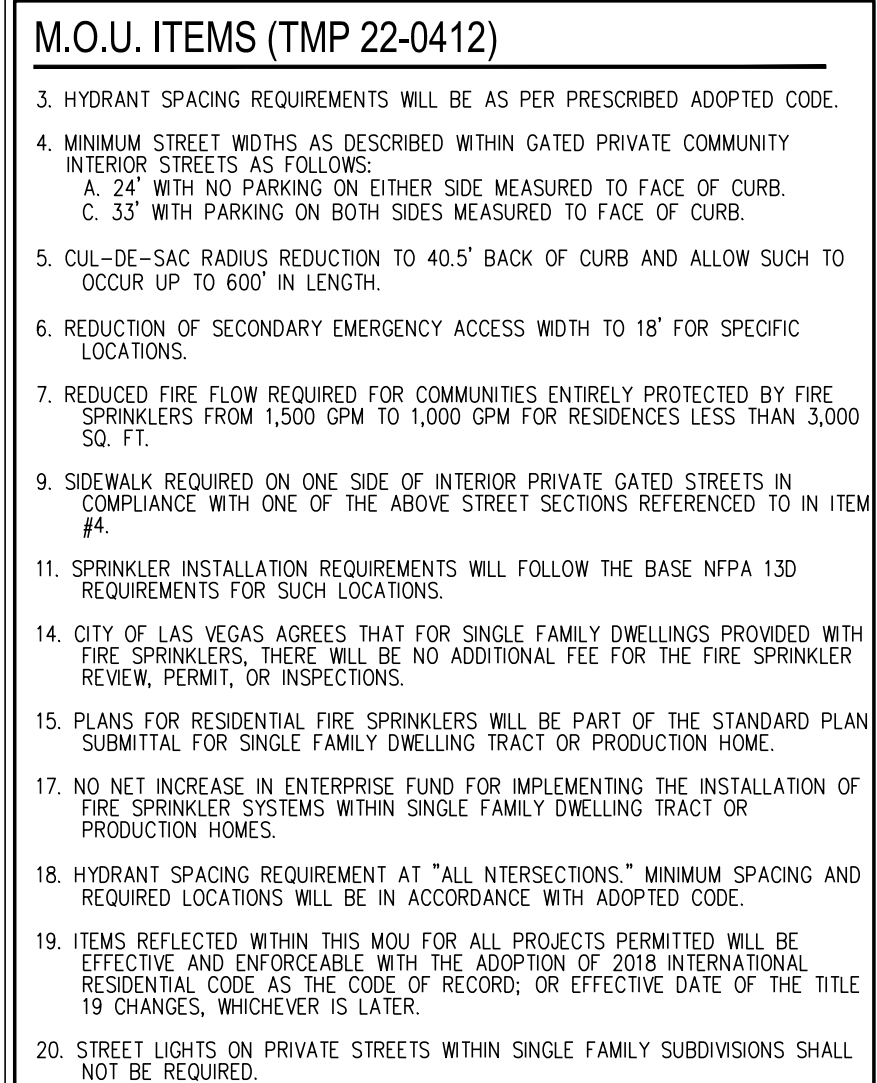
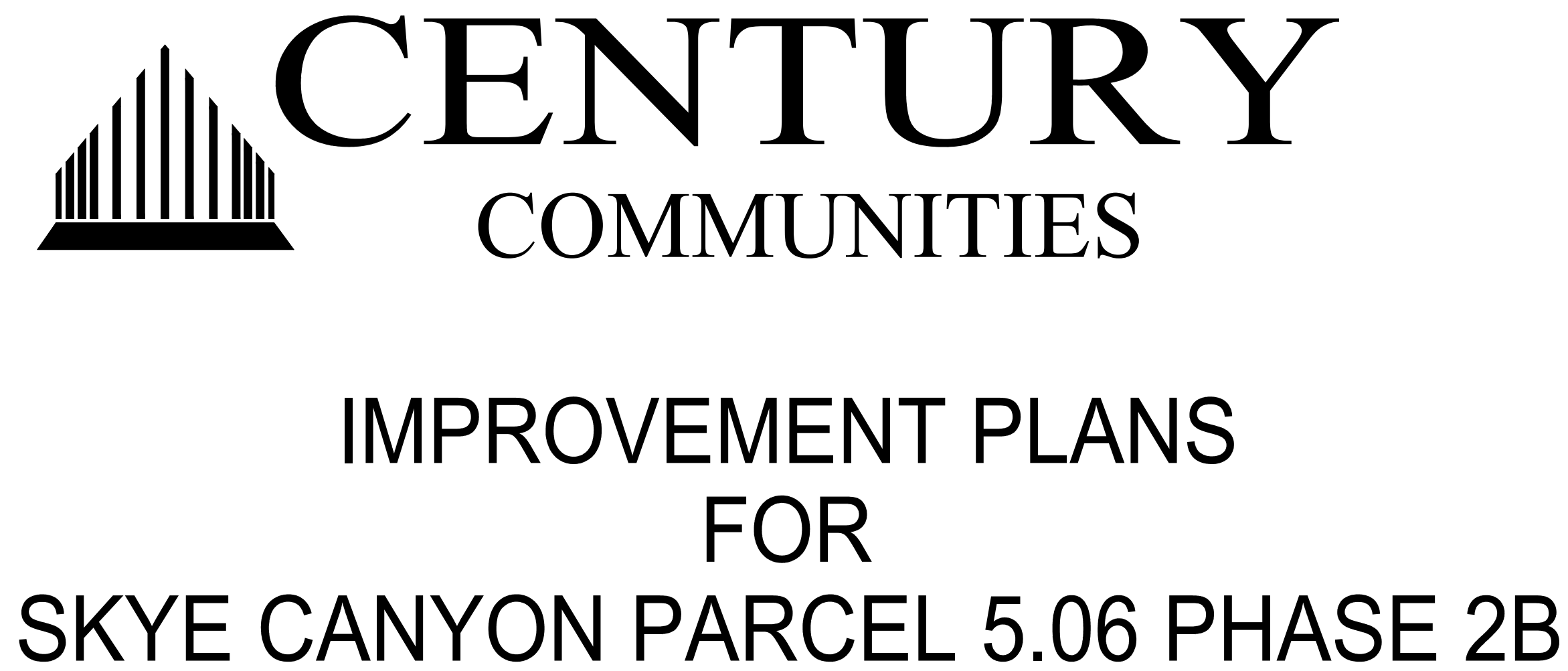


