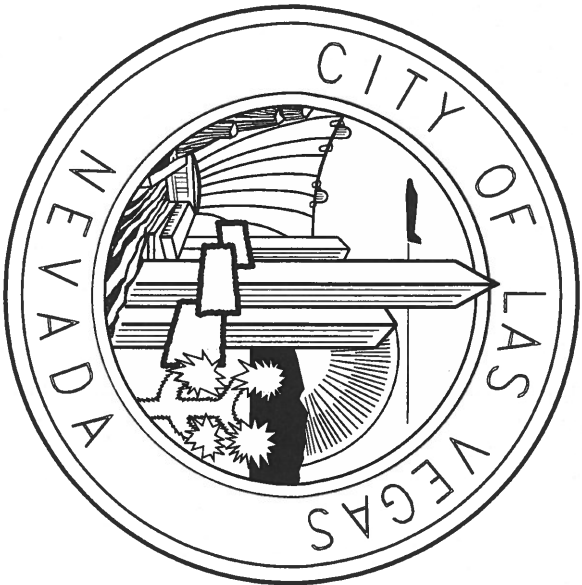
westwoodps.com
(888) 937-5150

IMPROVEMENT PLANS FOR

SKYE CANYON PARCEL 2.31

CITY OF LAS VEGAS, NEVADA
RESIDENTIAL SUBDIVISION

APN: 126-12-610-005



SHEET INDEX	
NO.	SHEET TITLE
1	C-1 COVER SHEET
2	C-2 STANDARD NOTES
3	C-3 QUANTITIES & LEADNO
4	C-1 GRADING PLAN
5	D-1 DETAIL SHEET
6	PR-1 PLAN AND PROFILE STORM DRAIN A
7	PR-2 PLAN AND PROFILE STORM DRAIN B
8	PR-3 PLAN AND PROFILE STORM DRAIN C
9	PR-4 PLAN AND PROFILE STORM DRAIN D

DATE	ACTING CITY ENGINEER-ROSA CORTIZO, PE, #17595
	APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OR RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHENTICATE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE CURRENT STANDARD. DEVIATIONS AND SPECIFICATIONS: CLARK COUNTY AREA, NEVADA

DATE _____

DATE _____
CITY OF LAS VEGAS -
PLANNING DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

DATE _____

THE AFFIDAVIT CERTIFICATE OF APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS, RESOLUTION OF ANY CONFLICT WILL BE ACCORDINGLY PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

U.S. NEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 44444 FIRST APPROVED DATE: _____
LWWD APPROVED FLOW 1,500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 20 GPM
SHEETS: _____

[illegible]

ANY ENERGY ACKNOWLEDGES THAT WE HAVE ASSIGNED YOUR PLANS AND WILL PROMOTE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. ANY 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 ACQUIRED SUITABLE TO THE NETVIA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION DATE

COX COMMUNICATIONS LAS VEGAS, INC. DATE

OWNER/DEVELOPER
HOSPITALITY COMPANIES OF NEWIDA, LLC
5535 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
PH (702) 873-5338
CONTACT: PAUL KENNER

ENGINEER
WESTWOOD PROFESSIONAL SERVICES, INC.
5740 S. ARNOLD STREET, SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

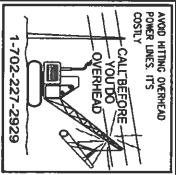
A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 30 NORTH, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST
CORNER OF U.S. 95 AND KYLE CANYON ROAD
ELEVATION = 2817.61 FEET, 858.81 METERS
N.A.V.D. 88 DATUM
PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

SOUTH 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, MDN. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

YEAR FLOODPLAIN), PER THE FEMA FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002

YEAR FLOODPLAIN), PER THE FEMA FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002



Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call

OR
1-800-227-2600

[illegible]

Westwood

Phone (702) 284-5300 5740 S. Arville Street
Fax (702) 284-5399 Suite 216
Las Vegas, NV 89118

Westwood Professional Services, Inc.

CENTURY
COMMUNITIES

SKYE CANYON PARCEL 2.31

COVER SHEET

CITY OF LAS VEGAS, NEVADA



DATE: T19S
R59E
S12

05/28/2020

DRAFTER: HIR

DESIGNER: EMS

CHECKED: TJS

CEN2004.00



C-1
SHEET 1 OF 1

DRAINAGE		PRIVATE PUBLIC	
7' 6" x 7' RCB MODIFIED TYPE 1 (REDUCED)	EA	-	1
8' 6" x 7' RCB TRANSITION TO 6' 6" RCB	UF	-	10
8' 48" TYPE II STORM DRAIN MANHOLE	EA	1	1
10.25' x 2' DROP INLET	EA	-	1
11' CONCRETE MAINTENANCE ACCESS PATH	SF	-	2.06
12' 6" PVC INLET WITH 12" PVC RISER	EA	-	2
11' TYPE 1 MAINTENANCE ACCESS PATH	SF	-	4.50

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALC BEFORE YOU DO OVERHEAD

1-702-227-2929

Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call

OR
1-800-227-2600

G-1

SHEET 4 OF 7

PROFESSIONAL SEAL
F. NEWMAN
CIVIL
Exp. 12/31/2020
No. 245712

sp/3/20

[illegible][illegible]

SOLIS REPORT

SOLIS REPORT BY SOUTHWEST GEOTECHNICAL
 PROJECT NO. 175317 DATED 10/17/78
 UPDATING SOLIS REPORT BY SOUTHWEST GEOTECHNICAL.
 PROJECT NO. 175317 DATED 8/26/79

EARTHWORKS

EARTHWORK QUANTITIES (CUMYD):
 EXCAVATION 10,000
 FILL 4,546 OF NOS
 CEMENT STABILIZED SUBGRADE PREPARED
 AND ACTING GRADING PAVING

WILLOW AVENUE

FORDSTER STREET

SKYE CANYON PARCEL 2.09

SKYE CANYON PARCEL 2.22

ANTORA SUMMIT ST

INDIGO ROSE ST

SKYE CANYON PARCEL 2.18

SKYE CANYON PARCEL 2.08

HARTMONT STREET

BANDGET AVENUE

SKYE VILLAGE ROAD

CANYON VIEW LANE

SKYE VILLAGE ROAD

SITE MAP
NOT TO SCALE

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00) AND 101.0 REPRESENTS 2901.00)

SURVEY NOTE
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS

FLOOD CERTIFICATION

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY 72272222 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

JOHN M. BRIGGS, PE 76572

DATE _____

CONSTRUCTION NOTES	
1	CONSTRUCT ACHING AREA, SEE DETAIL PER SECTION.
2	CONSTRUCT 6" A-TYPE CURB PER DETAIL 1, SHEET D-1.
3	INSTALL PRECAST CONCRETE WHEEL STOPS PER DETAIL 2, SHEET D-1.
4	CONSTRUCT A "H" SHAPED CONCRETE CURB, 18" HIGH TYPE 1, 18" WIDE BASE, CONSTRUCT HANDCAPPED VEH ACCESSIBLE PARKING STALL IN ACCORDANCE WITH ADA STANDARDS.
5	CONSTRUCT CROSS CUTTER PER DETAIL 15, SHEET D-1.
6	INSTALL PREPARED/CAST RESTRAINING BANDING.
7	CONSTRUCT DOTS 1' SPACING, RAMP PER PAV. USING MASONRY TILE, TRUNCATED DOTS FOR EQUIPMENT PER COUNCIL PM, 225.
8	BASED ON DETAIL, CORNER, SEE LANDSCAPE PLANS FOR HORIZONTAL DIMENSIONS AND SPACING DETAILS.
9	INSTALL LANDSCAPE PLANTS FOR CONSTRUCTION MATERIALS AND AESTHETIC DIMENSIONS.
10	CONSTRUCT 12" TYPE 1 MAINTENANCE ACCESS PAVN PER DETAIL 5, ON SHEET D-1.
11	CONSTRUCT 12" TYPE 1 MAINTENANCE ACCESS PAVN PER DETAIL 5, ON SHEET D-1.
12	CONSTRUCT 12" X 25" DROP INLET PER MDOT STD. PLAN M-4-21.
13	INSTALL 6" X 6" ROA INDOT STD. PLAN B-20-12.
14	CONSTRUCT 6" X 7" ROA MORTORED TYPE 1, MEDIAN, PER DETAIL XX ON S-XX.
15	CONSTRUCT CONCRETE MEDIAN W/ 4" CUT OFF PER DETAIL XX ON S5-XX.
16	INSTALL 48" TYPE 1 STORM DRAIN MANHOLE PER CAUSAD 415.
17	INSTALL 12" TYP. STORM DRAIN.
18	INSTALL 18" CLASS II ROA STORM DRAIN.
19	INSTALL 30" CLASS II ROA STORM DRAIN.
20	INSTALL 36" PER APP. 6" TYPE 1 GRANULAR BEDDING WITH FILTER FABRIC.
21	CONSTRUCT 6" HIGH BARRIER STEEL FENCE WITH 14" VERTICAL ACCESS GATE PER DETAIL 16, ON SHEET D-1.
22	REMOVE & DISPOSE CONCRETE INDOT MEDIAN.
23	REMOVE & DISPOSE DOTS NOT CONCRETE.
24	REMOVE & DISPOSE DOTS NOT CONCRETE.
25	REMOVE & DISPOSE DOTS NOT CONCRETE.
26	REMOVE & DISPOSE DOTS NOT CONCRETE.
27	REMOVE & DISPOSE DOTS NOT CONCRETE.
28	REMOVE & DISPOSE DOTS NOT CONCRETE.
29	CONSTRUCT CURB APPROXIMATE 18" HIGH, ON STRIKE PER SS-XX.
30	CONSTRUCT 6" X 6" ROA 1' DOTS, 6" ON 6" DOTS, 6" X 6" ROA PER SS-XX.
31	CONNECT PER S. PAVN, 18" HIGH, EX. NOT TO EXISTING 6" X 6" ROA PER SS-XX.
32	INSTALL 12" PVC INLET WITH 2" PVC RISER.
33	INSTALL P. ST. IN. C&G FENCING PER C A 20, N 425, ST. AND

DESIGNER: ES

CHECKED: TJS

PROJECT NO.

CEN2004 00

DATE:	05/28/2020	T19S R59E S12

 **CENTURY**
COMMUNITIES

SKYE CANYON PARCEL 2.31

GRADING PLAN

CITY OF LAS VEGAS, NEVADA

[illegible]

Westwood

Phone	(702) 284-5300	5740 S. Arville Street
Fax	(702) 284-5399	Suite 216
		Las Vegas, NV 89118
		westwoodps.com

Westwood Professional Services, Inc.



CALL SOUTHWEST GAS AT 702-651-2111 FOR
STANDBY WHEN EXCAVATING OVER OR NEAR HIGH
PRESSURE GAS LINES

[illegible]

Site map showing the proposed development area, including the intersection of Antora Summit St and Indigo Rose St, and the location of the proposed development area (PP-1) and the proposed development area (PP-2). The map also shows the location of the proposed development area (PP-1) and the proposed development area (PP-2).

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FLOOD DESIGNATED ZONE X (UNSHADED) AS DERIVED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 33000C1750C, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SURVEY NOTE

ELEVATION NOTE
ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE ZEROED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00) AND 101.0 REPRESENTS 2901.00)

STORM DRAIN C - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'

FAST

Call
1-800-855-2222 before you
Underground
1-702-432-5300
FREEWAY & ARTERIAL SYSTEM
OF TRANSPORTATION (F.A.S.T.)

AVOID HITTING OVERHEAD
POWER LINES. IT'S
HOSTILE.

CALL BEFORE
YOU DO
OVERHEAD



1-702-227-2929

Call before you Dig
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call

OR
1-800-227-2600



CENTURY
COMMUNITIES

SKYE CANYON PARCEL 2.31
PLAN AND PROFILE STORM DRAIN C

CITY OF LAS VEGAS, NEVADA

NO.	DESCRIPTION
-----	-------------

DESCRIPTION

DATE	BY	APP. DATE
------	----	--------------

APP.
DATEAPP.
DATEAPP.
DATE

Westwood

Phone (702) 284-5300 5740 S. Arville Street
Fax (702) 284-5399 Suite 216
Las Vegas, NV 89118

Westwood Professional Services, Inc.

PP-3
SHEET 8 OF

SHEET 8 OF

APPENDIX B

Revised Storm Drain WSPGW Model

Ultimate Condition WSPG Summary									
2.31 Park Lateral to the north									
WSPG Station		Plan Station	Storm Drain Dimension	Invert Elevation (ft)	Q ₁₀₀ (cfs)	WSE (ft)	Velocity (ft/s)	FG Elevation	HGL Check ¹
SO	1000.00	11+60.35	18" RCP	2842.94	5	2846.65	2.83	2849.66	OK
R/SH	1024.07	12+54.33	18" RCP	2844.50	5	2846.71	2.83	2848.50	OK

24.07

1 - 'HGL Check' reflects the minimum 1-ft below finished grade.

NORTH.WSW

T1	SKYE CANYON	2.31	Park
T2	STORM DRAIN	November	2020
T3	LATERAL TO THE NORTH	CONNECTING TO MAINLINE	RCB
SO	1000.00	2842.94	18 .013
R	1024.07	2844.50	18 .013
SH	1024.07	2844.50	18 .013
CD	1	3	0 .000 8.560 12.5000 .000 .000
CD	2	3	0 .000 8.980 15.0000 .000 .000
CD	18	4	1 .000 1.500 .000 .000 .000
CD	24	4	1 .000 2.000 .000 .000 .000
CD	30	4	1 .000 2.500 .000 .000 .000
CD	36	4	1 .000 3.000 .000 .000 .000
CD	42	4	1 .000 3.500 .000 .000 .000
CD	48	4	1 .000 4.000 .000 .000 .000
Q			5.000 .0
			2846.648

Date: 11-16-2020 Time: 4:29:48

WATER SURFACE PROFILE LISTING

SKYE CANYON 2.31 Park

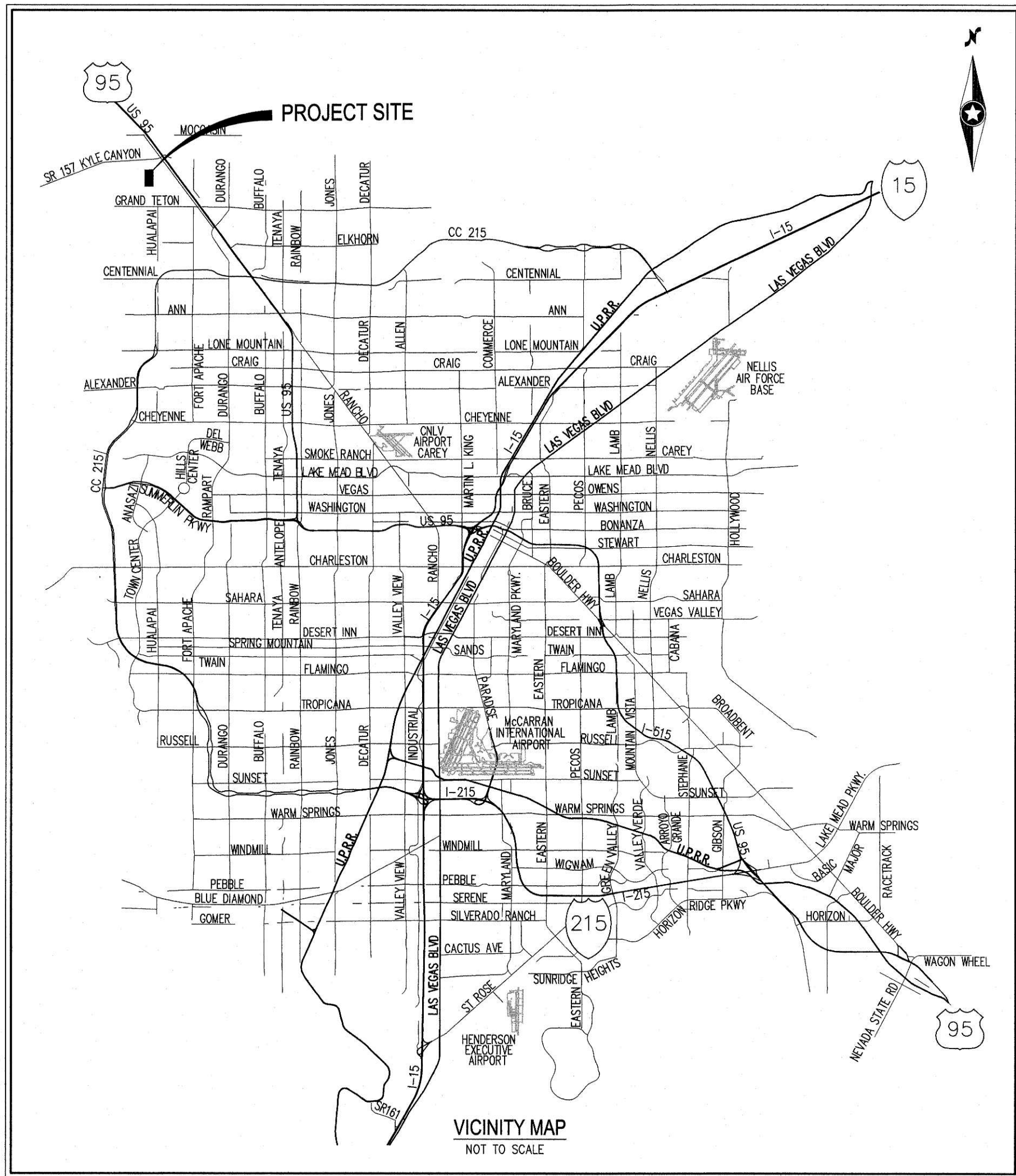
STORM DRAIN November 2020

LATERAL TO THE NORTH CONNECTING TO MAINLINE RCB

*****																	*****																
Station	Invert Elev	Depth (FT)	Water Elev	Q (CFS)	Vel (FPS)	Vel Head	Energy Grd.El.	Super Elev	Critical Depth	Flow Width	Top Width	Height Dia.-FT	Base Wt or I.D.	ZL	No Wth Prs/Pip	*****																	
L/Elem	Ch Slope					SF Ave	HF	SE Dpth	Froude N	Norm Dp	"N"	X-Fall		ZR	Type Ch	*****																	
1000.000	2842.940	3.708	2846.648	5.00	2.83	.12	2846.77	.00	.86	.00	1.500	.000	.00	.00	1	.0	*****																
24.070	.0648					.0023	.05	3.71	.00	.44	.013	.00	.00	.00	PIPE	*****																	
1024.070	2844.500	2.209	2846.709	5.00	2.83	.12	2846.83	.00	.86	.00	1.500	.000	.00	.00	1	.0	*****																

APPENDIX C

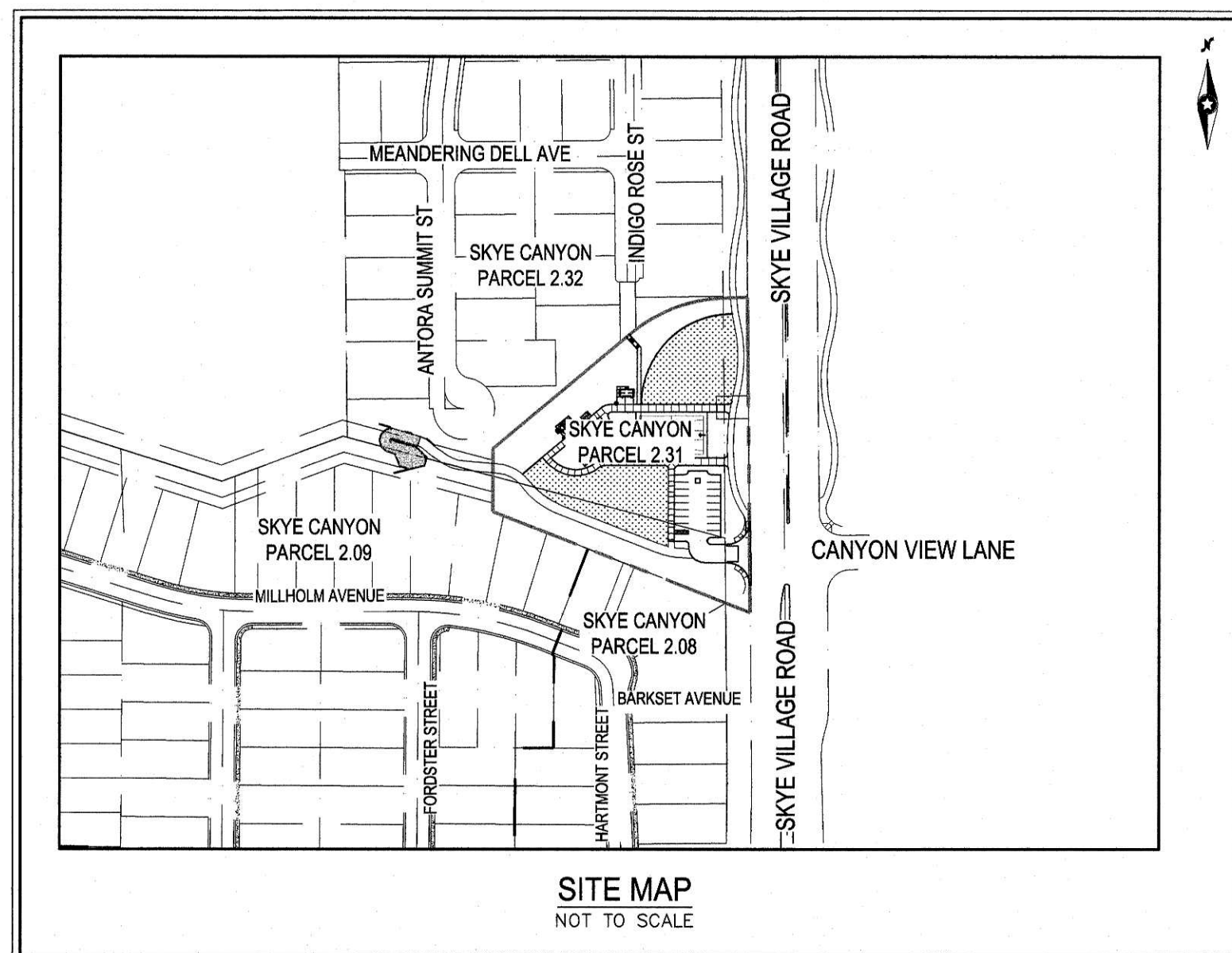
Revised Improvement Plans (Folded Separately)



CENTURY COMMUNITIES

IMPROVEMENT PLANS FOR SKYE CANYON PARCEL 2.31

CITY OF LAS VEGAS, NEVADA
RESIDENTIAL SUBDIVISION
APN: 126-12-610-005



TOTAL DISTURBED AREA

2.11 ACRES

DEVIATIONS FROM STANDARDS

NONE

SWPPP NOTE

NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: [HTTP://WWW.STATE.NV.US/BWPC/STORM1.HTM](http://www.state.nv.us/bwpc/storm1.htm) PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NWT000000 ALONG WITH THE APPROPRIATE FILLING FEE.