| PROJECT INFORMATION - PH 2B CLUSTER |                  |
|-------------------------------------|------------------|
| ACREAGE (GROSS):                    | = 3.93± AC       |
| ACREAGE (NET):                      | = 3.93± AC       |
| DENSITY (LOTS/NET ACRE):            | = 6.36 DU/NET AC |
| ZONING:                             | = T-D            |
| TOTAL NO. OF RESIDENTIAL LOTS       | = 25             |
| MINIMUM LOT SIZE                    | = 1,743 SF±      |
| MAXIMUM LOT SIZE                    | = 2,374 SF±      |
| PROPOSED DEVELOPMENT STANDARD       | = R-2            |



**FAST**

Call before you  
UnderGround

1-702-432-5300

FREeway & ARterial SYSTEM  
OF TRANSPORTATION (F.A.S.T.)

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

Call  
**811**  
OR  
1-800-642-2444

|                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <h1>APPROVALS</h1>                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
| <div>CITY OF LAS VEGAS ENGINEERING</div> <div></div>                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |
| <div>CLV FIRE &amp; RESCUE</div> <div></div>                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |
| <div>CLV DEPARTMENT OF COMMUNITY DEVELOPMENT   PLANNING DIVISION</div> <div>THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING</div>                                                                                                                                                                                                                                                                                               |  |  |
| <div>CENTRAL TELEPHONE CO. DBA CENTURYLINK</div> <div>DATE</div> <div>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.</div> <div>APPROVED FOR CONSTRUCTION</div>                        |  |  |
| <div>LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES</div> <div>PROJECT NO. ##### FIRST APPROVED DATE:</div> <div>LVWMD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL</div> <div>MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 20 GPM</div> <div>SHEETS: ADD FIELD</div>                                                                                                                                                                   |  |  |
| <div>NV ENERGY</div> <div>DATE</div> <div>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.</div> |  |  |
| <div>SOUTHWEST GAS CORPORATION</div> <div>SWG UID</div> <div>DATE</div>                                                                                                                                                                                                                                                                                                                                                                                |  |  |
| <div>COX COMMUNICATIONS LAS VEGAS, INC.</div> <div>DATE</div>                                                                                                                                                                                                                                                                                                                                                                                          |  |  |