PROJECT INFORMATION

ACREAGE (GROSS): = 2.11 AC
ACREAGE (NET): = 2.11 AC
ZONING: = T-D
TOTAL NO. OF COMMON ELEMENTS + = 1
PROVIDED OPEN SPACE = 62,494 SF±

EARTHWORK SUMMARY (UNADJUSTED)

CUT 10,815 CY.
FILL 5,028 CY.
NET 5,786 CY. (CUT)

GEOTECHNICAL ENGINEER

PREPARED BY: GEOTEK RESIDENTIAL, LLC.
ADDRESS: 8835 SOUTH ESCONDIDO STREET, SUITE B LAS VEGAS, NEVADA 89118
PHONE: (702) 325-6000
PROJECT NO. 12203.208/9-LVR
DATED: 07/01/2020

SHEET LIST TABLE

NO.	SHEET	TITLE
1	C-1	COVER SHEET
2	C-2	STANDARD NOTES
3	C-3	QUANTITIES & LEGEND
4	G-1	GRADING PLAN
5	D-1	DETAIL SHEET
6	PP-1	PLAN AND PROFILE STORM DRAIN A
7	PP-2	PLAN AND PROFILE STORM DRAIN B
8	PP-3	PLAN AND PROFILE STORM DRAIN C
9	PP-4	PLAN AND PROFILE STORM DRAIN D & WATER LINE
10	PP-5	PLAN AND PROFILE WATER CONNECTION
11	U-1	UTILITY PLAN
12	T-1	TRAFFIC PLAN
13	S-1	STRUCTURAL DETAIL I
14	S-2	STRUCTURAL DETAIL II
15	S-3	STRUCTURAL DETAIL III
16	S-4	STRUCTURAL DETAIL IV

APPROVALS

CITY OF LAS VEGAS ENGINEER APPROVAL

LAS VEGAS FIRE AND RESCUE

DATE

CITY OF LAS VEGAS PLANNING DEPARTMENT

CENTRAL TELEPHONE CO. 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.

NV ENERGY

DATE

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION

DATE

COX COMMUNICATIONS LAS VEGAS, INC.

DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 137849 FIRST APPROVED DATE:
LVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 100 GPM

OWNER/DEVELOPER

CENTURY COMMUNITIES OF NEVADA, LLC
6345 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
PH: (702) 873-5338
CONTACT: PAUL KENNER

ENGINEER

WESTWOOD PROFESSIONAL SERVICES, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: KEVIN BROSS

LEGAL DESCRIPTION

A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK

BENCHMARK NUMBER: USDA1934

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

ELEVATION = 2817.61 FEET, 858.81 METERS
N.A.V.D. 88 DATUM

PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

BASIS OF BEARINGS

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

FEMA FLOOD ZONE INFORMATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (AREA OUTSIDE THE 500 YEAR FLOODPLAIN), PER THE FEMA FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002



Westwood

5740 S. Arville Street
Suite 216
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com
Westwood Professional Services, Inc.

DATE: BY: APP. DATE

DESCRIPTION

NO.

CITY OF LAS VEGAS, NEVADA

CENTURY COMMUNITIES

SKYE CANYON PARCEL 2.31

COVER SHEET

DATE: 11/18/20

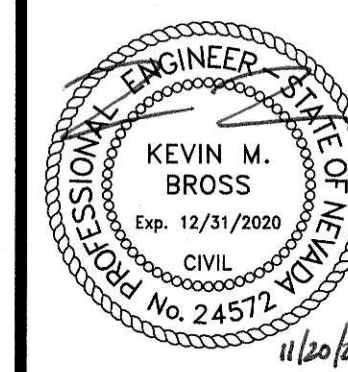
DRAFTER: HIR

DESIGNED: EMS

CHECKED: KB

PROJECT NO.

CEN2004.000



C-1

SHEET 1 OF 16

L20-01619

650.131

STORMWATER RUNOFF MANAGEMENT

(REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT AND 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. ANY 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 BY 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 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 NVW100000, SECTION III.A.12.
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 ANY ACTUAL 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 DISPOSITIONS. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVW100000, 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.

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

LVVWD Project # 137649 (REVISED 08/01/2017)

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 CURRENT 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 CUTS.
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 AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
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 IN-CHARGE 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 APPROVED PRODUCTS LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF AN APPROPRIATELY SIZED ASPHALT REPAIR PATCH ON THE STREET SURFACE.

ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENT HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ADJUTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY THE LVVWD AT THE PROPERTY OWNER'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

NO LEAD COMPLIANCE NOTE:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE RELOCATED, OR INSTALLED AS NEW MATERIAL WILL BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL COMPACTION	
A. PAVEMENT AREA SUBGRADE	0.1"	+0.0 TO -0.1"	SEE SOILS REPORT
B. ENGINEERED FILL	0.5"	+0.1 TO -0.1"	SEE SOILS REPORT
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLIC OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

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 (12") DIAMETER. CONNECTIONS TO FIFTEEN (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" 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 APPLIED CONSTRUCTION TOLERANCE. 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 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

CITY OF LAS VEGAS STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, LATEST REVISION (USS), AND THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA (USD), LATEST REVISION.
2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER GLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.
3. LUMINAIRE SHALL BE MARKED TO INDICATE INSTALLATION ORIENTATION, AND SHALL HAVE EXTERNAL LABELS PER ANSI C136 THAT INDICATE WATTAGE AND ARE CLEARLY VISIBLE FROM STREET LEVEL.
4. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC AND CITY ENGINEER, ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623 OF THE USS.
5. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATION DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623 G.03.01 OF THE USS.
6. ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GROUND ROD #6 AWG WIRE INSTALLED AS TRACER WIRE IN ACCORDANCE WITH SECTION 623 G.02.01 OF THE USS PRIOR TO BACKFILLING AND FINAL INSPECTION.
7. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN ACCORDANCE WITH THE USD NO. 320A. WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
8. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE ASBUILT DRAWINGS MUST BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
9. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.
10. NEW STREETLIGHT SERVICES SHALL BE 200 AMP PADMOUNT AND SHALL PROVIDE CAPACITY FOR 02 OR 24 AVAILABLE CIRCUITS.
11. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED. AT NO EXPENSE TO THE CITY SHALL THE CONTRACTOR BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES.
12. THE CONTRACTOR SHALL FURNISH COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. 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 ADVANCE WARNING SIGNS AT ALL NEW TRAFFIC SIGNS STOP BE FABRICATED WITH DIAMOND GRADE WP CLASS E REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREET NAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFY A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THE CONSTRUCTION WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
5. 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 CITY TRAFFIC ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. ALL NEW TRAFFIC SIGNS STOP BE FABRICATED WITH DIAMOND GRADE WP CLASS E REFLECTIVE SHEETING OR APPROVED EQUAL. ALL NEW TRAFFIC SIGNS, EXCEPT STREET NAME AND SCHOOL SPEED LIMIT SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIVALENT ANTI-GRAFFITI PROTECTIVE OVERLAY FILM. SCHOOL ZONE SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOW ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST SHALL BE ELIMINATED.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC TO PORTIONS OF THE ROAD(S) BEING IMPROVED HERE UNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR NWSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONE BEGIN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR REDUCES A BUS SERVICE OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROMPTLY TRAINED IN TRAFFIC CONTROL FEES FOR THE USE OF THESE OFFICERS SHALL BE SET BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS, MARKING, AND SIGNAGE. WHEN REQUIRED, THE CONTRACTOR SHALL MATCH ADJACENT ROADWAY SEGMENTS. THE CONTRACTOR SHALL PROVIDE A DRAWING FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION DEPICTING ANY ADJUSTMENTS TO THE FINAL PAVEMENT MARKINGS AND SIGNAGE, WHICH MAY INCLUDE OMITTING, ADJING OR MODIFYING PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

CITY OF LAS VEGAS FIRE AND RESCUE GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6631 FOR TRAFFIC SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
3. A PERMIT IS REQUIRED FOR 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 PIPELINES SHALL BE OBTAINED PRIOR FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. (F.P. #105.6-15)
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 ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. (F.L.O. 3,330, 8.330) AND BE AVAILABLE FOR THE FIRE PROTECTION ENGINEER TO TEST AT HIS OWN EXPENSE.
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, WFA 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 AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC #507
11. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC #102 • RESIDENTIAL - 500 FT UNSPRINKLERED, 600 FT SPRINKLERED. • COMMERCIAL - 300 FT UNSPRINKLERED, 400 FT SPRINKLERED.
12. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHEN THE STREETS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC #102.8
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CURB-DE-SAC OR WITHIN 20 FT OF THE PERMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY DRIVE, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC #102.10
15. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC #102.14
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC #102.17
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC #102.6
18. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS A 1 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTORAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY, SECTORAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC #104
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPROVED LOADS OF THE FIRE APPARATUS. IFC #503.2.3
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC #503.2.7, #503.2.8
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC #503.2.4
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13.6 INS. IFC #503.2.1
23. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB, NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE. MEASURED TO FACE OF CURB, FIRE LINES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC #503.2.1
24. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC #503.1.1
25. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT, CIVIL REGULATION
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCLUSION OF 150 FT IN LENGTH, SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT, CIVIL REGULATION
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE START OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT. THE SIGN INDICATING THE FIRE LANE SHALL BE PLACED ON BOTH SIDES OF THE FIRE LANE. THE SIGN IS REQUIRED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT (IF NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEAR RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC #503.3
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. IFC #503.6
29. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CIVIL REGULATION

GRADING NOTES

1. INDICATED GRADES OTHER THAN T.C., F.G. & GUTTER F.L. ARE ROUGH GRADES.
2. THE ROUGH GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. THE ROUGH GRADING SHALL BE FINISHED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS. THE GRADING QUANTITIES ARE BASED ON THE ELEVATION AND DETAILS SHOWN ON THE PLANS. ANY DEVIATIONS FROM THE PLANS WILL RESULT IN QUANTITY CHANGES.
3. CARE SHALL BE EXERCISED IN GRADING CORNER LOTS.
4. ROUGH PAD ELEVATIONS SHALL BE GRADED TO WITHIN 0.1' OF THE PAD ELEVATIONS SHOWN ON THE PLANS. WHEN GRADING IS COMPLETE PER THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE GRADING QUANTITIES AND DETAILS SHOWN ON THE PLANS CAN BE INSPECTED. AT THAT TIME THE ENGINEER SHALL ALSO DECIDE IF ANY ADDITIONAL DITCHES OR BERMS ARE REQUIRED. THE CONTRACTOR IS REQUESTED NOT TO REMOVE ANY OF HIS ROUGH GRADING EQUIPMENT UNTIL HE RECEIVES GRADING APPROVAL FROM THE ENGINEER.
5. SOILS REPORT PREPARED BY GEOTEK RESIDENTIAL, LLC, PROJECT NO. 12203.38C-LVR, DATED 07/01/2020.
6. EARTHWORK QUANTITIES (RAW):
 - CUT = 10.615 CUBIC YARDS.
 - FILL = 5.029 CUBIC YARDS.
- A) THE ABOVE QUANTITIES DO NOT REFLECT LOSSES DUE TO SUBSIDENCE OR SHRINKAGE.
- B) THE ABOVE QUANTITIES DO REFLECT USING NATIVE MATERIAL IN LIEU OF TYPE I GRAVEL BASE MATERIAL FOR STREET SECTIONS.
- C) THE ABOVE QUANTITIES DO NOT REFLECT ANY EARTHWORK WHICH MAY BE REQUIRED BY THE ENGINEER TO CONSTRUCT ADDITIONAL PROTECTIVE DITCHES OR BERMS NOT SHOWN ON THESE DRAWINGS.

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION GENERAL NOTES

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
2. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, AND ELECTRICAL, SHALL BE MAINTAINED. CLEARANCES SHALL BE AS DICTATED BY LOCAL CODES AND STANDARDS.
 - A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES.
3. FOR VALVE ADJUSTMENT CONTACT 702-528-7881 14 DAYS PRIOR TO CONSTRUCTION.
4. IN THE EVENT OF NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099
5. SOUTHWEST GAS STANDBY CONTACT NUMBER (702)-278-8451

SOUTHWEST GAS APPROVAL

TORI DICKEY	2020ED25472	09/21/2020	DATE
SOUTHWEST GAS CORPORATION	UO		

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 REVISION 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 CIVIL PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
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 SOON IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORILY 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 CURBS.
8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE UP 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 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 GEOTEK RESIDENTIAL LLC REPORT #12203.38C-LVR, 07/01/2020 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAVOIT 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 RELOCATION.
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 APPROACHES, 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; PHOTO 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, 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 DETECTION 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 IN ACCORDANCE WITH THE PLANS AND 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 THE PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND THE CONNECTION TO A DRAIN INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERALS EXIT THE PUBLIC RIGHT-OF-WAY. SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DETECTION 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 MAP(S) MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTANTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATION 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).
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 ADITION.
23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

BENCHMARK

BENCHMARK NUMBER: USDA1934J
U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD.
ELEVATION = 2817.61 FEET, 858.81 METERS
N.A.S.D. 88 DATUM
PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

BASIS OF BEARING

North 003°41'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

UTILITY LOCATION NOTE TO CONTRACTOR

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE AS TO EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: 1 (800) 227-2600; SOUTHWEST GAS CORPORATION: 702-400-1789 (STANDBY CONTACT NUMBER)

CITY OF LAS VEGAS TRAFFIC SIGNAL NOTES (LD)

1. ALL WORK PERFORMED ON ANY TRAFFIC SIGNAL COMPONENT MUST BE UNDER THE DIRECT ON-SITE SUPERVISION OF AN IMSA CERTIFIED TECHNICIAN. THE LEVEL OF CERTIFICATION REQUIRED SHALL BE LEVEL 1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES TO VERIFY IN THE FIELD THE LOCATIONS OF THEIR INSTALLATIONS 72 HOURS PRIOR TO CONSTRUCTION.
 - CALL-BEFORE-YOU-OVERHEAD 1-702-227-2829
 - CALL-BEFORE-YOU-DIG 1-702-229-8331
 - STREETLIGHTS 1-702-229-8330
 - F.A.S.T. 1-702-432-5300
3. ALL TRAFFIC SIGNAL INSTALLATIONS SHALL CONFORM TO THE UNIFORM STANDARD DRAWINGS SPECIFICATIONS AND SPECIAL PROVISIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA, LATEST REVISION; 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".
4. SERVICE SHALL HAVE 1-60 AMP SINGLE POLE BREAKER FOR SIGNAL, AND ONE 40 AMP SINGLE POLE BREAKERS FOR STREET LIGHTS. SERVICE SHALL BE 200 AMP PADMOUNT

ABBREVIATIONS					
AC	ASPHALTIC CONCRETE OR ACRE	FL	FLOWLINE	PW	POINT OF VERTICAL INTERSECTION
AGG	AGGREGATE BASE	FT	FEET OR FOOT	QTY	QUANTITY
APN	ASSESSOR'S PARCEL NUMBER	FUT	FUTURE	R	RADIUS
APPROX OR ~	APPROXIMATE	GRD	GRADE OR GROUND	RCA	REINFORCED CONCRETE ARCH
AVENUE	AVENUE	GRB	GRADE BREAK OR GRADE CHANGE	RCB	REINFORCED CONCRETE BOX
Ø	AT	GV	GATE VALVE	ROP	REINFORCED CONCRETE PIPE
BC	BEGIN CURVE OR BACK OF CURB	HDPE	HIGH DENSITY POLYETHYLENE	ROD	ROAD
BCH	BEGINNING OF CURB RETURN	HOA	HOME OWNERS ASSOCIATION	ROADWAY ESMT	ROADWAY EASEMENT
BHW	BOTTOM OF HEADWALL	HORIZ	HORIZONTAL	REQ	REQUIRED
BLDG	BUILDING	HP	HIP	REV	REVISION
BLVD	BOULEVARD	HWL	HIGH WATER LEVEL	RW	ROUGH GRADE
BN	BENCHMARK	HDWL OR HW	HEADWALL OR HW	RT	RIGHT OF WAY
BVC	BEGIN VERTICAL CURVE	HYD	HYDRAULIC OR HYDRANT	R/R	RIGHT OF WAY
BWW	BACK WATER VALVE	IN	INCH	RW	ROUGH GRADE
CC	CLARK COUNTY	IN	INCH	SCH	SCHEDULE
CAUSED	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS	INT	INTERSECTION	SD	STORM DRAIN
CCPW	CLARK COUNTY PUBLIC WORKS	INV	INVERT ELEVATION	SDMH	STORM DRAIN DROP INLET
CCRFCD	CLARK COUNTY REGIONAL FLOOD DISTRICT	IRP	IRON PIPE	SDOI	STORM DRAIN MANHOLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	IRRG	IRRIGATION	SEC	SECTION
CE	CEMENT ELEMENT	LF	LINEAL FEET	SFE	SQUARE FEET
CL/C/LC	CENTERLINE	LMC	LANDSCAPE MAINTENANCE CORPORATION	SHT	SHEET
CLR	CLEAR OR CLEARANCE	LP	LOW POINT	SLT	STREET LIGHT & TRAFFIC CONTROL ESMT
CLSM	CONTROLLED LOW STRENGTH MATERIAL	LT	LEFT	SNWC	SOUTHERN NEVADA WATER AUTHORITY
CLV	CLAS VEGAS	LVMVD	LAS VEGAS VALLEY WATER DISTRICT	SPTS	SPECIFICATIONS
CML&C	CEMENT MORTAR LINED AND COATED	LWL	LOW WATER LEVEL	STR	STREET
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	SSMH	SANITARY SEWER MANHOLE
ONLY	CITY OF NORTH LAS VEGAS	MECH	MECHANICAL	STA	STANDARD
CON	CITY OF HENDERSON	MH	MANHOLE	STL	STEEL
CONC	CONCRETE	MIN	MINIMUM	STL	STEEL
CT	COURT	MISC	MISCELLANEOUS	STLT	STREET LIGHT
CU OR CU YD	CUBIC YARD	MUE	MUNICIPAL UTILITY EASEMENT	STW	STANDARD
DOWNS	DESIGN AND CONSTRUCTION FOR WASTEWATER COLLECTION SYSTEMS	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION	SWR	SOUTHWEST GAS
DE	DRAINAGE EASEMENT	NTE	NOT TO SCALE	SWR OR SS	SANITARY SEWER
DETAT	DETENTION TANK	NUS	NONEXCLUSIVE UTILITY EASEMENT	SWY	SQUARE YARD
DI	DUCTILE IRON OR DRAIN INLET	NV	NEVADA	TANG	TANGENT
DIA. Ø	DIAMETER	OC	ON CENTER	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	OD	OUTSIDE DIAMETER OR OVERALL DIMENSION	TF	TOP OF FLOOR OR TOP OF FOOTING
DRP	DRAWING	OFF	OFFSET	TOG	TOP OF GRADE
DWG(S)	DRAWING	ORG	ORIGINAL	THRU	THROUGH
DWY	DRAWING	PAE	PUBLIC OR PEDESTRIAN ACCESS EASEMENT	THW	TOP OF HEADWALL
EA	EACH	PB	PULL BOX	TP	TOP OF PIPE
EGR	END CURB RETURN	PC	POINT OF CURVE	TW	TOP OF WALL
ENG	EXISTING GROUND	POC	POINT OF COMPOUND CURVE	TR	TOP OF RETAINING WALL
ELEV	ELEVATION	PDE	PUBLIC DRAINAGE EASEMENT	TSP	TOP OF SCREEN WALL
ESMT	EASEMENT	± OR PL	PROPERTY LINE	TSW	TYPICAL
EP	EDGE OF PAVEMENT	PGB	POINT OF BEGINNING	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
ERU	EQUIVALENT RESIDENTIAL UNIT	POC	POINT OF CURVATURE	UE	UTILITY EASEMENT
EVC	ENDING VERTICAL CURVE	PPE	POINT OF ENDING	VC	VERTICAL CURVE
EX OR EXIST	EXISTING	PRC	POINT OF REVERSE CURVATURE	VERT	VERTICAL
FACE	FACE OF CURB	PRELIM	PRELIMINARY	VG	VALLEY
FG	FINISHED FLOOR	PROP	PROPOSED	VGL	VALLEY GUTTER
FG	FINISHED GRADE	PRV	PRESSURE REDUCING VALVE	WI	WROUGHT IRON
FGL	FINISHED GRADE, HIGH SIDE	PUE	PUBLIC UTILITY EASEMENT	WL	WATER LINE
FGL	FINISHED GRADE, LOW SIDE	POT	POINT OF TANGENT OR POINT	WZ	WATER ZONE
FL	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE	WE	WEIGHT
				WTR	WATER LINE

IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED WHICH IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY OF LAS VEGAS DEPT. OF PUBLIC WORKS. TEMPORARY CONSTRUCTION ITEMS INCLUDE: PAVEMENT TRANSITIONS, PROTECTIVE DITCHES AND BERMS, ROAD SIGNS AND BARRICADES, ETC.

- QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE INTENDED TO ILLUSTRATE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES INVOLVED.

- EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREIN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: (800) 227-2600

EXISTING	PROPOSED	DESCRIPTION
		5' CONTOUR
		STRIPING
		SEWER MANHOLE
		CURB AND GUTTER
		SANITARY SEWER PIPE AND FLOW ARROW
		WATER PIPE
		WATER GATE VALVE
		FIRE HYDRANT
		WATER BLOW-OFF
		WATER LATERAL W/ METER
		SANITARY SEWER LATERAL
		STREETLIGHT
		EDGE OF PAVEMENT
		TRAFFIC SIGN
		PAD ELEVATION
		FINISHED FLOOR ELEVATION
		ELEVATION
		RETAINING WALL
		STORM DRAIN W/ MANHOLE
		EXISTING GAS GATE VALVE
		EXISTING UNKNOWN MANHOLE
		EXISTING GAS, SIZE PER PLAN
		EXISTING POWER POLE
		EXISTING TRAFFIC SIGNAL
		EXISTING WALL
		WATER PIPE FITTING
		WATER POINT OF CONNECTION
		SEWER POINT OF CONNECTION
		DAYLIGHT LINE
		STREET CENTERLINE
		RIGHT-OF-WAY
		MATCHLINE
		BOUNDARY LINE
		PHASE LINE
		PROPERTY LINE
		FLOWLINE
		SAWCUT
		CUT/FILL TRANSITION LINE
		SIDEWALK
		EX STRIPING TO BE OBLITERATED
		GRADE BREAK LINE
		REFLECTIVE RAISED PAVEMENT MARKERS
		BACK WATER VALVE
		WROUGHT IRON FENCE
		PONY WALL
		DECORATIVE PERIMETER WALL
		PROPOSED CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
		EXISTING CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
		FUTURE CURB AND GUTTER WITH RIGHT-OF-WAY AT BACK OF CURB
		PROPOSED SCARP AREA
		DRIVEWAY
		PROPOSED RIP RAP
		SIGHT VISIBILITY ZONE PER STD DWG NO. 201.2
		HANDICAP RAMP
		OPEN LAWN AREA (PER LANDSCAPE PLANS)

DRAINAGE				
1.	48" TYPE I STORM DRAIN MANHOLE	EA	—	1
2.	12" PVC INLET WITH 12" RISER	EA	—	2
3.	6' x 6' RCB STORM DRAIN	LF	—	387
4.	12" HDPE STORM DRAIN	LF	—	—
5.	16" RCP CLASS III STORM DRAIN	LF	—	282
6.	30" RCP CLASS III STORM DRAIN	LF	—	19
7.	2.5' x 2' DROP INLET	EA	—	2
8.	RIPRAP W/ FILTER FABRIC D50=18", THK=36"	SF	1,250	—
9.	6" WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE	SF	770	—
10.	9' x 7' RCB MODIFIED TYPE I HEADWALL	EA	—	1
11.	CONCRETE MAINTENANCE ACCESS PATH	SF	—	2,105
12.	9' x 7' RCB TRANSITION TO 6' x 6' RCB	LF	—	10
13.	TYPE II MAINTENANCE ACCESS PATH	SF	—	4,450
SEWER SYSTEM				
1.	4" PVC SEWER LATERAL (PRIVATE)	LF	—	—
2.	6" PVC SEWER PIPE (PUBLIC)	LF	—	—
3.	STANDARD 48" SEWER MANHOLE (PUBLIC)	EA	—	—
4.	8" SEWER PIPE CAP	EA	—	—
5.	BACK WATER VALVE	EA	—	—
6.	8" C-900 WATER QUALITY SEWER PIPE (PUBLIC)	EA	—	—
7.				
WATER SYSTEM				
1.	1-1/2" WATER PIPE PER UDACS PLATE NO. 17	LF	—	—
2.	1" COPPER TYPE K WATER PIPE PER UDACS PLATE NO. 4	LF	—	—
3.	1-1/2" PVC WATER PIPE PER UDACS PLATE NO. 17	LF	130	—
4.	6" GATE VALVE WITH VALVE BOX PER UDACS PLATE NO. 30 & 39	EA	1	—
5.	8' x 6" TEE PER UDACS PLATE NO. 31	EA	—	1
6.	8" x 1-1/2" SERVICE SADDLE PER UDACS PLATE NO. 4	EA	2	—
7.	1" WATER METER PER UDACS PLATE NO. 4	EA	—	—
8.	3/4" WATER METER PER UDACS PLATE NO. 3	EA	—	2
9.	1" RPPA PER UDACS PLATE NO. 8	EA	—	—
10.	1" BACKFLOW PREVENTER PER UDACS PLATE NO. 8	EA	—	2
11.	FIRE HYDRANT ASSEMBLY W/6" GATE VALVE PER UDACS PLATE NO. 40	EA	—	1
12.	1-1/2" 90 DEGREE BEND	EA	2	—
13.	6" PVC WATER PIPE PER UDACS PLATE NO. 17	LF	11	—
14.	8" DIP WATER PIPE PER UDACS PLATE NO. 17	EA	—	64
15.				
16.				
STREET IMPROVEMENTS				
1.	2" A.C. PAVEMENT W/ 4" TYPE II OVER 6" TYPE I AGGREGATE BASE	SY	—	738
2.	STANDARD 18" TYPE "L" ISLAND CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	—	—
3.	STANDARD 6" TYPE "A" ISLAND CURB W/6" TYPE I AGGREGATE BASE	LF	—	395
4.	STANDARD 30" TYPE "ROLL" CURB & GUTTER W/6" TYPE I AGGREGATE BASE	LF	—	—
5.	8" WIDE 4' THICK CONCRETE SIDEWALK OVER 5" MIN TYPE II AGGREGATE BASE	SF	—	1,429
6.				
7.				
TRAFFIC SIGNALS				
1.	30" STOP SIGN WITH POST (R1-1)	EA	—	1
2.	9" STREET NAME SIGN (D-3, BROWN W/ WHITE LETTERS)(6 POLES x 2 PER POLE=12)	EA	—	—
3.	BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKER	EA	—	1
4.	CROSSWALK MARKINGS	LF	—	—
5.				
6.				
7.				
8.				
DRY UTILITIES				
1.	100W H.P.S. LUMINAIRE STREET LIGHT W/DECORATIVE POLE	EA	—	—
2.	1-1/4" PVC STREET LIGHT CONDUIT WITH (2) #4 AND (1) #8 CONDUCTORS	LF	—	—
3.	NO. 3-1/2 PULL BOX W/METAL COVER	EA	—	—
4.	150 AMP SERVICE PEDESTAL (IRR)	EA	—	—
5.	200 AMP SERVICE PEDESTAL (STLT)	EA	—	—
6.				

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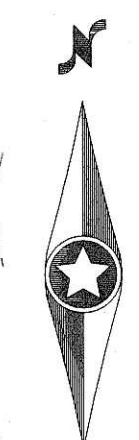
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COMMUNITIES

SKYE CANYON PARCEL 2.31

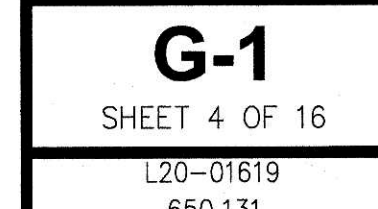
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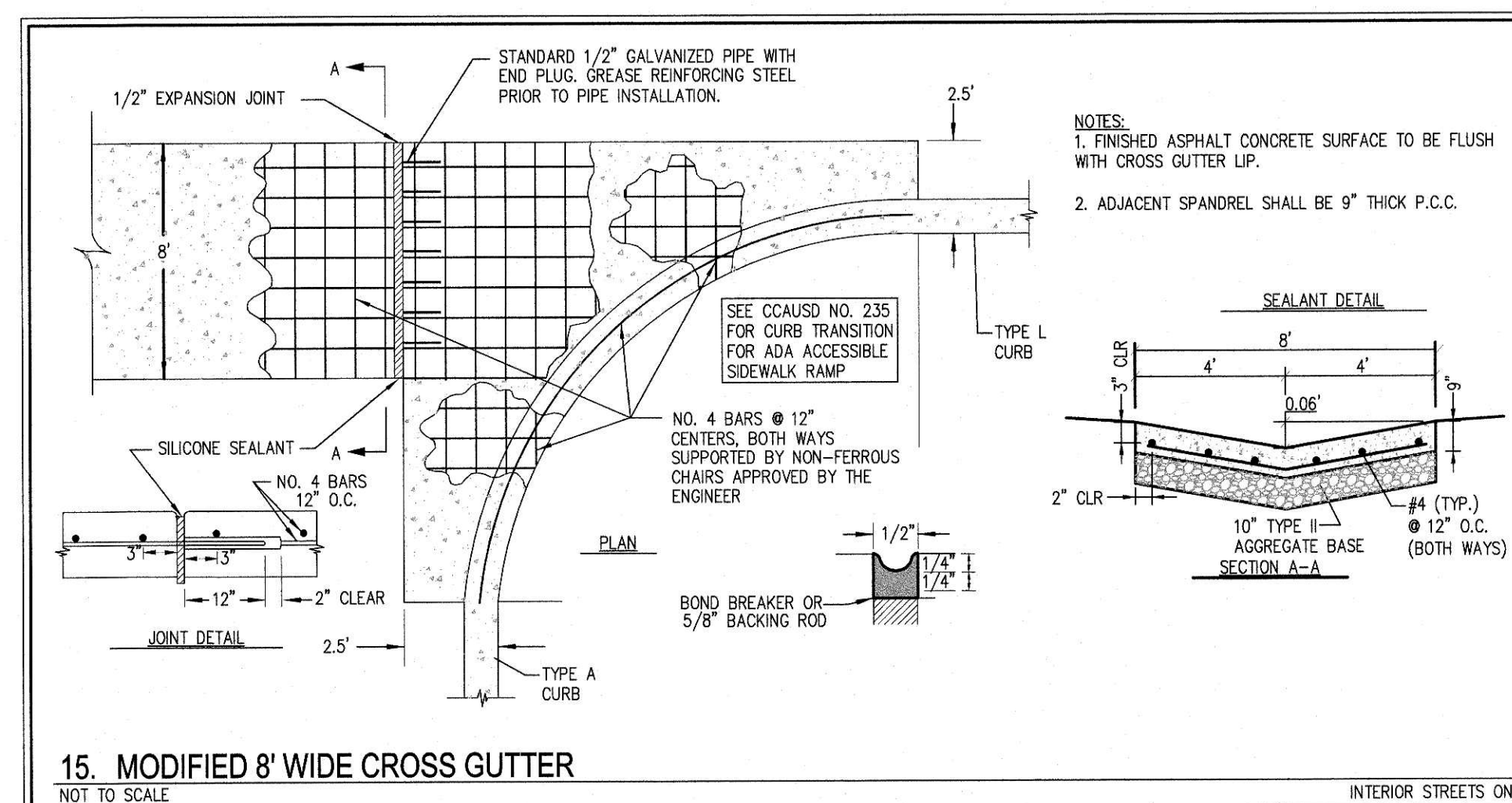
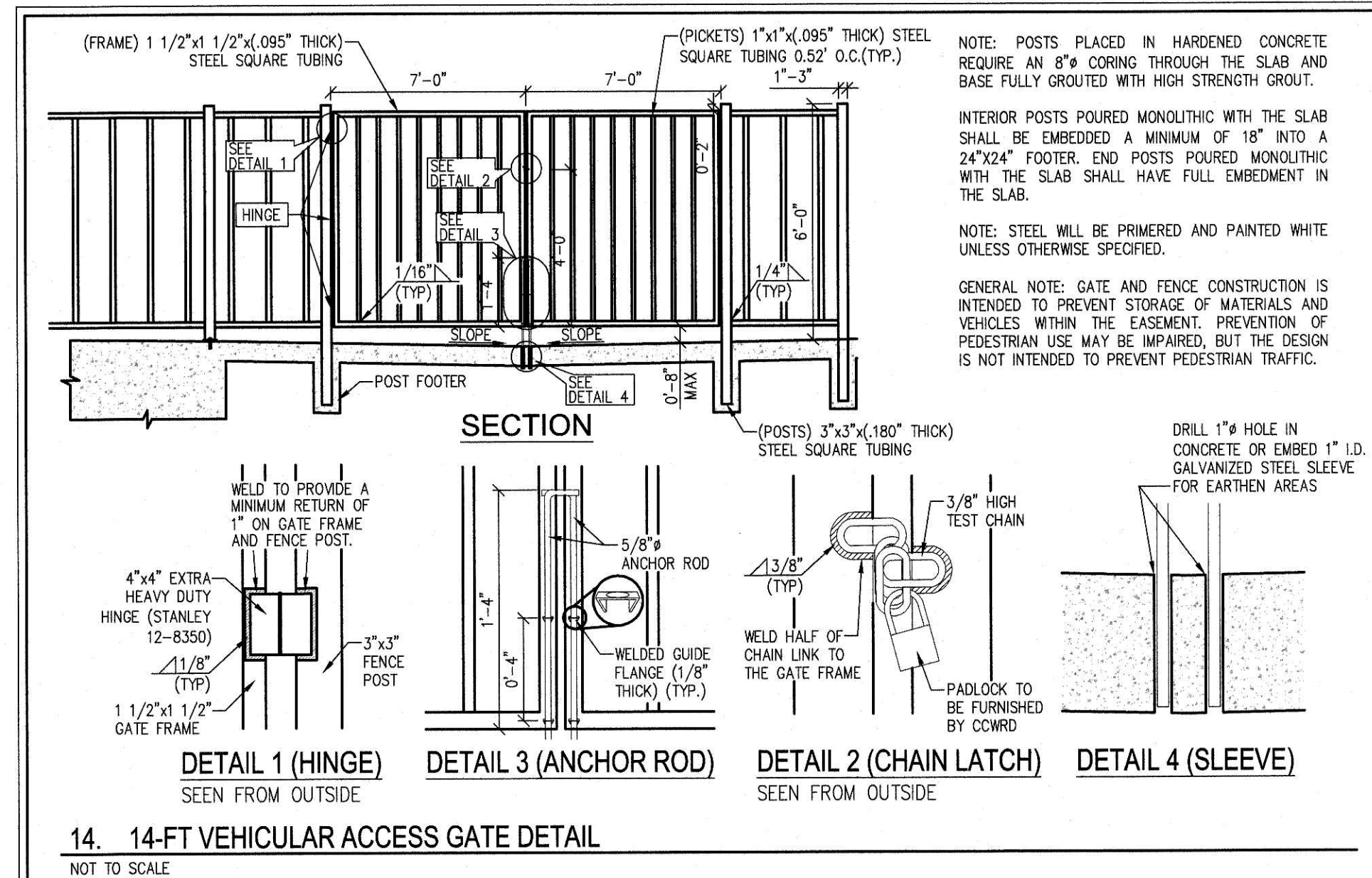
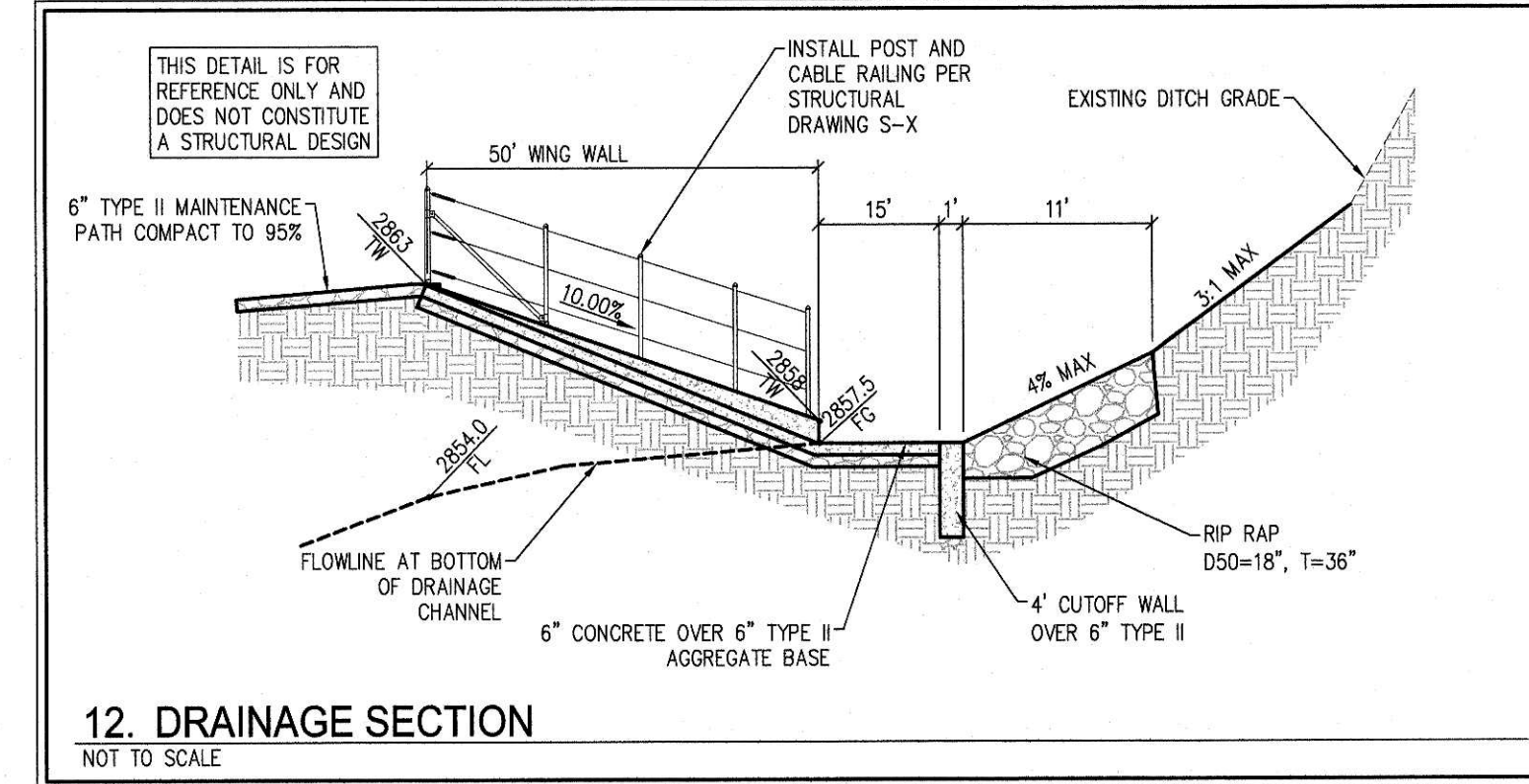
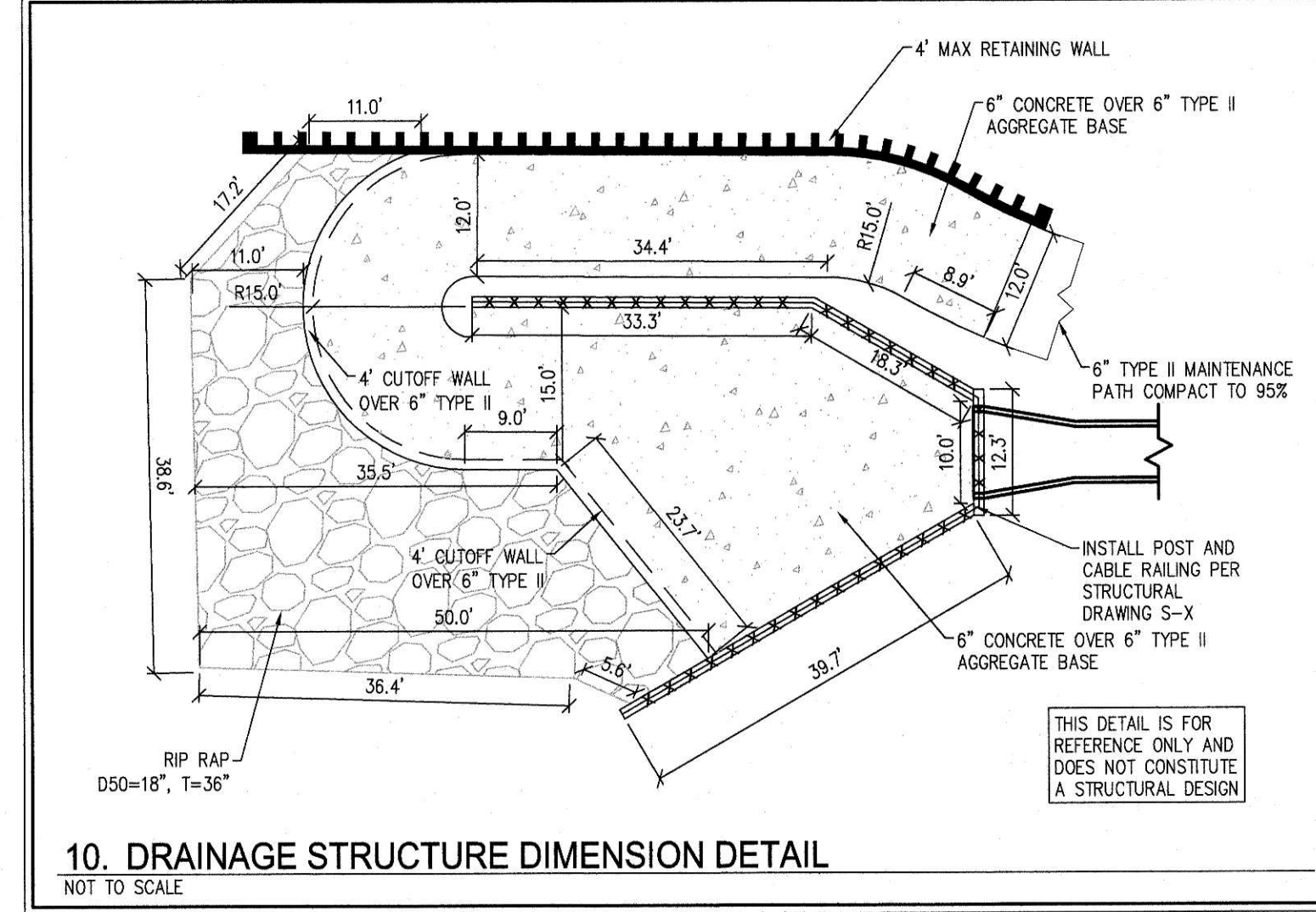
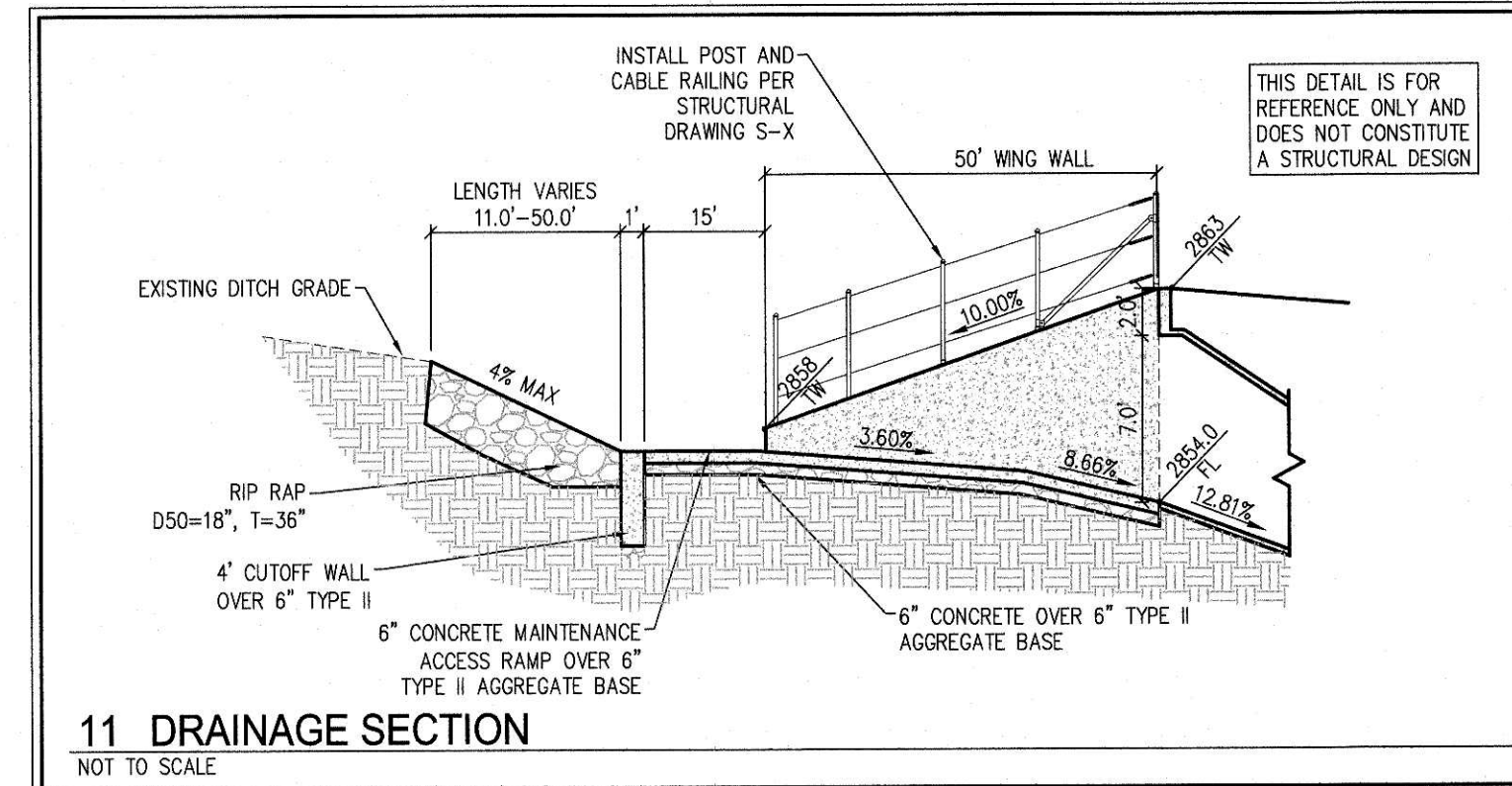
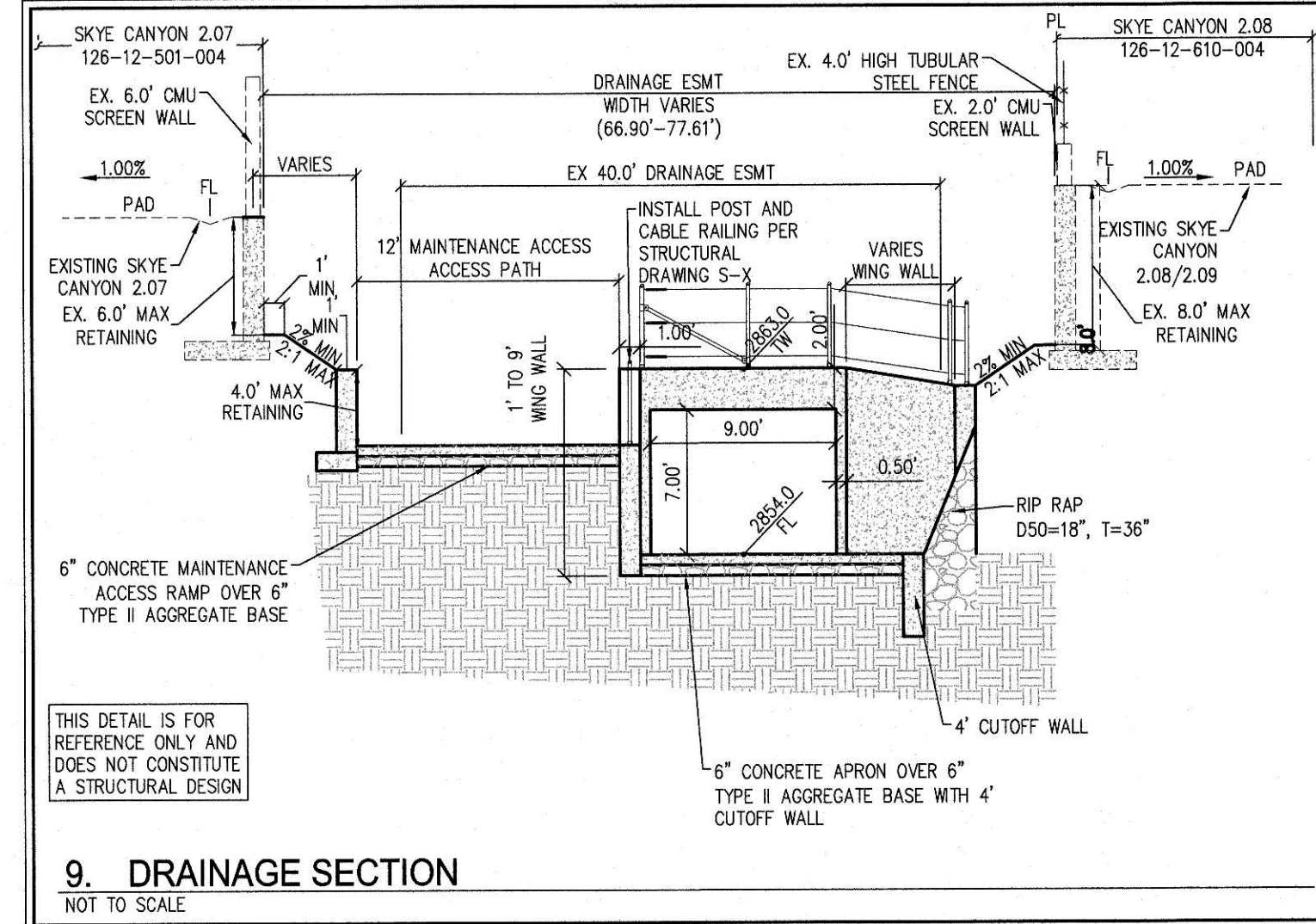
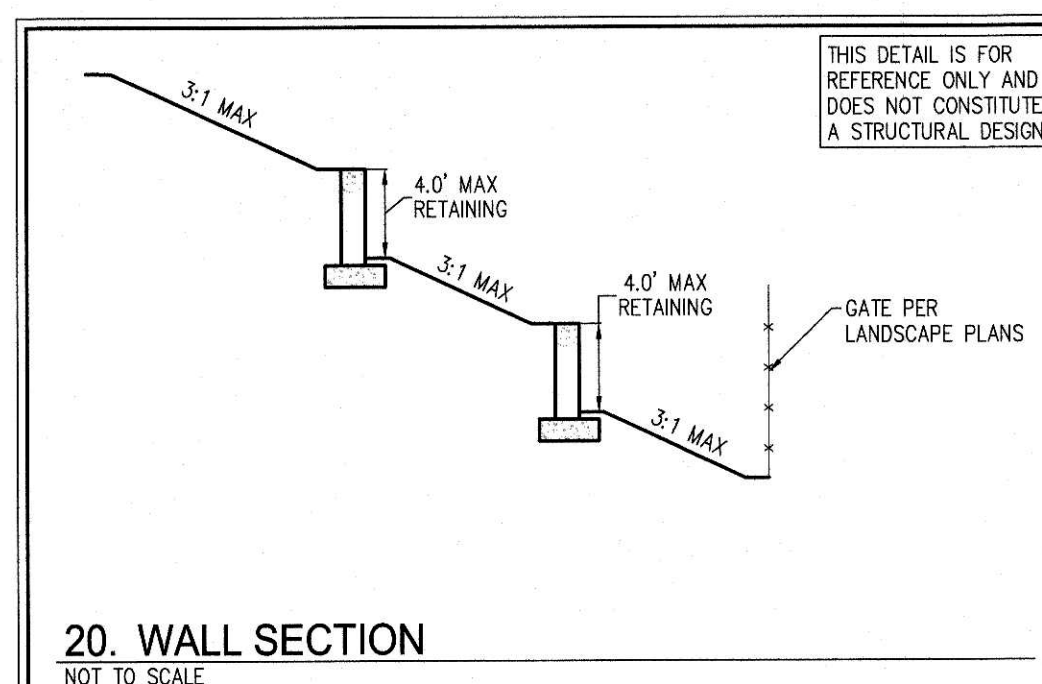
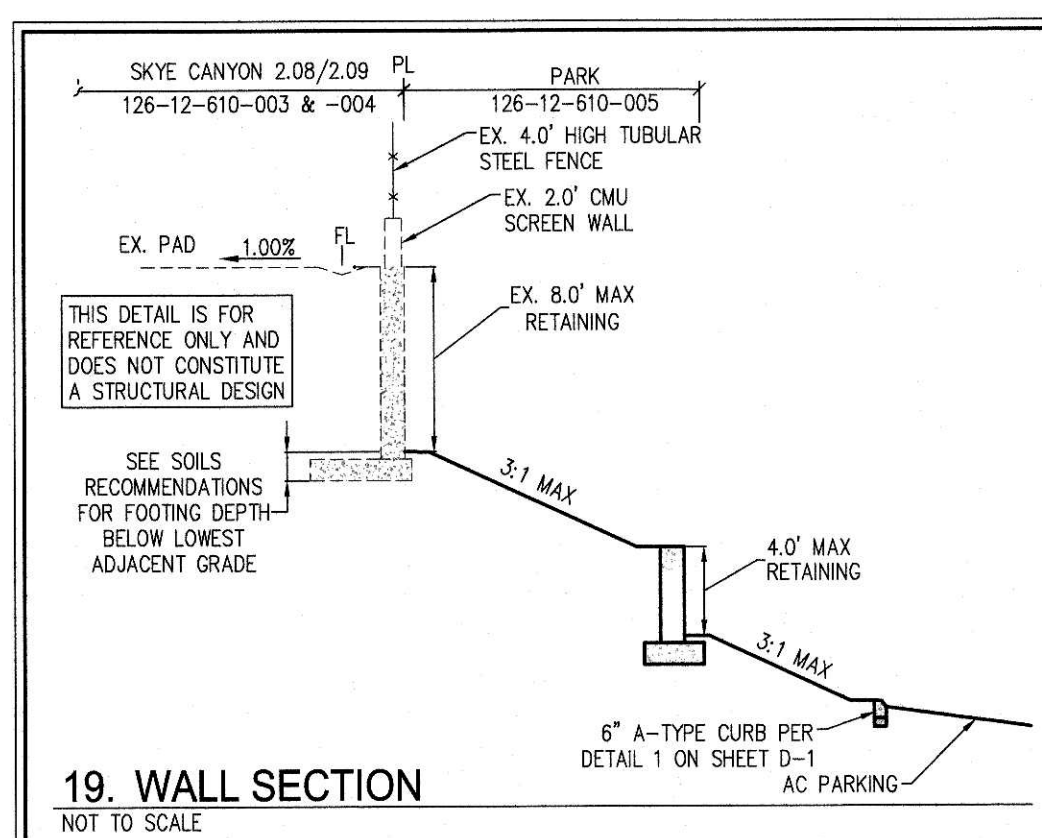
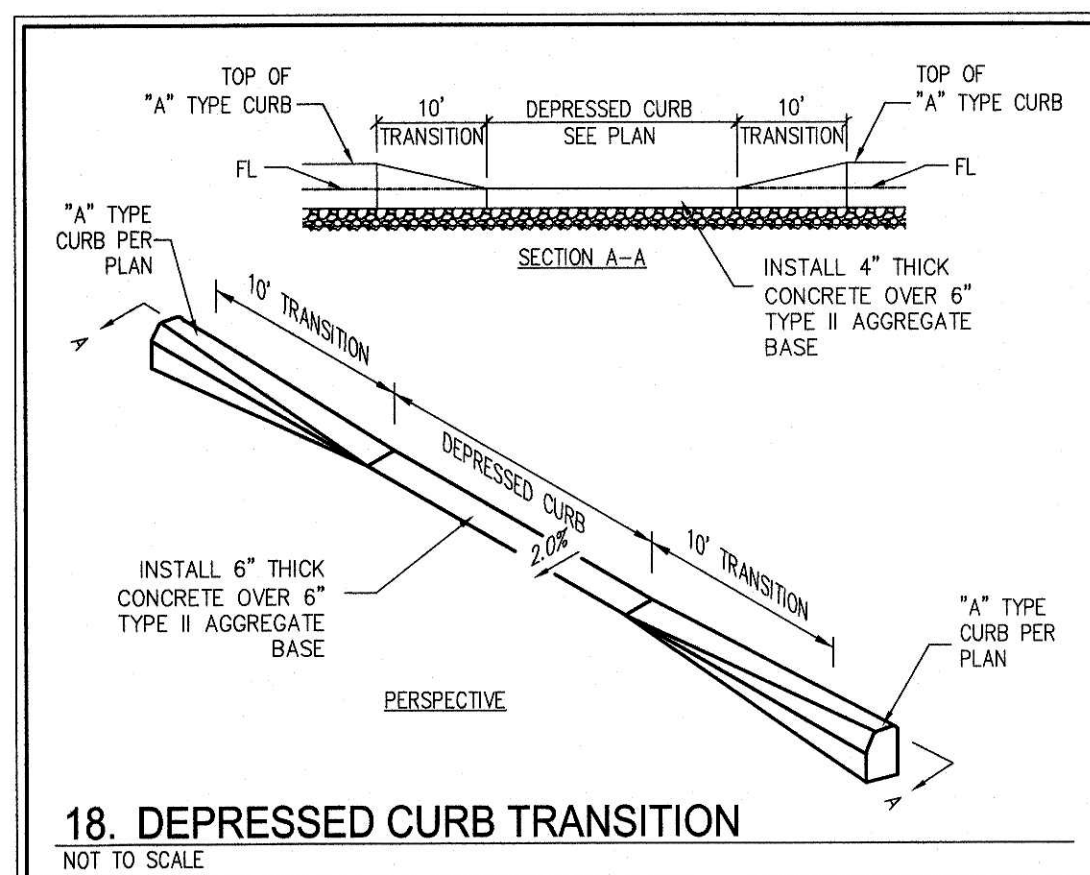
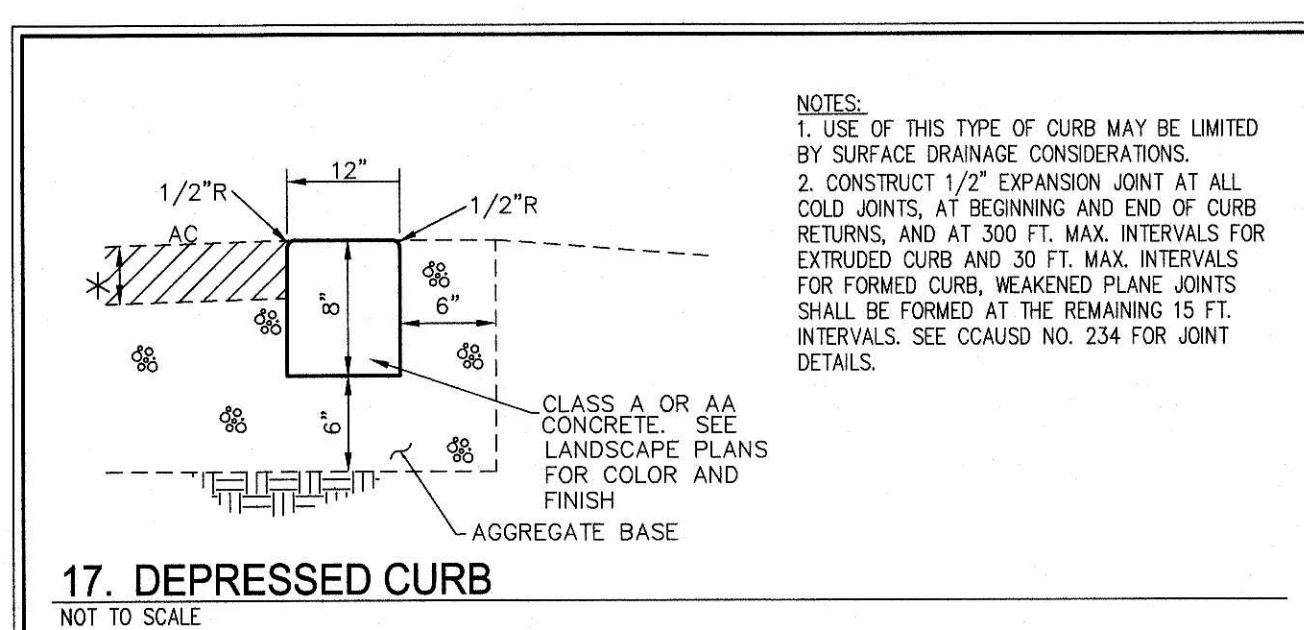
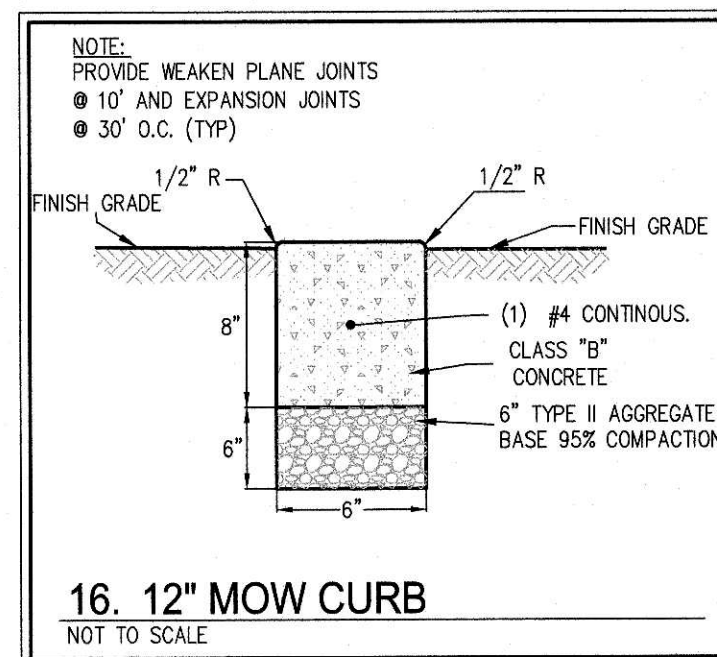
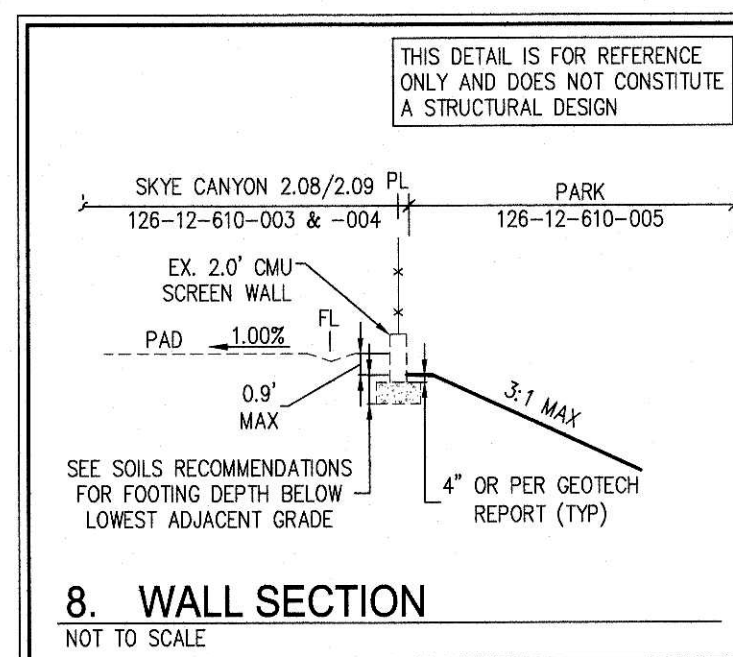
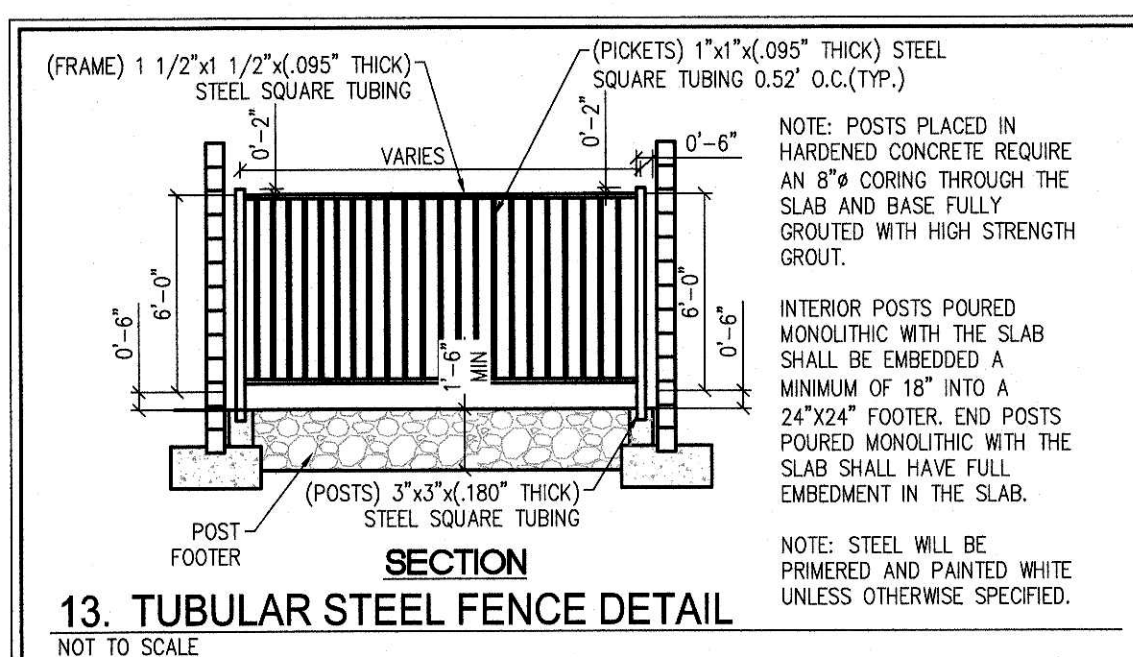
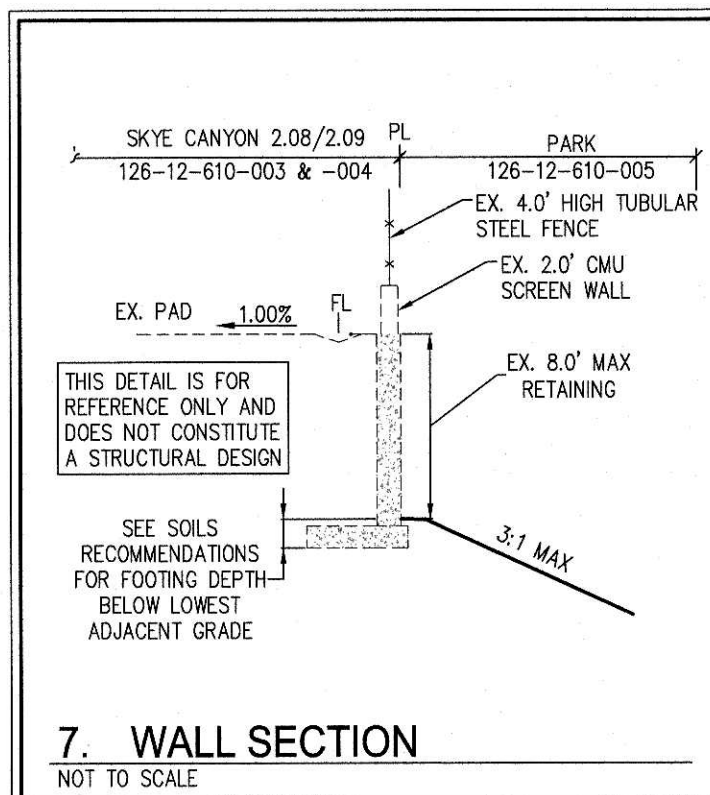
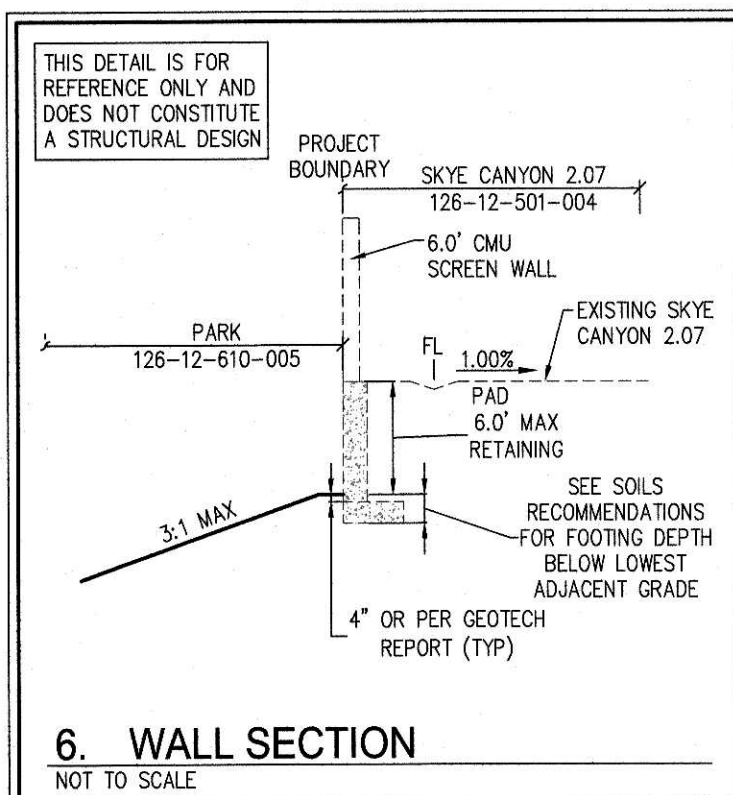
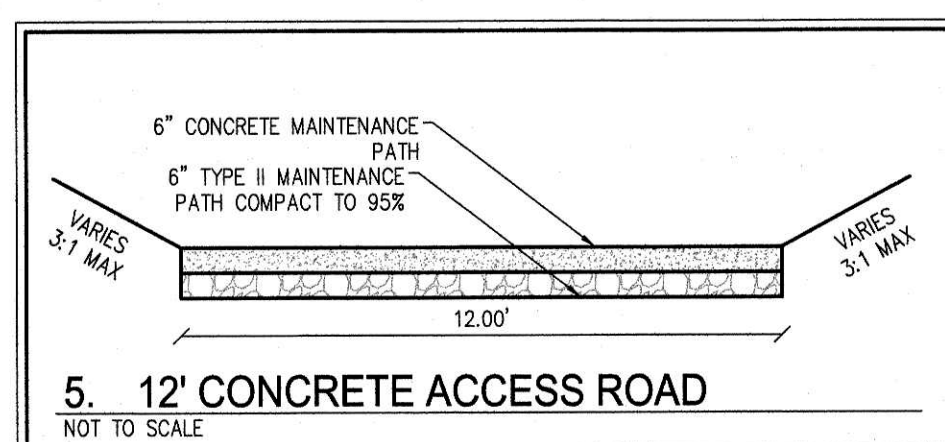
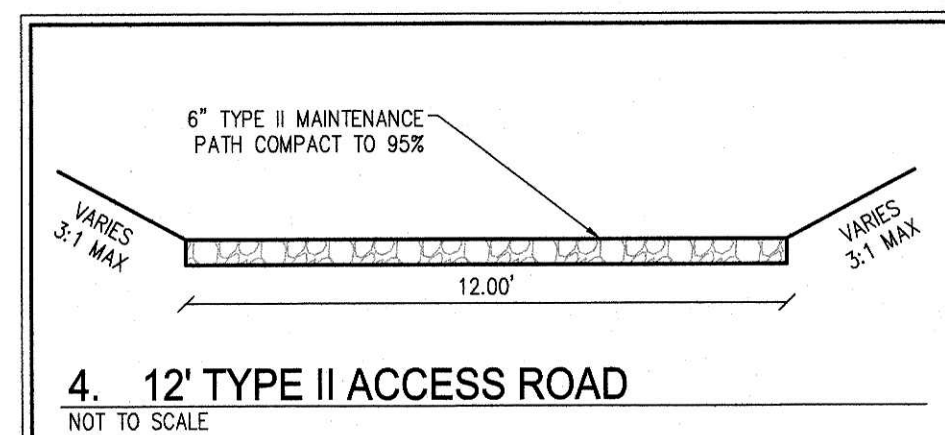
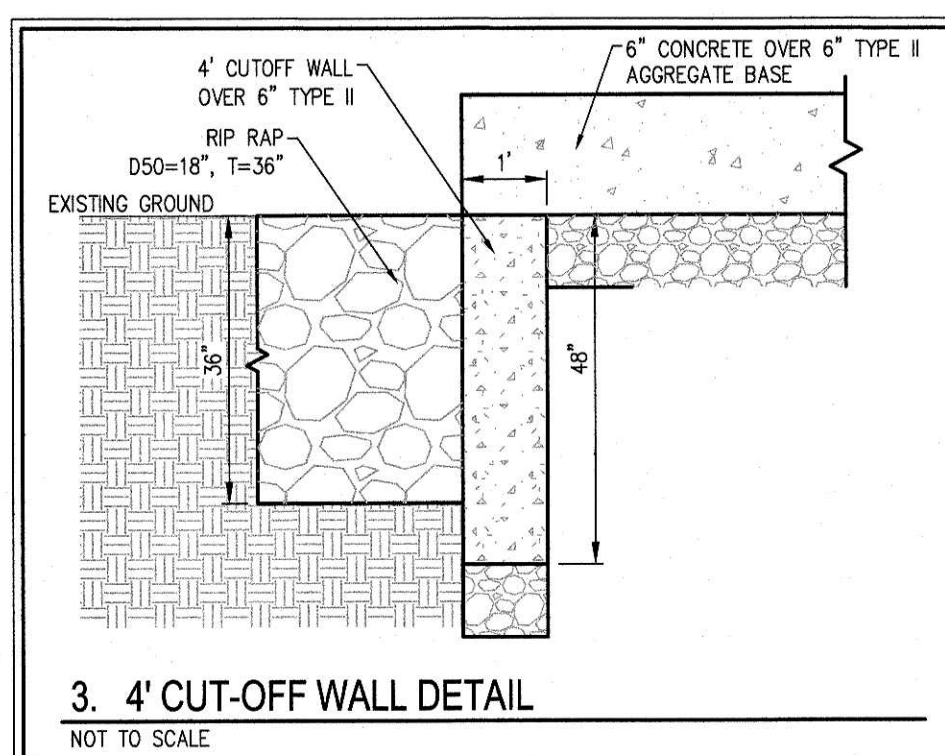
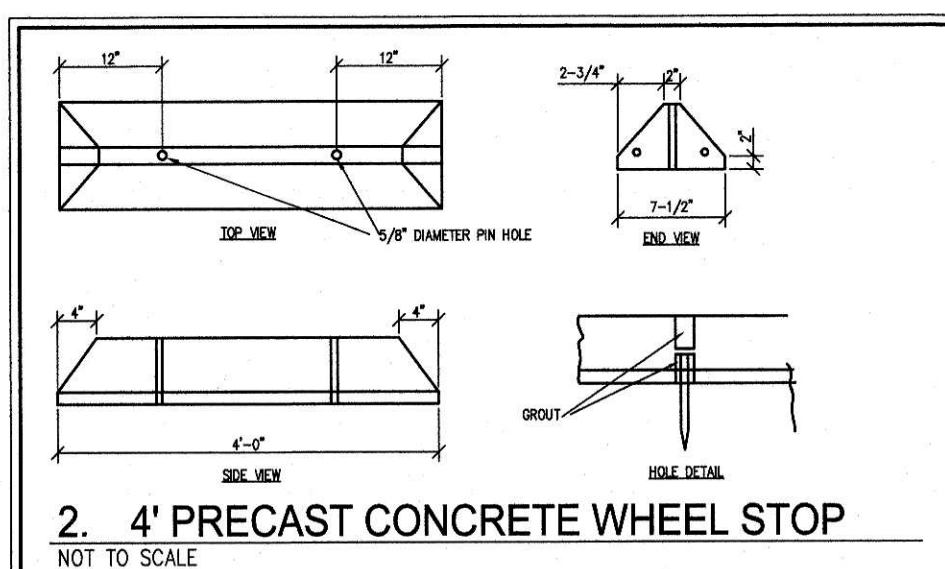
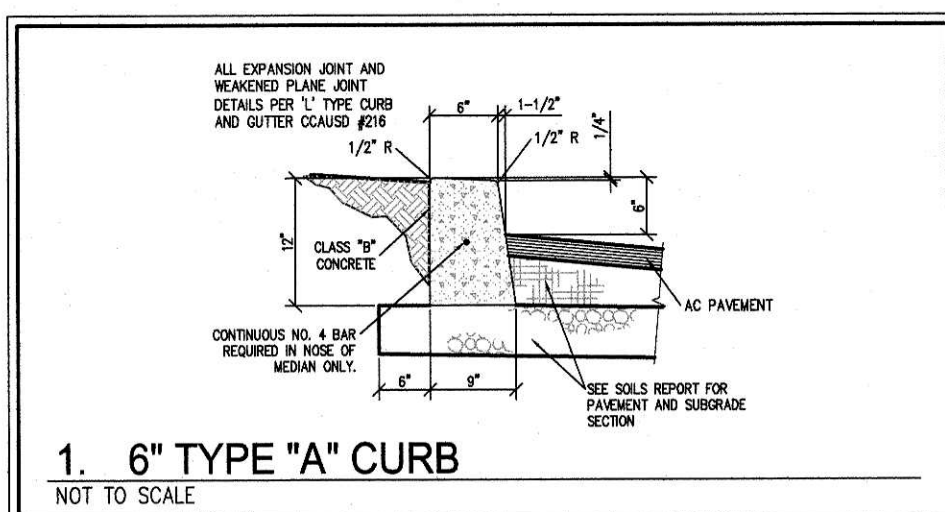
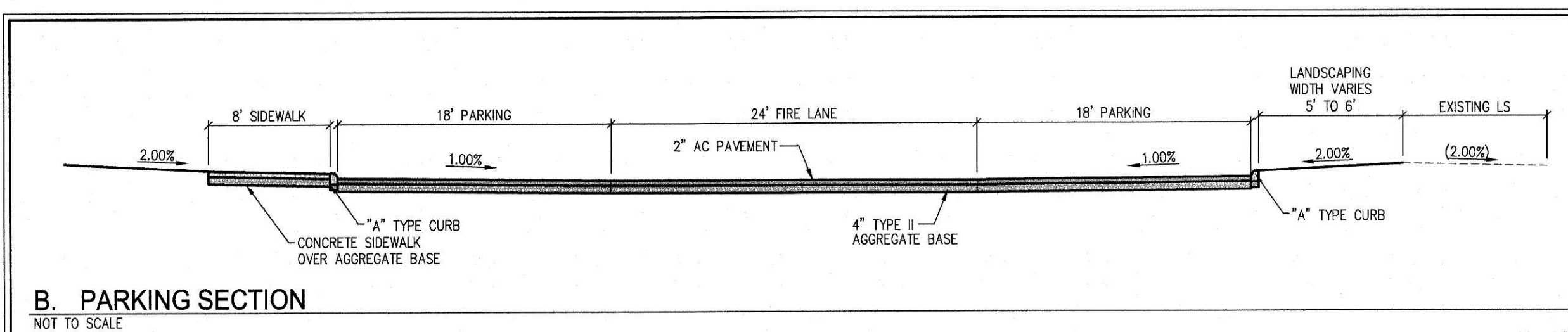
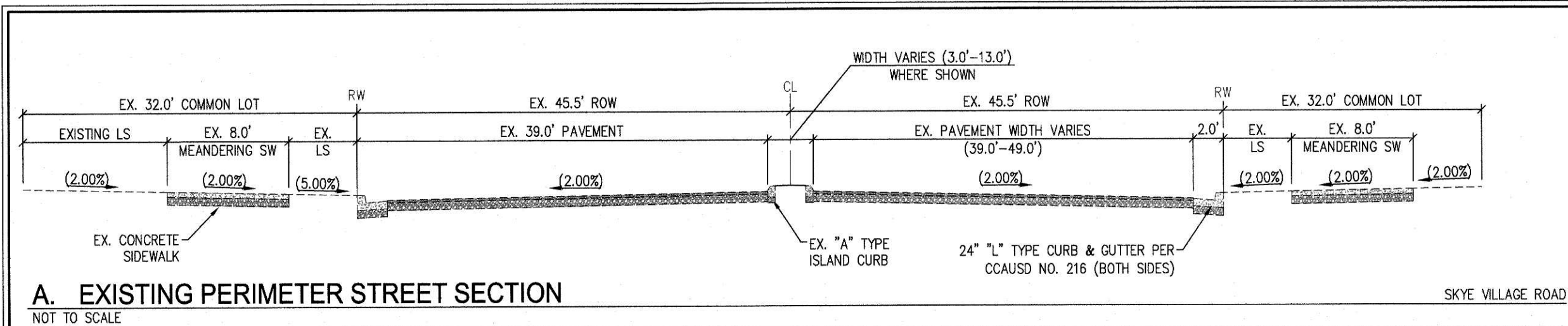
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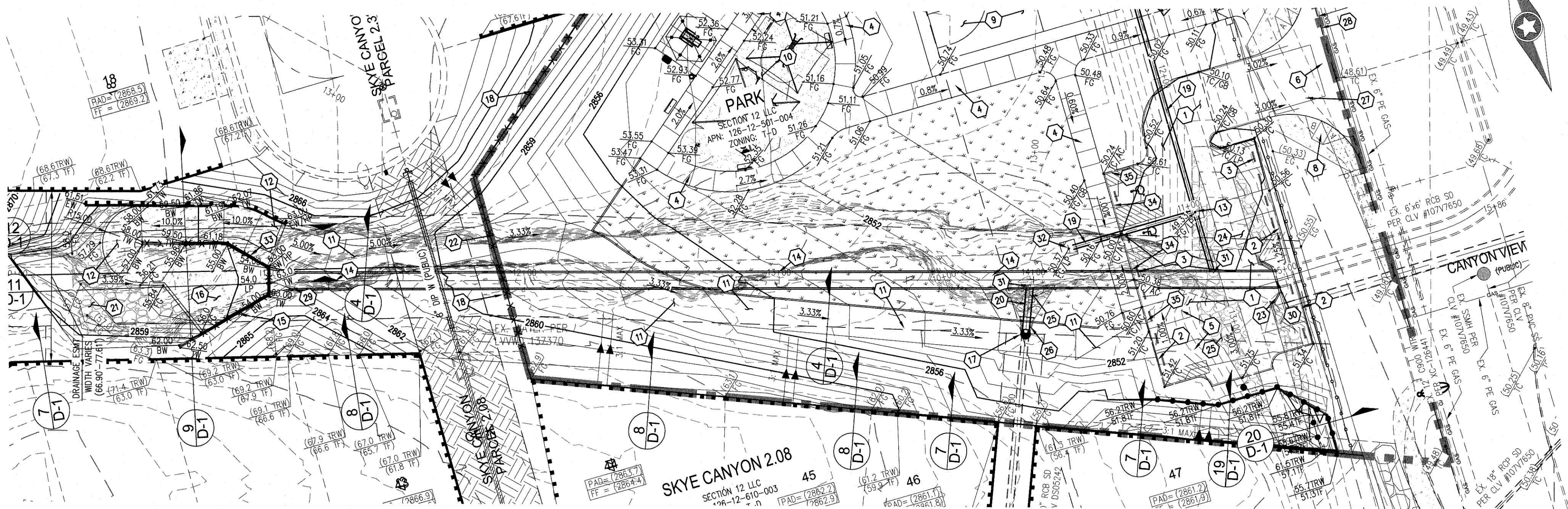