**LEGAL DESCRIPTION**

LYING WITHIN THE WEST HALF (W1/2) 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°33'09" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) 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 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

[illegible]

CITY OF LAS VEGAS, NV

**CENTURY**  
COMMUNITIES

**ANYON PARCEL 5.06 PHASE 2**  
**COVER SHEET**

**SKYE CA**

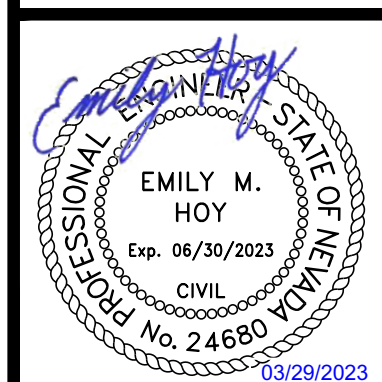
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|    |  |
|----|--|
| S1 |  |
| T1 |  |
| R5 |  |

|           |         |
|-----------|---------|
| DATE:     | 3/27/23 |
| DRAFTER:  | AMM     |
| DESIGNER: | HAA     |

CHECKED: EMH

PROJECT NO.  
**CEN2104**



**C-1**  
SHEET 1 OF 7



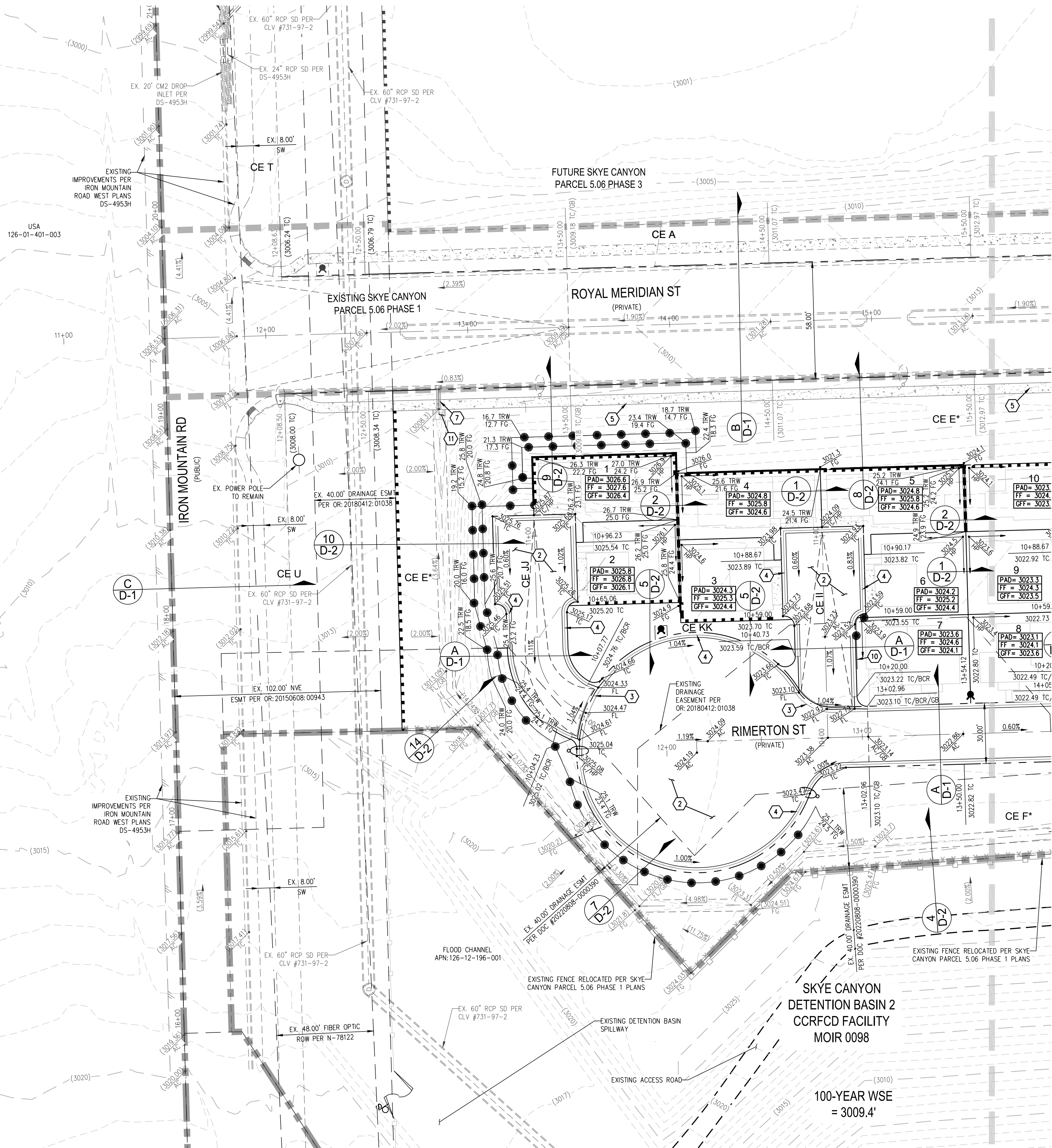




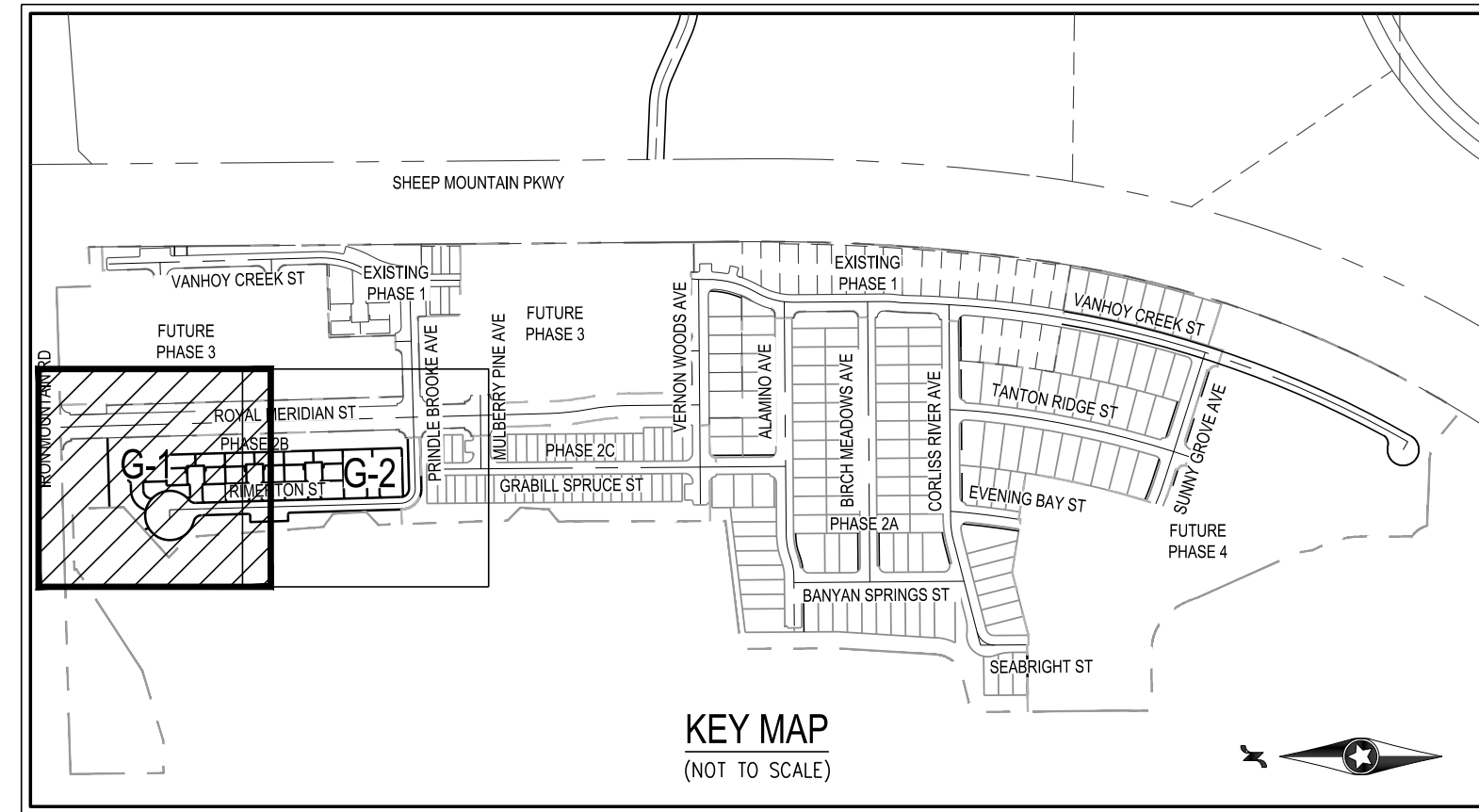
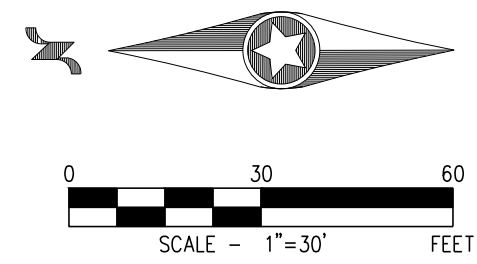