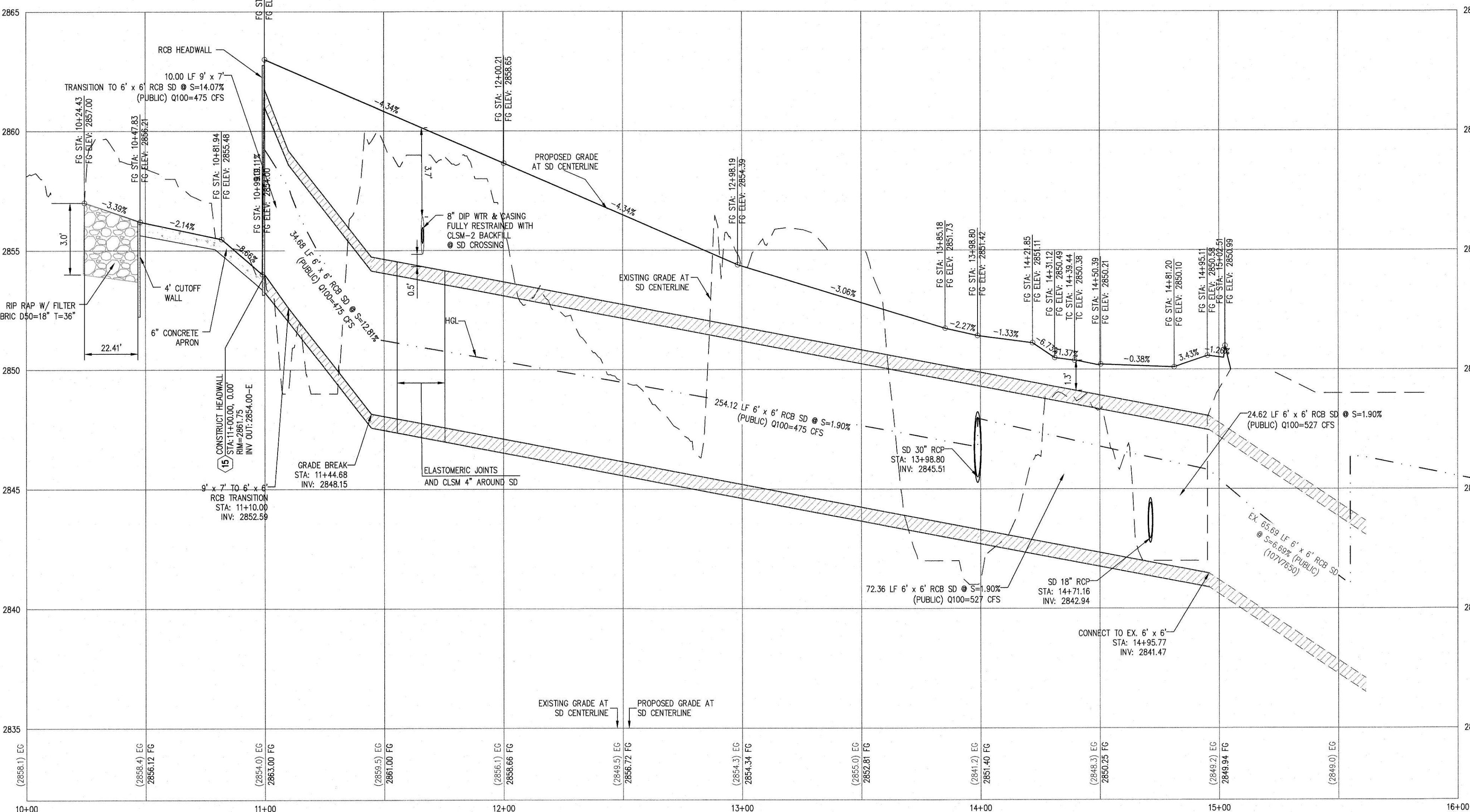
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AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call
811
OR
1-800-227-2600