I:\Cen2104-000-Skye 5.06\data\improvements\phase 2b\Cen2104\_000-2b.dwg, 3/28/2023 9:28 AM Emily Hoy



SEE SHEET G-2 FOR CONTINUATION



#### DISCLAIMER NOTE

- 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.
- 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.

#### GRADING NOTES

- 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 DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
- ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
- CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
- 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/REPLENISHING FACILITIES IF ENGINEER/OWNER IS NOT NOTIFIED OF EXISTING DAMAGE PRIOR TO CONSTRUCTION COMMENCING.
- NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

#### LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES

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

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV100000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV100000, SECTION III.A.12.
- 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.

#### FLOOD ZONE

THE PROJECT SITE IS NOTE LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (UNSHADED), PER THE FEMA FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAN.

| DRAINAGE QUANTITIES                                           |    | PRIVATE |
|---------------------------------------------------------------|----|---------|
| 1. 3' WIDE CONCRETE VALLEY GUTTER W/10" TYPE I AGGREGATE BASE | SF | 1,132   |
| 2. SIDEWALK UNDER DRAIN                                       | SF | 20      |
| 3.                                                            |    |         |
| 4.                                                            |    |         |

#### CHAIN LINK FENCE NOTE

THE EXISTING CHAIN LINK FENCE ALONG THE PROJECT BOUNDARY IS TO BE PRIVATELY MAINTAINED BY HOA.

#### PRIVATE STREET NOTE

ALL PRIVATE STREETS ARE PUBLIC UTILITY EASEMENTS, PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

#### SOILS REPORT

SOILS REPORT BY GOTEK RESIDENTIAL, LLC  
PROJECT NO. 12203-5.06-LVR DATED 11/4/22

#### EARTHWORKS

EARTHWORK QUANTITIES (RAW):  
CUT= 64,826 CU YDS  
FILL= 57,635 CU YDS

EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED  
LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED  
AND ACTIVE GRADING PERMIT.