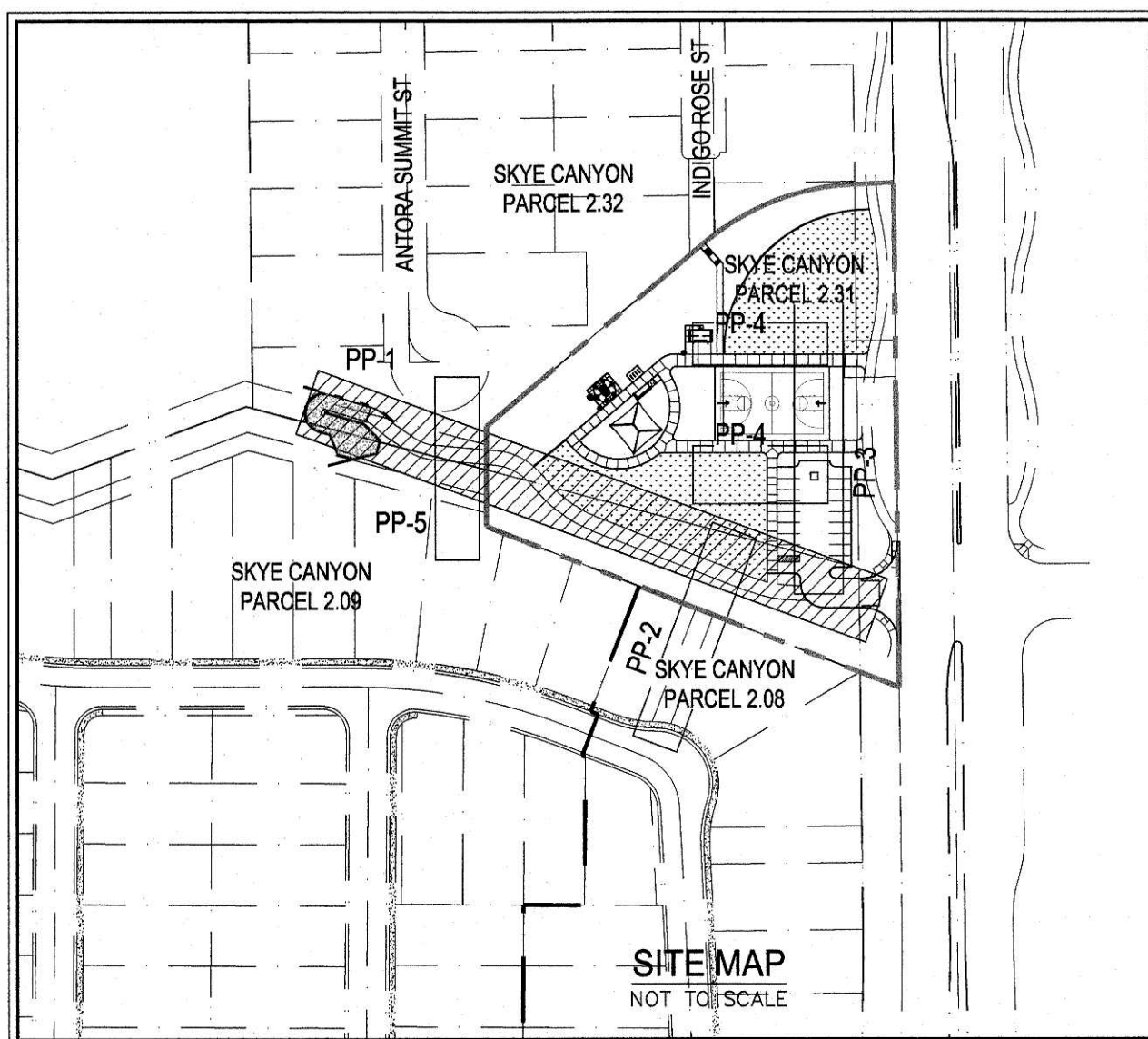
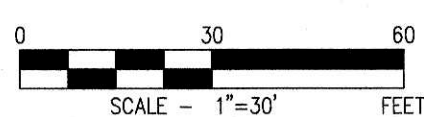




SKYE CANYON 2.08
SECTION 12 LLC
12-12-610-003
STORM DRAIN A - PLAN VIEW



STORM DRAIN A - PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'



GENERAL NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH 2018 IBC.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
6. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
7. ALL PUBLIC & PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
8. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. 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 TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
10. NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.
11. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
12. CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.
14. ALL ONSITE FLOOD CONTROL FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE DEVELOPER.

CONSTRUCTION NOTES

1. CONSTRUCT AC PARKING AREA. SEE SOILS REPORT FOR SECTION.
2. CONSTRUCT 6" A-TYPE CURB PER DETAIL 1, SHEET D-1.
3. INSTALL PRECAST CONCRETE WHEEL STOPS PER DETAIL 2 SHEET D-1.
4. CONSTRUCT 4" THICK CONCRETE SIDEWALK OVER 5" MIN TYPE II AGG. BASE. WIDTH PER PLAN. SEE LANDSCAPE PLAN FOR FINISH.
5. CONSTRUCT HANDICAPPED VAN ACCESSIBLE PARKING STALL IN ACCORDANCE WITH ADA STANDARDS.
6. CONSTRUCT 8" CROSS GUTTER PER DETAIL 15, SHEET D-1.
7. INSTALL PREFABRICATED RESTROOM BUILDING.
8. CONSTRUCT CASE II SIDEWALK RAMP PER PLAN USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD NO. 235.
9. BASKETBALL COURT. SEE LANDSCAPE PLANS FOR HORIZONTAL DIMENSIONS AND STRIPING DETAILS.
10. CHILD PLAY AREA. SEE LANDSCAPE PLANS FOR CONSTRUCTION MATERIALS AND HORIZONTAL DIMENSIONS.
11. CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 4 ON SHEET D-1.
12. CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 5 ON SHEET D-1.
13. CONSTRUCT 2' x 2.5' DROP INLET PER NDOT STD. PLAN R-4.2.1.
14. INSTALL 6' x 6' RCB NDOT STD. PLAN B-20.1.2.
15. CONSTRUCT 9' x 7' RCB MODIFIED TYPE I HEADWALL PER DETAIL XX ON SS-XX.
16. CONSTRUCT CONCRETE APRON W/ 4" CUT OFF PER DETAIL XX ON SS-XX.
17. INSTALL 48" TYPE II STORM DRAIN MANHOLE PER CCAUSD 405.
18. INSTALL 6' HIGH TUBULAR STEEL FENCE PER CCAUSD NO. 425-S1 AND DETAIL 13 ON SHEET D-1.
19. INSTALL 18" CLASS III RCP STORM DRAIN.
20. INSTALL 30" CLASS III RCP STORM DRAIN.
21. INSTALL RIP RAP W/ 6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC D50=18", T=36".
22. INSTALL 6' HIGH TUBULAR STEEL FENCE WITH 14" VEHICULAR ACCESS GATE PER DETAIL 14 ON SHEET D-1.
23. REMOVE & DISPOSE EXISTING NDOT HEADWALL.
24. REMOVE & DISPOSE EXISTING CONCRETE PAD WITH 3' CUTOFF WALL.
25. REMOVE & DISPOSE EXISTING RIP-RAP.
26. REMOVE & DISPOSE EXISTING 30" SD END SECTION.
27. REMOVE & DISPOSE EXISTING SIDEWALK.
28. REMOVE & DISPOSE EXISTING CURB.
29. CONSTRUCT RCB IMPROVED INLET TRANSITION STRUCTURE PER XX SS-XX.
30. CONNECT 6' x 6' RCB TO EXISTING 6' x 6' RCB PER XX SS-XX.
31. CONNECT RCP STORM DRAIN TO EXISTING 6' x 6' RCB PER XX SS-XX.
32. INSTALL NYLOPLAST LIGHT DUTY LANDSCAPE INLET.
33. INSTALL POST AND CABLE FENCING PER DETAIL XX SS-XX.
34. CONSTRUCT DEPRESSED CURB PER DETAIL 17 SHEET D-1.
35. CONSTRUCT 10' CURB TRANSITION PER DETAIL 18 ON SHEET D-1.

SOUTHWEST GAS APPROVAL

TORI DICKEY 2020T25472 09/21/2020
SOUTHWEST GAS CORPORATION UID DATE

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 3200301750E, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00) AND 101.0 REPRESENTS 2901.00)



Westwood

5740 S. Arville Street
Suite 216
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com
Westwood Professional Services, Inc.

DATE: 11/18/20
APP. DATE: 11/18/20
BY: HIR
APP. BY: EMS

DESCRIPTION: SKYE CANYON PARCEL 2.31
NO. 11/18/20

CITY OF LAS VEGAS, NEVADA



SKYE CANYON PARCEL 2.31
PLAN AND PROFILE STORM DRAIN A

11/18/20

R99E

S12

DATE: 11/18/20

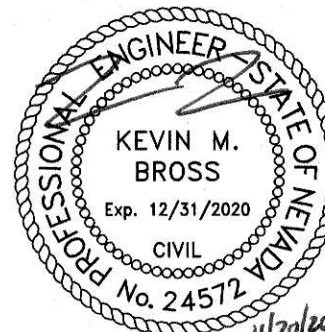
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DESIGNER: EMS

CHECKED: KB

PROJECT NO.

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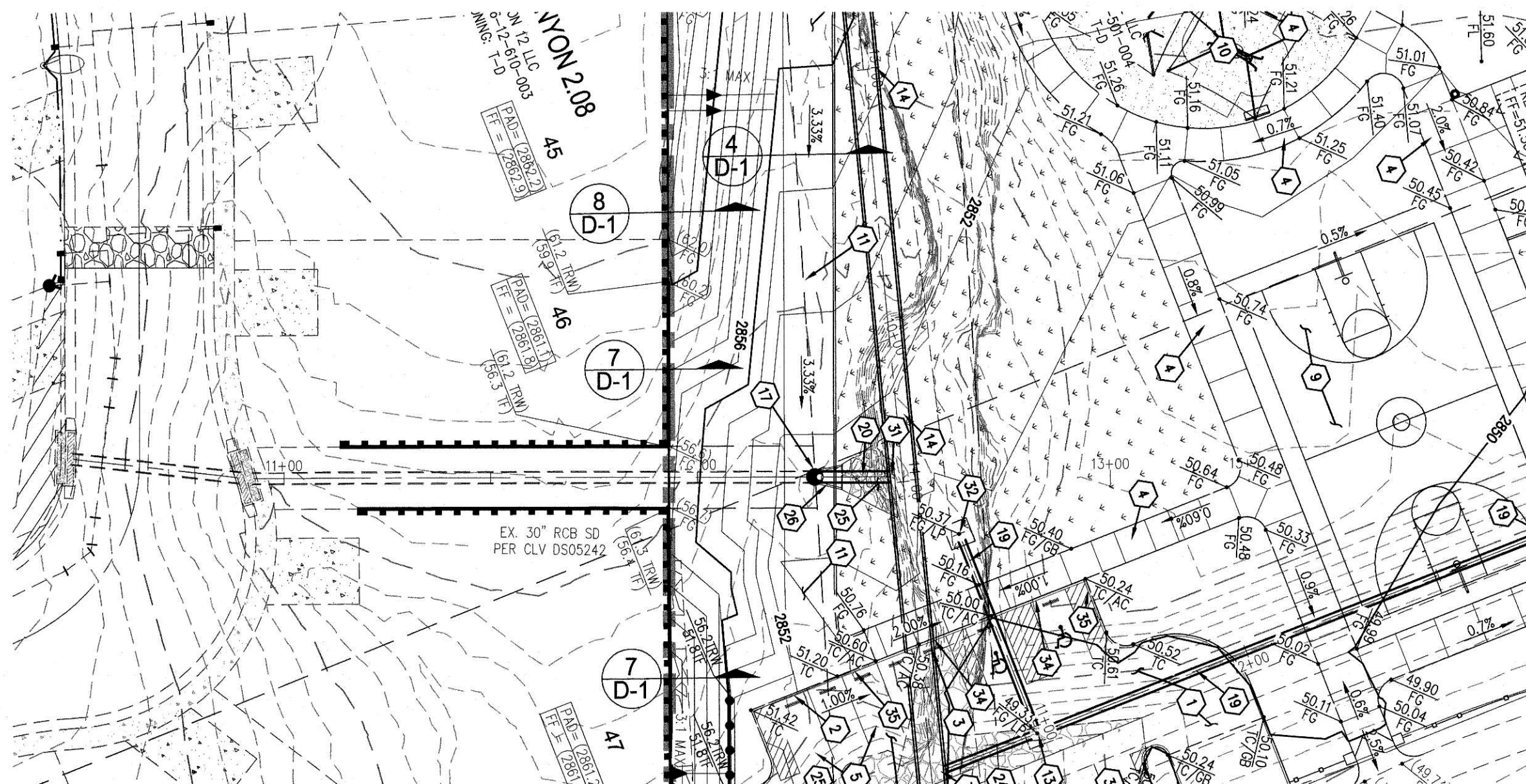


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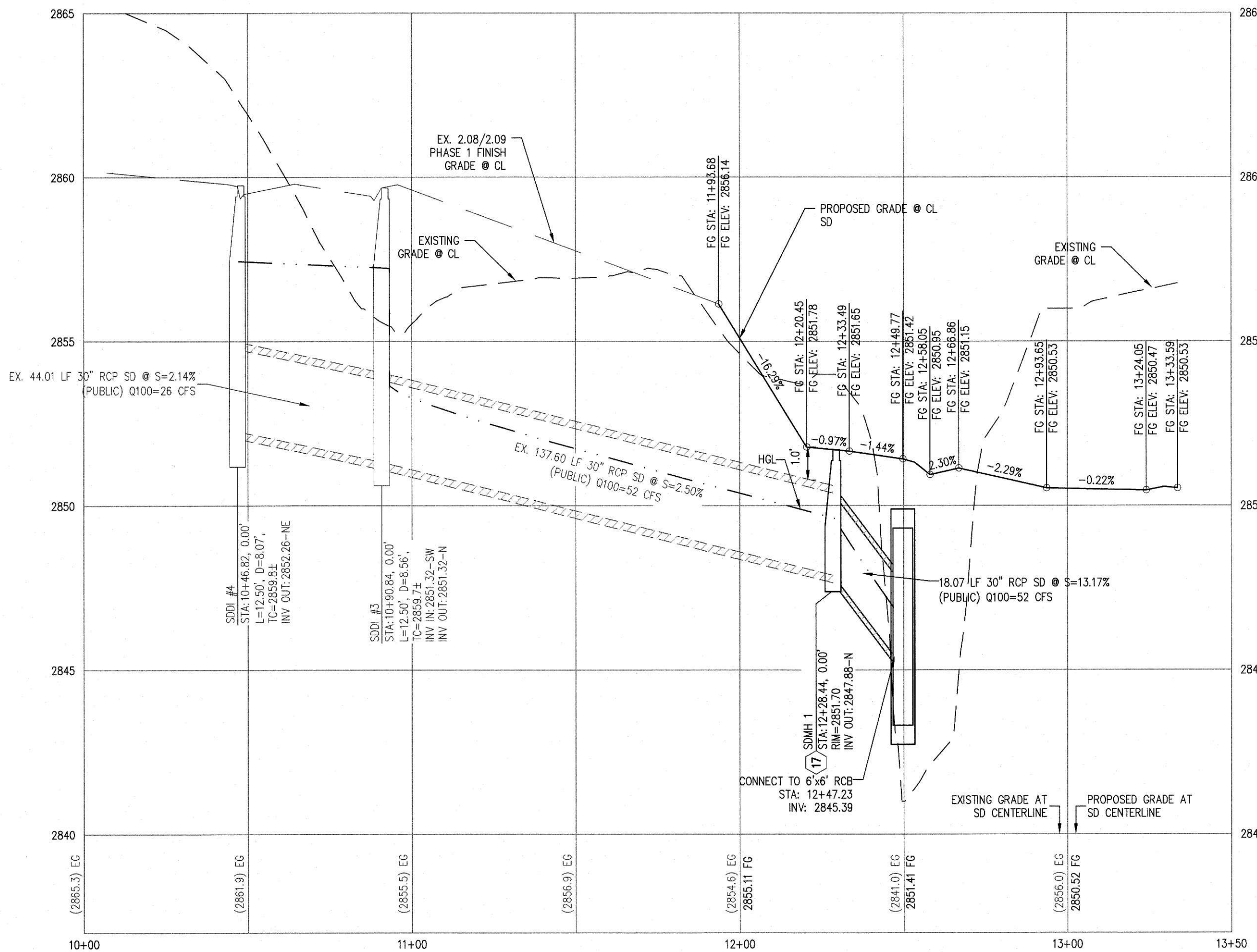
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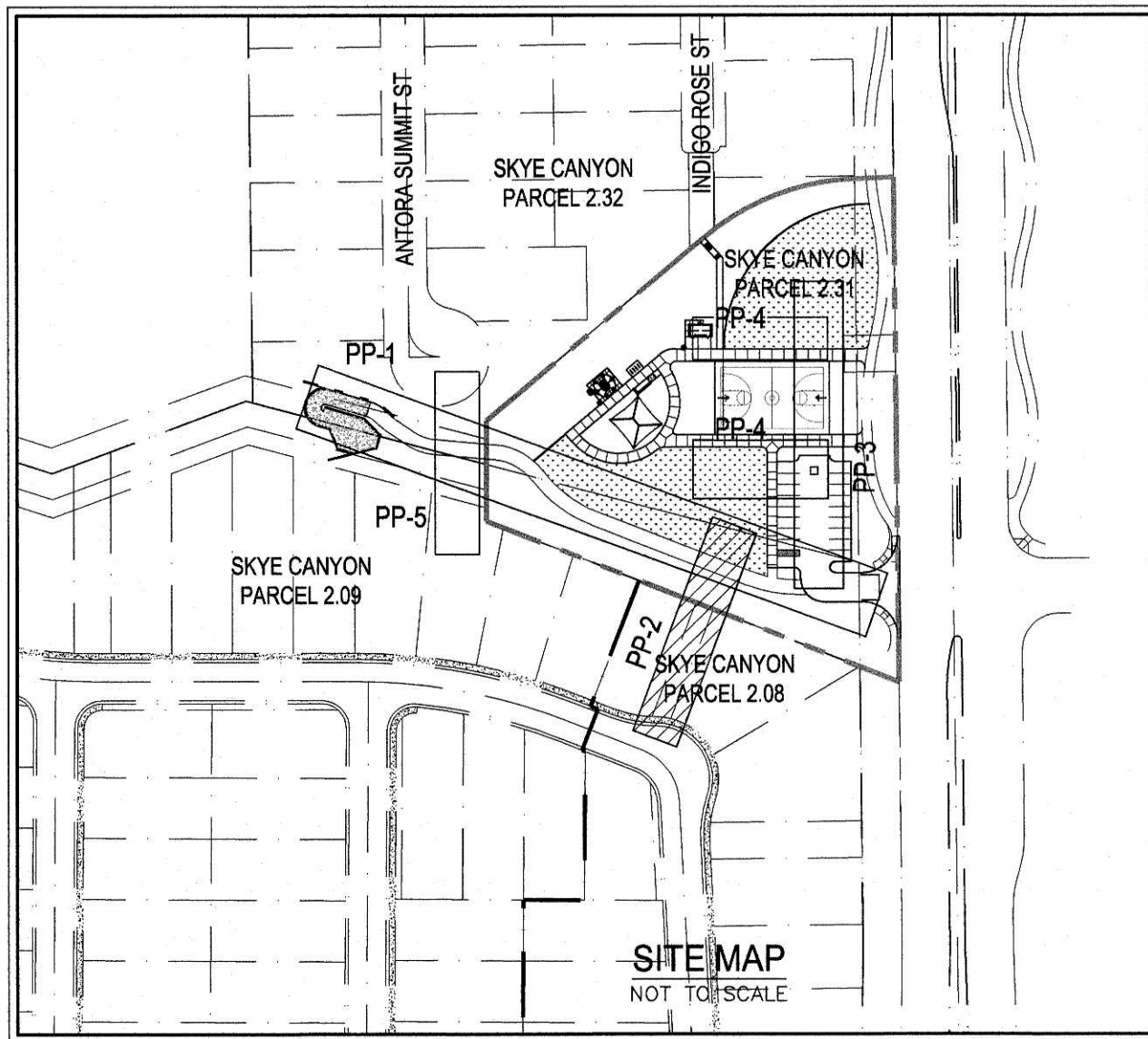
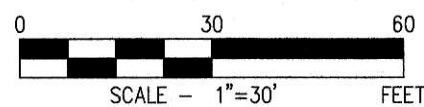
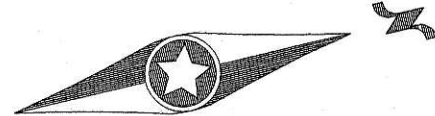


STORM DRAIN B - PLAN VIEW



STORM DRAIN B - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'



GENERAL NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH 2018 IBC.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
6. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
7. ALL PUBLIC & PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
8. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.
10. 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 TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
11. NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.
12. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SLOPE LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
13. CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.
14. ALL ONSITE FLOOD CONTROL FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE DEVELOPER.

CONSTRUCTION NOTES

1. CONSTRUCT AG PARKING AREA. SEE SOILS REPORT FOR SECTION.
2. CONSTRUCT 6" A-TYPE CURB PER DETAIL 1, SHEET D-1.
3. INSTALL PRECAST CONCRETE WHEEL STOPS PER DETAIL 2 SHEET D-1.
4. CONSTRUCT 4" THICK CONCRETE SIDEWALK OVER 5" MIN TYPE II AGG. BASE. WIDTH PER PLAN. SEE LANDSCAPE PLAN FOR FINISH.
5. CONSTRUCT HANDICAPPED VAN ACCESSIBLE PARKING STALL IN ACCORDANCE WITH ADA STANDARDS.
6. CONSTRUCT 8" GROSS GUTTER PER DETAIL 15, SHEET D-1.
7. INSTALL PREFABRICATED RESTROOM BUILDING.
8. CONSTRUCT CASE II SIDEWALK RAMP PER PLAN USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD No. 235.
9. BASEBALL COURT. SEE LANDSCAPE PLANS FOR HORIZONTAL DIMENSIONS AND STRIPING DETAILS.
10. CHILD PLAY AREA. SEE LANDSCAPE PLANS FOR CONSTRUCTION MATERIALS AND HORIZONTAL DIMENSIONS.
11. CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 4 ON SHEET D-1.
12. CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 5 ON SHEET D-1.
13. CONSTRUCT 2' x 2.5' DROP INLET PER NDOT STD. PLAN R-4.2.1.
14. INSTALL 6' x 6' RCB NDOT STD. PLAN B-20.1.2.
15. CONSTRUCT 9' x 7' RCB MODIFIED TYPE I HEADWALL PER DETAIL XX ON S-XX.
16. CONSTRUCT CONCRETE APRON W/ 4' CUT OFF PER DETAIL XX ON S-XX.
17. INSTALL 48" TYPE II STORM DRAIN MANHOLE PER CCAUSD 405.
18. INSTALL 6' HIGH TUBULAR STEEL FENCE PER CCAUSD NO. 425.51 AND DETAIL 13 ON SHEET D-1.
19. INSTALL 18" CLASS III RCP STORM DRAIN.
20. INSTALL 30" CLASS III RCP STORM DRAIN.
21. INSTALL RIP RAP W/ 6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC D50=18", T=36".
22. INSTALL 6' HIGH TUBULAR STEEL FENCE WITH 14" VEHICULAR ACCESS GATE PER DETAIL 14 ON SHEET D-1.
23. REMOVE & DISPOSE EXISTING NDOT HEADWALL.
24. REMOVE & DISPOSE EXISTING CONCRETE PAD WITH 3' CUTOFF WALL.
25. REMOVE & DISPOSE EXISTING RIP-RAP.
26. REMOVE & DISPOSE EXISTING 30" SD END SECTION.
27. REMOVE & DISPOSE EXISTING SIDEWALK.
28. REMOVE & DISPOSE EXISTING CURB.
29. CONSTRUCT RCB IMPROVED INLET TRANSITION STRUCTURE PER XX SS-XX.
30. CONNECT 6' x 6' RCB TO EXISTING 6' x 6' RCB PER XX SS-XX.
31. CONNECT RCP STORM DRAIN TO EXISTING 6' x 6' RCB PER XX SS-XX.
32. INSTALL NYLOPLAST LIGHT DUTY LANDSCAPE INLET.
33. INSTALL POST AND CABLE FENCING PER DETAIL XX SS-XX.
34. CONSTRUCT DEPRESSIONED CURB PER DETAIL 17 SHEET D-1.
35. CONSTRUCT 10' CURB TRANSITION PER DETAIL 18 ON SHEET D-1.

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C01750E, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBLISCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00) AND 101.0 REPRESENTS 2901.00).



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DATE: BY: APP. DATE:

DESCRIPTION NO.

CITY OF LAS VEGAS, NEVADA

CENTURY
COMMUNITIES

SKYE CANYON PARCEL 2.31
PLAN AND PROFILE STORM DRAIN B

T1992

DATE: 11/18/20

DRAFTER: HIR

DESIGNER: EMS

CHECKED: KB

PROJECT NO.

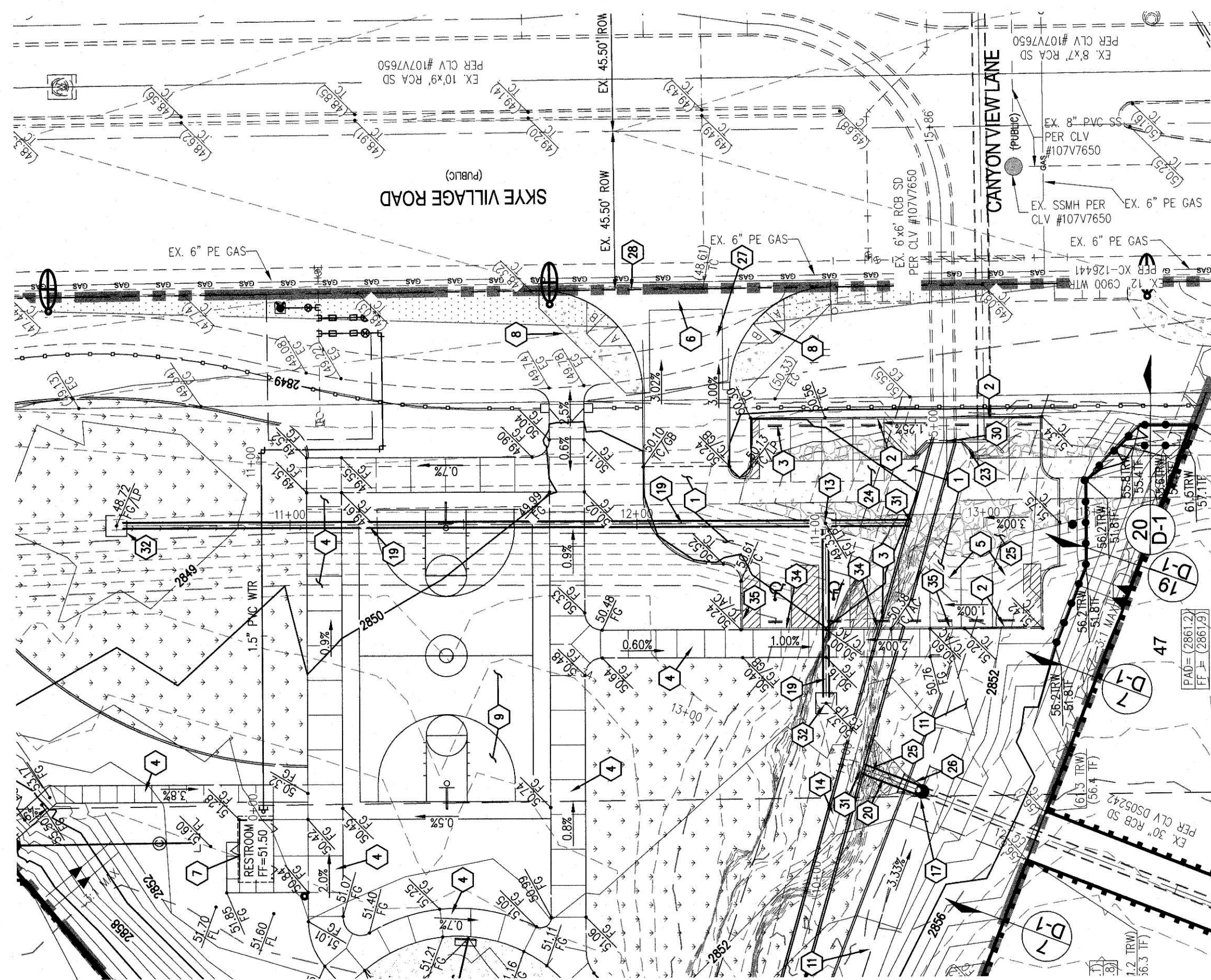
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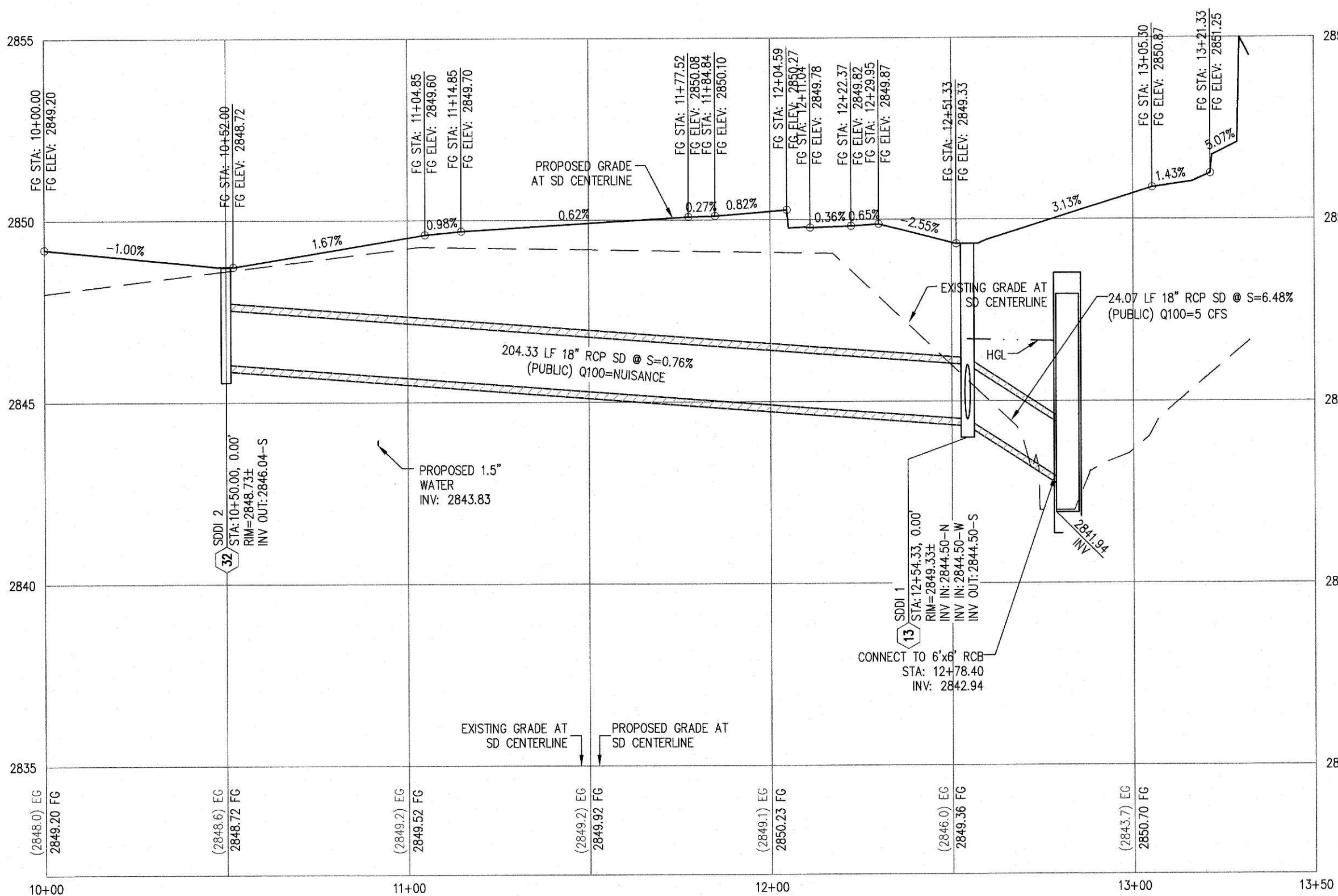
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SHEET 7 OF 16

L20-01619
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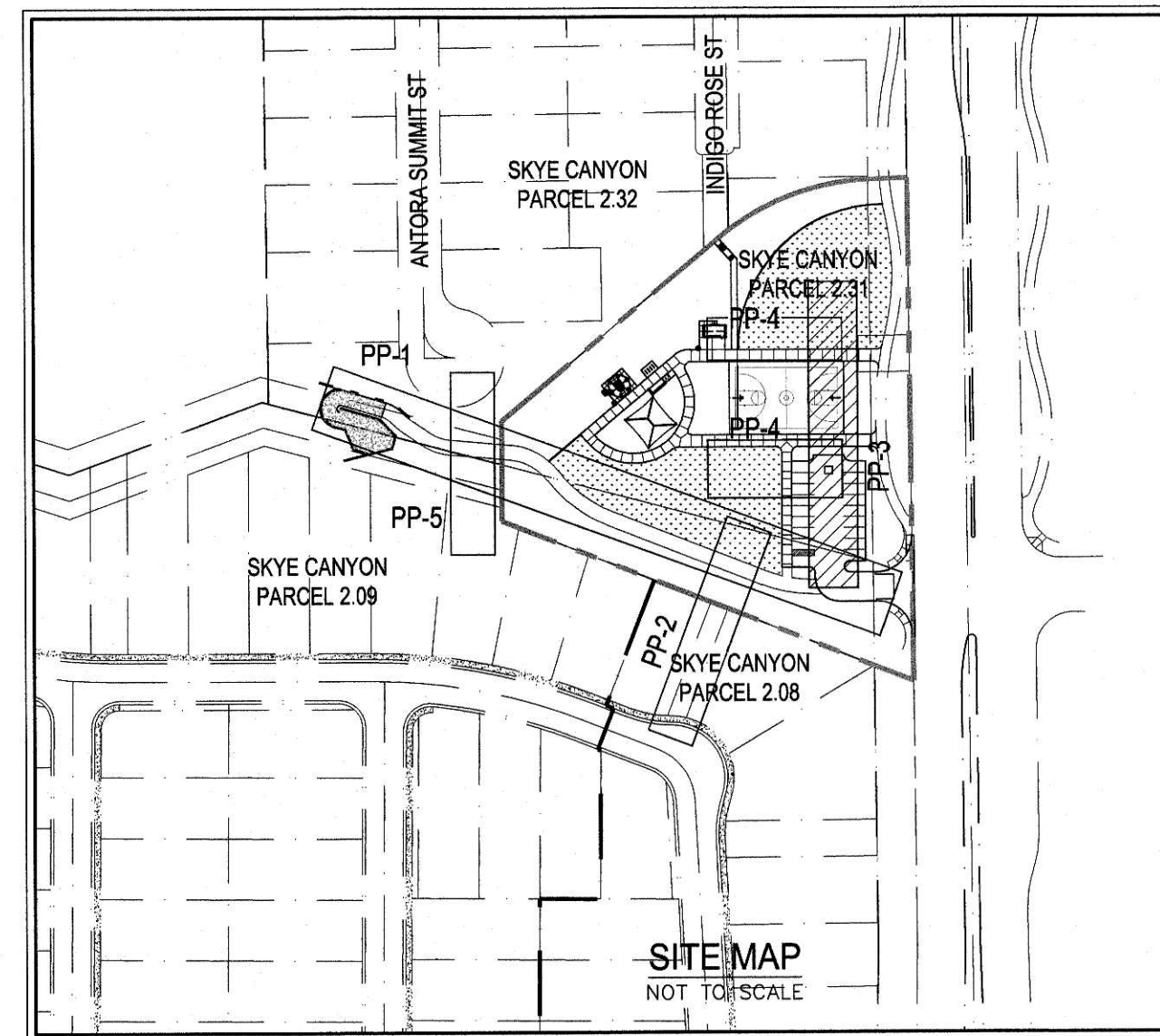
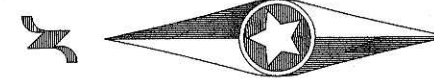
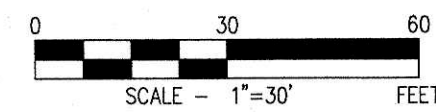


STORM DRAIN C - PLAN VIEW



STORM DRAIN C - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'



SITE MAP
NOT TO SCALE

GENERAL NOTES

- FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH 2018 IBC.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
- MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
- SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
- SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
- ALL PUBLIC & PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.
- 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 TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.
- FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS, THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SLOPE LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.
- ALL ONSITE FLOOD CONTROL FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE DEVELOPER.

CONSTRUCTION NOTES

- CONSTRUCT AC PARKING AREA. SEE SOILS REPORT FOR SECTION.
- CONSTRUCT 6" A-TYPE CURB PER DETAIL 1, SHEET D-1.
- INSTALL PRECAST CONCRETE WHEEL STOPS PER DETAIL 2 SHEET D-1.
- CONSTRUCT 4" THICK CONCRETE SIDEWALK OVER 5" MIN TYPE II AGG. BASE. WIDTH PER PLAN. SEE LANDSCAPE PLAN FOR FINISH.
- CONSTRUCT HANDICAPPED VAN ACCESSIBLE PARKING STALL IN ACCORDANCE WITH ADA STANDARDS.
- CONSTRUCT 8" CROSS GUTTER PER DETAIL 15, SHEET D-1.
- INSTALL PREFABRICATED RESTROOM BUILDING.
- CONSTRUCT CASE II SIDEWALK RAMP PER PLAN USING ARMOR TILE TRUNCATED DOWNS OR EQUIVALENT PER CCAUSD No. 235.
- BASKETBALL COURT. SEE LANDSCAPE PLANS FOR HORIZONTAL DIMENSIONS AND STRIPING DETAILS.
- CHILD PLAY AREA. SEE LANDSCAPE PLANS FOR CONSTRUCTION MATERIALS AND HORIZONTAL DIMENSIONS.
- CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 4 ON SHEET D-1.
- CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 5 ON SHEET D-1.
- CONSTRUCT 2' x 2.5' DROP INLET PER NDOT STD. PLAN R-4.2.1.
- INSTALL 6' x 6' RCB NDOT STD. PLAN B-20.1.2.
- CONSTRUCT 9' x 7' RCB MODIFIED TYPE I HEADWALL PER DETAIL XX ON S-XX.
- CONSTRUCT CONCRETE APRON W/ 4' CUTOFF PER DETAIL XX ON SS-XX.
- INSTALL 48" TYPE II STORM DRAIN MANHOLE PER CCAUSD 405.
- INSTALL 6" HIGH TUBULAR STEEL FENCE PER CCAUSD NO. 425.S1 AND DETAIL 13 ON SHEET D-1.
- INSTALL 18" CLASS III RCP STORM DRAIN.
- INSTALL 30" CLASS III RCP STORM DRAIN.
- INSTALL RIP RAP W/ 6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC D50=18", T=36".
- INSTALL 6" HIGH TUBULAR STEEL FENCE WITH 14" VEHICULAR ACCESS GATE PER DETAIL 14 ON SHEET D-1.
- REMOVE & DISPOSE EXISTING NDOT HEADWALL.
- REMOVE & DISPOSE EXISTING CONCRETE PAD WITH 3' CUTOFF WALL.
- REMOVE & DISPOSE EXISTING RIP-RAP.
- REMOVE & DISPOSE EXISTING 30" SD END SECTION.
- REMOVE & DISPOSE EXISTING SIDEWALK.
- REMOVE & DISPOSE EXISTING CURB.
- CONSTRUCT RCB IMPROVED INLET TRANSITION STRUCTURE PER XX SS-XX.
- CONNECT 6' x 6' RCB TO EXISTING 6' x 6' RCB PER XX SS-XX.
- CONNECT RCP STORM DRAIN TO EXISTING 6' x 6' RCB PER XX SS-XX.
- INSTALL NYLOPLAST LIGHT DUTY LANDSCAPE INLET.
- INSTALL POST AND CABLE FENCING PER DETAIL XX SS-XX.
- CONSTRUCT DEPRESSIONED CURB PER DETAIL 17 SHEET D-1.
- CONSTRUCT 10' CURB TRANSITION PER DETAIL 18 ON SHEET D-1.

SOUTHWEST GAS APPROVAL

TORI DICKEY 2020/25472 09/21/2020
SOUTHWEST GAS CORPORATION UID DATE

FLOOD ZONE

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SURVEY NOTE

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ELEVATION NOTE

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5740 S. Arville Street
Suite 216
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DATE BY APP

DESCRIPTION NO.

CITY OF LAS VEGAS, NEVADA

CENTURY
COMMUNITIES

SKYE CANYON PARCEL 2.31
PLAN AND PROFILE STORM DRAIN C

1988
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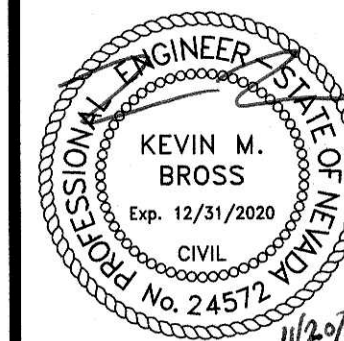
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CHECKED: KB

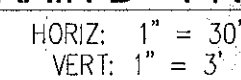
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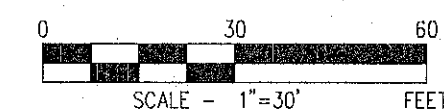
PP-3

SHEET 8 OF 16

L20-01619
650.131



HORIZ: 1" = 30'
VERT: 1" = 3'



GENERAL NOTES

1. FINAL GRASSES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH 2018 IRC.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCY TO THE ENGINEER IMMEDIATELY.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SUPPLY MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
4. THE CONTRACTOR SHALL PROVIDE FOR CLOSURES AND DISTANCES. THE CONTRACTOR SHALL SUBMIT DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC & PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
6. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIORITY DAMAGE TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
7. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE PRACTICING PERMIT AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PROCEDURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNRESOLVED EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET BEST MANAGEMENT PRACTICES. THE CONTRACTOR SHALL COMPLY WITH THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
9. NO WALLS, FENCES, SHRUBS, UTILITY STRUCTURES OR ANY OTHER OBSTACLES SHALL BE IN THE TRAVEL OR DRIVEWAY. FIRE HYDRANTS, TREES AND STREET LIGHT POLES MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY LENGTH UNLESS SAID OBSTACLE IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB IS PRESENT, 24 INCHES IN HEIGHT, MEASURED FROM THE ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LENGTH THROUGH LANDSCAPED MEDIANS.
10. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL CROSS THE EXISTING PAVEMENT SURFACE WITHIN THE PROPOSED EDGE OF PAVEMENT OR PROJECTED JAIL OF CURB PRIOR TO SURFACE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF THE EXISTING PAVEMENT CANNOT BE MAINTAINED TO MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.
12. ALL EXISTING AND NEW UTILITIES SHALL BE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE DEVELOPER.