#### CONSTRUCTION NOTES

- FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
- CONSTRUCT AC PAVEMENT PER STREET SECTIONS, SHEET D-1
- CONSTRUCT 3' CONCRETE VALLEY GUTTER PER DETAIL 13, SHEET D-2
- CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD NO. 217.1
- CONSTRUCT 5' WIDE CONCRETE SIDEWALK (4" THICK WITH 5" TYPE II AGGREGATE BASE) PER CCAUSD NO. 234
- CONSTRUCT "A" TYPE CURB PER CCAUSD NO. 219
- CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD NO. 236
- CONSTRUCT CURB TRANSITION FROM 1' CURB TO ROLL CURB PER DETAIL 12, SHEET D-2
- CONSTRUCT DEPRESSED CURB PER DETAIL 15, SHEET D-2
- CONSTRUCT 3 COURSE SOLID GROUTED WALL PER DETAIL 17, SHEET D-2
- INSTALL RIP RAP W/6" TYPE II GRANULAR BEDDING WITH FILTER FABRIC D50=6", T=12" PER DETAIL 18, SHEET D-2

#### \*DRAINAGE EASEMENT NOTE

ALL DRAINAGE EASEMENTS AND COMMON LOTS ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

#### 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°33'09" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, W.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

#### SURVEY NOTE

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

#### FLOOD CERTIFICATION

I, CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY DS 05649 ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.

EMILY HOY, P.E. 24680 DATE

**Westwood**

5725 W. Badura Ave.  
Suite 100  
Las Vegas, NV 89118  
Phone (702) 284-5300  
westwoodps.com

Westwood Professional Services, Inc.

CITY OF LAS VEGAS, NV

**CENTURY**  
COMMUNITIES

**SKYE CANYON PARCEL 5.06 PHASE 2B**  
**GRADING PLAN I**

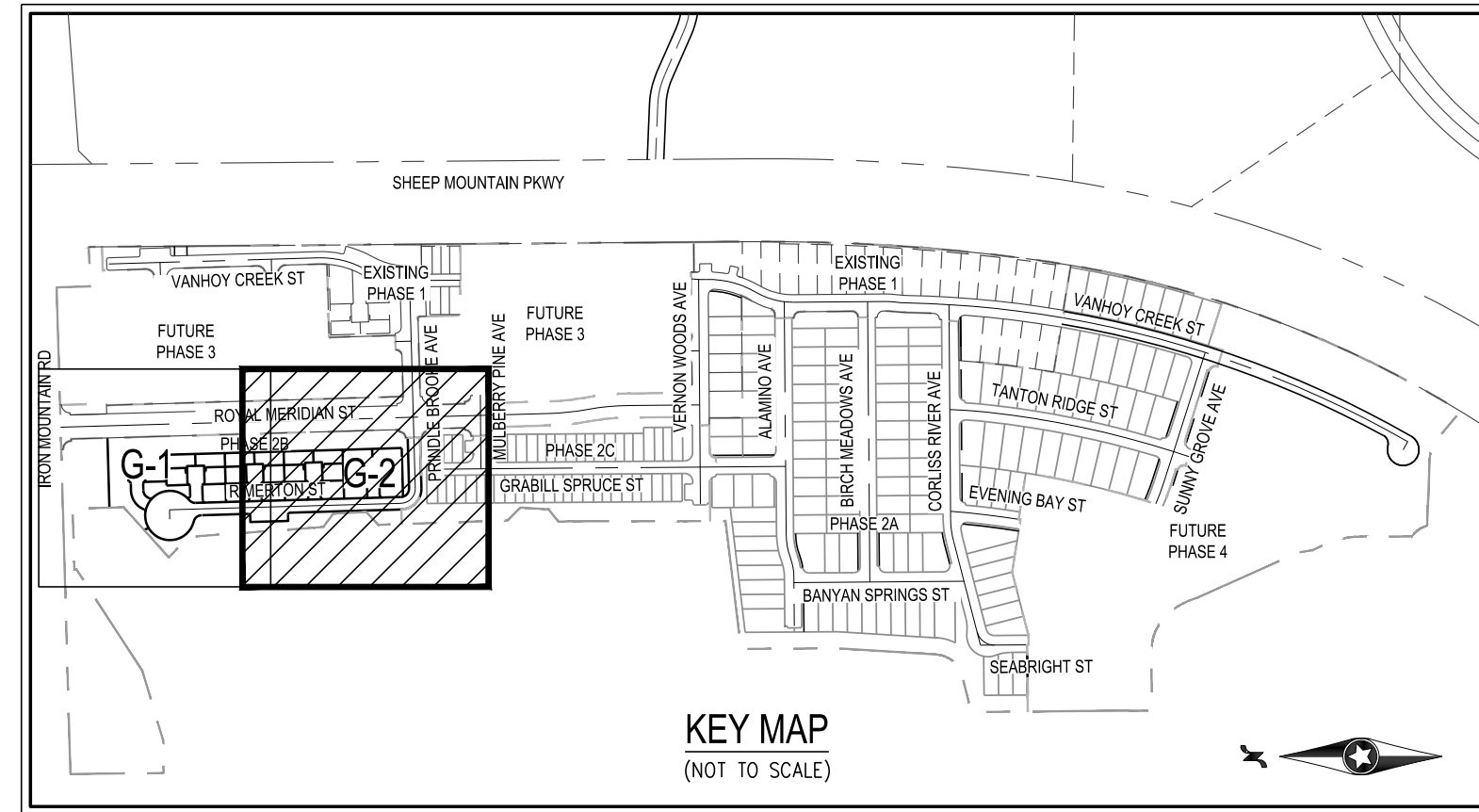
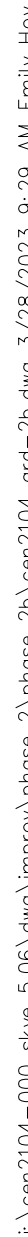
DATE: 3/27/23  
DRAFTER: AMM  
DESIGNER: HAA  
CHECKED: EMH  
PROJECT NO.  
**CEN2104**