CONSTRUCTION NOTES

- 1) CONSTRUCT 6" PARKING AREA. SEE SOILS REPORT FOR SECTION.
- 2) CONSTRUCT 6" A-TYPE CURB PER DETAIL 1, SHEET D-1.
- 3) INSTALL PRECAST CONCRETE WHEEL STOPS PER DETAIL 2 SHEET D-1
- 4) CONSTRUCT 4" THICK CONCRETE SIDEWALK OVER 5" MIN TYPE II AGG. BASE. NOTED PER PLAN. SEE LANDSCAPE PLAN FOR FINISH.
- 5) CONSTRUCT HANDICAPPED VAN ACCESSIBLE PARKING SLAT IN ACCORDANCE WITH ADA STANDARDS.
- 6) CONSTRUCT 6" GROSS GUTTER PER DETAIL 15, SHEET D-1
- 7) INSTALL PREFABRICATED RUSTPROOF BUILDING.
- 8) CONSTRUCT BASE 1" SIDEWALK RAMP PER PLAN USING ARMOR TIE TRUNCATED DOMES OR EQUIVALENT PER CAUSAD NO. 235.
- 9) BASKETBALL COURT. SEE LANDSCAPE PLANS FOR HORIZONTAL DIMENSIONS AND STRIPING DETAILS.
- 10) CONSTRUCT PLAY AREA. SEE LANDSCAPE PLANS FOR CONSTRUCTION MATERIALS AND HORIZONTAL DIMENSIONS.
- 11) CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 4 ON SHEET D-1
- 12) CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 5 ON SHEET D-1
- 13) CONSTRUCT 2" x 25" DROP INLET PER NDOT STD. PLAN R-4.2.1
- 14) INSTALL 6" x 6" RCB NDOT STD. PLAN R-20.1.2
- 15) CONSTRUCT 8" x 7" RCB MODIFIED TYPE I HEADWALL PER DETAIL XX ON S-XX
- 16) CONSTRUCT CONCRETE APRON W/ 4" CUT OFF PER DETAIL XX ON SS-XX
- 17) INSTALL 48" TYPE II STORM DRAIN MANHOLE PER CAUSAD 405
- 18) INSTALL 13" HUB TUBULAR STEEL FENCE PER CAUSAD NO. 423.51 AND DETAIL H ON SHEET D-1
- 19) INSTALL 18" CLASS III RCP STORM DRAIN
- 20) INSTALL 30" CLASS III RCP STORM DRAIN
- 21) INSTALL RIP RAP W/ 6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC D50=18", T=36"
- 22) INSTALL 6" HUB TUBULAR STEEL FENCE WITH 14" VEHICULAR ACCESS GATE PER DETAIL H ON SHEET D-1
- 23) REMOVE & DISPOSE EXISTING NDOT HEADWALL
- 24) REMOVE & DISPOSE EXISTING CONCRETE PAD WITH 3' CUTOFF WALL
- 25) REMOVE & DISPOSE EXISTING RIP-RAP
- 26) REMOVE & DISPOSE EXISTING 30" SD END SECTION
- 27) REMOVE & DISPOSE EXISTING SIDEWALK
- 28) REMOVE & DISPOSE EXISTING CURB
- 29) CONSTRUCT RCP IMPROVED INLET TRANSITION STRUCTURE PER XX SS-XX
- 30) CONNECT 6" x 6" RCB TO EXISTING TO EXISTING 6" x 6" RCB PER XX SS-XX
- 31) CONNECT RCP STORM DRAIN TO EXISTING TO EXISTING 6" x 6" RCB PER XX SS-XX
- 32) INSTALL M/LOPLAST LIGHT DUTY LANDSCAPE INLET
- 33) INSTALL POST AND CABLE FENCING PER DETAIL XX SS-XX
- 34) CONSTRUCT DEPRESSIONED CURB PER DETAIL 17 SHEET D-1
- 35) CONSTRUCT 10" CURB TRANSITION PER DETAIL 18 ON SHEET D-1

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 137649 FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW: TOTAL 1,500 GPM / ONSITE 100 GPM

SURVEY NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS SHOWN AND TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DISTURBED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

ELEVATION NOTE

ADD 2800 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 2801.00) AND 101.0 REPRESENTS 2901.00)

SOUTHWEST GAS APPROVAL

TORI DICKEY	2020TED25472	09/21/2020
SOUTHWEST GAS CORPORATION	UID	DATE

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C1750E, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



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ATER LINE

CENTURY
COMMUNITIES

SKYE CANYON PARCEL 2.31

PROFILE STORM DRAIN D & W

PLAN AND P

R59E
\$12

DATE: 11/18/20

DRAFTER: HIR

DESIGNER: EMS

CHECKED: KB

PROJECT NO.
CEN2004.000



Professional Engineer Seal

KEVIN M.
22032

Exp. 12/31/2020

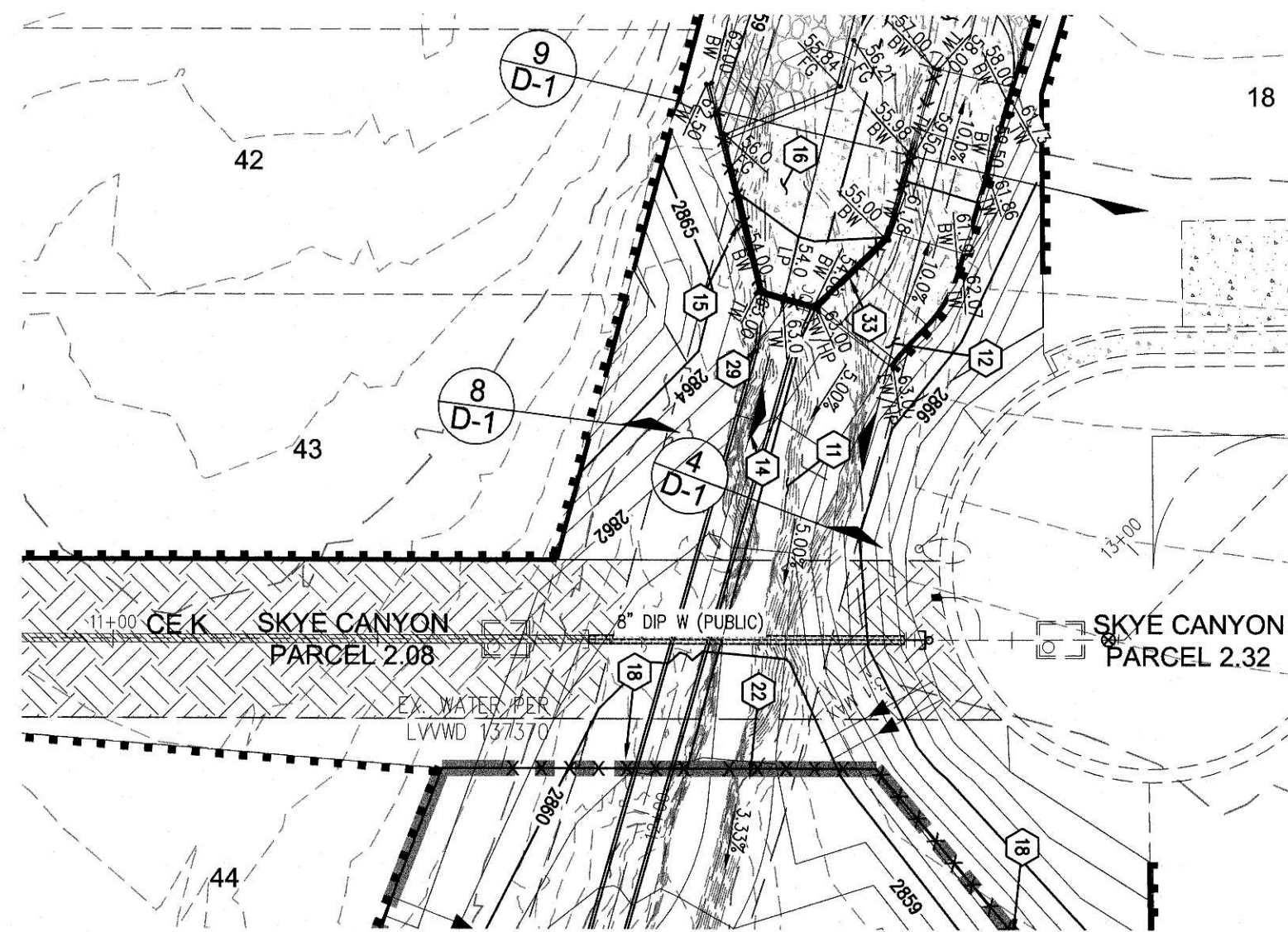
PRO No. 24572

11/20/2022

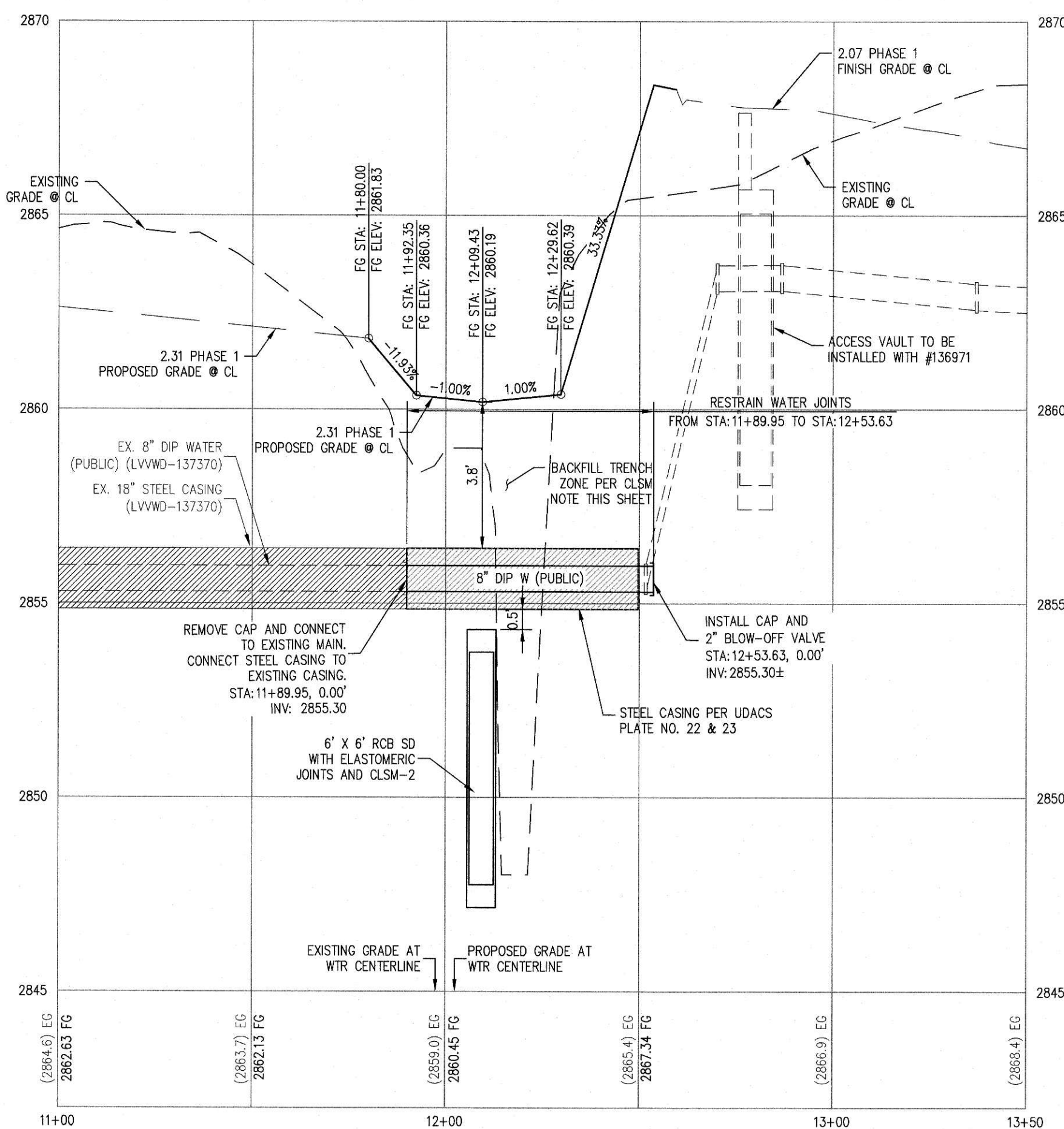
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SHEET 9 OF 16

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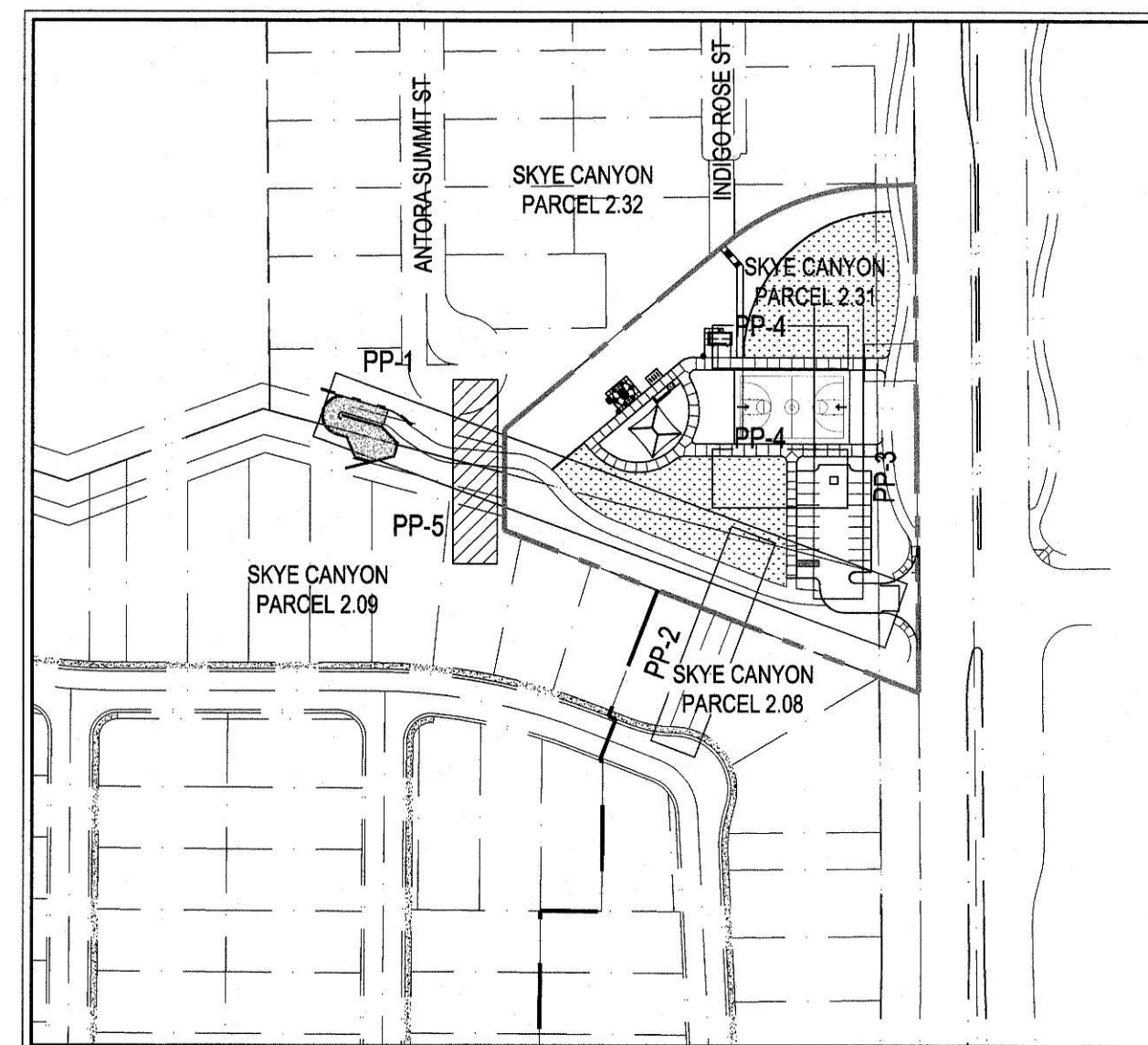
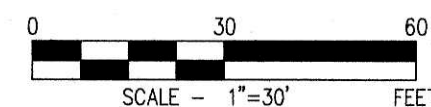


WATER CONNECTION - PLAN VIEW



WATER CONNECTION - PROFILE VIEW

HORIZ: 1" = 30'
VERT: 1" = 3'



GENERAL NOTES

1. FINAL GRADES ADJACENT TO STRUCTURES SHALL BE IN CONFORMANCE WITH 2018 IBC.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
4. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
5. SEE FINAL MAP FOR EXACT BEARINGS AND DISTANCES.
6. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
7. ALL PUBLIC & PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
8. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT IN PLACE DURING CONSTRUCTION. ENGINEER/OWNER SHALL BE NOTIFIED OF PRIOR DAMAGE TO EXISTING FACILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR/REPLACING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
9. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.
10. 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 TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
11. NO WALLS, FENCES, SHROUS, UTILITY APPURTENANCES OR ANY OTHER OBJECT OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.
12. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED TOP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
13. CALL SOUTHWEST GAS AT 702-651-2111 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.
14. ALL ONSITE FLOOD CONTROL FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE DEVELOPER.

WATER NOTES

1. WATER MAIN JOINT DEFLECTION (PVC 4" - 24")
PVC PIPE SHALL BE DEFLECTED AT THE JOINT ONLY. THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE ONE (1) DEGREE PER JOINT WITH A MINIMUM RADIUS OF CURVATURE OF 1:50 FEET, PER UDACS 2.07.01 AND 2.07.02.
FOR CHANGES IN DIRECTION EXCEEDING THE MAXIMUM ALLOWABLE JOINT DEFLECTION, FITTINGS SHALL BE USED.
2. REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 1"
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 15. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.
3. ALL SEWER/STORM DRAIN CROSSING WATER LINES MUST CONFORM TO SECTION 2.22 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
4. FITTINGS SHALL NOT FALL UNDER CURBS, GUTTERS OR SIDEWALK.
5. INSTALL PIPELINE MARKER BALLS IN TRENCH ABOVE EACH HORIZONTAL ELBOW FITTING PER UDACS PLATE NO. 15.
6. THE LVWD CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE FUGITIVE WATER THAT MAY IMPIDE CONSTRUCTION AT ALL TIMES. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRENCH SHUTDOWN.
7. CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.
8. DISCLAIMER: EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

FLOOD ZONE

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (UNSHADED) AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C1750E, DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CONSTRUCTION NOTES

1. CONSTRUCT AC PARKING AREA. SEE SOILS REPORT FOR SECTION.
2. CONSTRUCT 6" A-TYPE CURB PER DETAIL 1, SHEET D-1.
3. INSTALL PRECAST CONCRETE WHEEL STOPS PER DETAIL 2 SHEET D-1.
4. CONSTRUCT 4" THICK CONCRETE SIDEWALK OVER 5" MIN TYPE II AGG. BASE. WIDTH PER PLAN. SEE LANDSCAPE PLAN FOR FINISH.
5. CONSTRUCT HANDICAPPED VAN ACCESSIBLE PARKING STALL IN ACCORDANCE WITH ADA STANDARDS.
6. CONSTRUCT 8" CROSS GUTTER PER DETAIL 15, SHEET D-1.
7. INSTALL PREFABRICATED RESTROOM BUILDING.
8. CONSTRUCT CASE II SIDEWALK RAMP PER PLAN USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235.
9. BASKETBALL COURT. SEE LANDSCAPE PLANS FOR HORIZONTAL DIMENSIONS AND STRIPING DETAILS.
10. CHILD PLAY AREA. SEE LANDSCAPE PLANS FOR CONSTRUCTION MATERIALS AND HORIZONTAL DIMENSIONS.
11. CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 4 ON SHEET D-1.
12. CONSTRUCT 12" TYPE II MAINTENANCE ACCESS PATH PER DETAIL 5 ON SHEET D-1.
13. CONSTRUCT 2' x 2.5' DROP INLET PER NDOT STD. PLAN R-4.2.1.
14. INSTALL 6' x 6' RCB NDOT STD. PLAN B-20.1.2.
15. CONSTRUCT 9' x 7' RCB MODIFIED TYPE I HEADWALL PER DETAIL XX ON SS-XX.
16. CONSTRUCT CONCRETE APRON W/ 4' CUT OFF PER DETAIL XX ON SS-XX.
17. INSTALL 48" TYPE II STORM DRAIN MANHOLE PER CCAUSD 405.
18. INSTALL 6" HIGH TUBULAR STEEL FENCE PER CCAUSD NO. 425.51 AND DETAIL 13 ON SHEET D-1.
19. INSTALL 18" CLASS III RCP STORM DRAIN.
20. INSTALL 30" CLASS III RCP STORM DRAIN.
21. INSTALL RIP RAP W/ 6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC 50-100, T-36.
22. INSTALL 6" HIGH TUBULAR STEEL FENCE WITH 14" VEHICULAR ACCESS GATE PER DETAIL 14 ON SHEET D-1.
23. REMOVE & DISPOSE EXISTING NDOT HEADWALL.
24. REMOVE & DISPOSE EXISTING CONCRETE PAD WITH 3' CUTOFF WALL.
25. REMOVE & DISPOSE EXISTING RIP-RAP.
26. REMOVE & DISPOSE EXISTING 30" SD END SECTION.
27. REMOVE & DISPOSE EXISTING SIDEWALK.
28. REMOVE & DISPOSE EXISTING CURB.
29. CONSTRUCT RCB IMPROVED INLET TRANSITION STRUCTURE PER XX SS-XX.
30. CONNECT 6' x 6' RCB TO EXISTING TO EXISTING 6' x 6' RCB PER XX SS-XX.
31. CONNECT RCP STORM DRAIN TO EXISTING TO EXISTING 6' x 6' RCB PER XX SS-XX.
32. INSTALL NYLOPLAST LIGHT DUTY LANDSCAPE INLET.
33. INSTALL POST AND CABLE FENCING PER DETAIL XX SS-XX.
34. CONSTRUCT DEPRESSED CURB PER DETAIL 17 SHEET D-1.
35. CONSTRUCT 10' CURB TRANSITION PER DETAIL 18 ON SHEET D-1.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 1372648
FIRST APPROVED DATE: 11/18/20
LVWD APPROVED FLOW TOTAL: 1,500 GPM / ONSITE: 100 GPM

SURVEY NOTE

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ELEVATION NOTE

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Fax (702) 284-5399
westwoodps.com

DATE: 11/18/20
BY: [Signature]
APP: [Signature]

DESCRIPTION: [Blank]
NO.: [Blank]

CITY OF LAS VEGAS, NEVADA

CENTURY COMMUNITIES

SKYE CANYON PARCEL 2.31

PLAN AND PROFILE WATER CONNECTION

T-198
R-996
S-12

DATE: 11/18/20

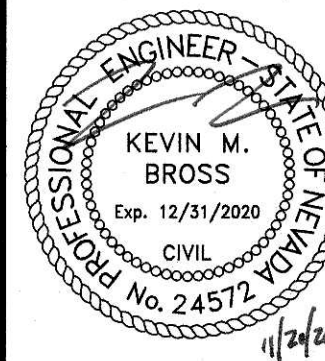
DRAFTER: HIR

DESIGNER: EMS

CHECKED: KB

PROJECT NO.

CEN2004.000



PP-5

SHEET 10 OF 16

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