**G-1**

SHEET 4 OF 7





## CONSTRUCTION NOTES

- 1 FIELD VERIFY AND CONNECT TO EXISTING CURB, GUTTER AND/OR SIDEWALK
- 2 CONSTRUCT AC PAVEMENT PER STREET SECTIONS, SHEET D-1
- 3 CONSTRUCT 3" CONCRETE VALLEY GUTTER PER DETAIL 13, SHEET D-2
- 4 CONSTRUCT 30" MODIFIED ROLL CURB AND GUTTER PER CCAUSD NO. 217.1
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- 8 CONSTRUCT CURB TRANSITION FROM 1" CURB TO ROLL CURB PER DETAIL 12, SHEET D-2
- 9 CONSTRUCT DERESSED CURB PER DETAIL 15, SHEET D-2
- 10 CONSTRUCT 3 COURSE SOLID GROUTED WALL PER DETAIL 17, SHEET D-2
- 11 INSTALL RIP RAP W/6" TYPE I GRANULAR BEDDING WITH FILTER FABRIC D50=6", T=12" PER DETAIL 18, SHEET D-2

## GRADING NOTES

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4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
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8. NO STRUCTURE, VEGETATION, OR OBJECTS OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE RIGHT-OF-WAY VISION ZONES.

**FLOOD ZONE**

THE PROJECT SITE IS NOTE LOCATED WITHIN A FEMA DESIGNATED ZONE 'X' (UNSHADED), PER THE FEMA FIRM PANELS 32003C1750E DATED SEPTEMBER 27, 2002. A ZONE X (UNSHADED) IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAN.

**Westwood**

---

Phone (702) 284-5300 5725 W. Badura Ave.  
Suite 100 Las Vegas, NV 89118  
**westwoodps.com**  
**Westwood Professional Services, Inc.**

[illegible]

**B**

**URRY**  
UNITIES

**L 5.06 PHASE 2B**

**LAN II**

**CEN  
COMM  
N PAR  
RADING**



WE CAN'T

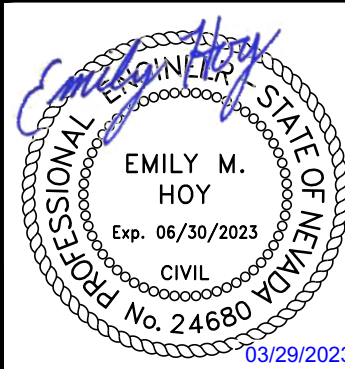
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|                   |         |
|-------------------|---------|
| S12<br>T19<br>R59 |         |
| DATE:             | 3/27/23 |

DESIGNER: HAA

CHECKED: EMH

**CEN2104**



**G-2**  
SHEET 5 OF 7



