

# IMPROVEMENT PLANS FOR SUNSTONE PHASE 1 SKY POINTE DRIVE

CITY OF LAS VEGAS, NEVADA

APN: 125-06-501-001, 125-06-301-002, 125-06-399-002, 125-06-701-001



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48	HC-22	HORIZONTAL CONTROL PLAN
49	HC-23	HORIZONTAL CONTROL PLAN

## APPROVALS

### SEE APPROVAL STAMP

ACTING CITY ENGINEER - ROSA CURTIZ PE, #17505 DATE \_\_\_\_\_  
 APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

*[Signature]* 3-19-20  
 DATE

NA  
 CITY OF LAS VEGAS - PLANNING DEPARTMENT DATE \_\_\_\_\_  
 THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

*[Signature]* 1/9/20  
 DATE

THE AFFIRMED CENTURLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR EXISTING OR UNKNOWN CONDITIONS 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.

### APPROVED FOR CONSTRUCTION

*[Signature]*  
 LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES  
 PROJECT NO. 1362899 FIRST APPROVED DATE: 01-06-2020  
 LVWD APPROVED FLOW: 1,500 GPM AT 20 PSI RESIDUAL  
 MAXIMUM AVAILABLE FIRE SPRINKLER FLOW: 20 GPM  
 SHEETS: 1, 2, 3, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21

*[Signature]* 1-9-20 20  
 DATE

NY ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NY 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.

*[Signature]* 3/10/2020  
 DATE

*[Signature]* 1/9/2020  
 DATE

OWNER	DEVELOPER	ENGINEER
NORTHLAND LLC, EASTLAND LLC, EAST OF 95 LLC, c/o NINETY FIVE MANAGEMENT, LLC, 9278 RUSSELL ROAD, SUITE 400 LAS VEGAS, NV 89141 PH: 702-220-9565	SC EAST LANDCO, LLC 5740 S. ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89148 PH: 702-821-0808	SLATER HANIFAN GROUP, INC. WESTWOOD TEAM 5740 S. ARVILLE STREET, SUITE 216 LAS VEGAS, NV 89148 PH: 702-284-5300 CONTACT: JOSH JOHNSON

### BENCHMARK

MONUMENT ID: USDA (1934) 19  
 U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD  
 ELEVATION = 2817.61 FEET, 858.810 METERS  
 NAVD 83 DATUM  
 PER THE CITY OF LAS VEGAS BENCHMARK BOOK - 2008 ADJUSTMENT (UPDATED 05/24/2010)

### BASIS OF BEARINGS

NORTH 00°01'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, N.M.D., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

### FEMA FLOOD ZONE INFORMATION

THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PANELS 320003C1735E AND 320003C1750E BOTH DATED SEPTEMBER 27, 2002)

### PROJECT PLAN APPROVAL CONTINGENT ON

SUNSTONE PHASE 1 - LOC CABIN WAY (LVWD #136937, CLV L19-02444 10780302)  
 PLM APPROVAL

### LANDSCAPE SHEET INDEX

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---	COVER SHEET
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LA7.1-LA7.2	PLANTING DETAILS
LA7.3-LA7.4	IRRIGATION DETAILS
LAB.1	PLANTING SPECIFICATIONS
LAB.2-LAB.3	IRRIGATION SPECIFICATIONS

PLANS APPROVED BY LAND DEVELOPMENT ON BEHALF OF THE CITY ENGINEERS OFFICE, sbouton Aug 04 2020  
 APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM THE ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN THE DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

### M.O.U. ITEMS

TMP-76718, JULY 23, 2019  
 NONE

### DEVIATIONS FROM STANDARDS

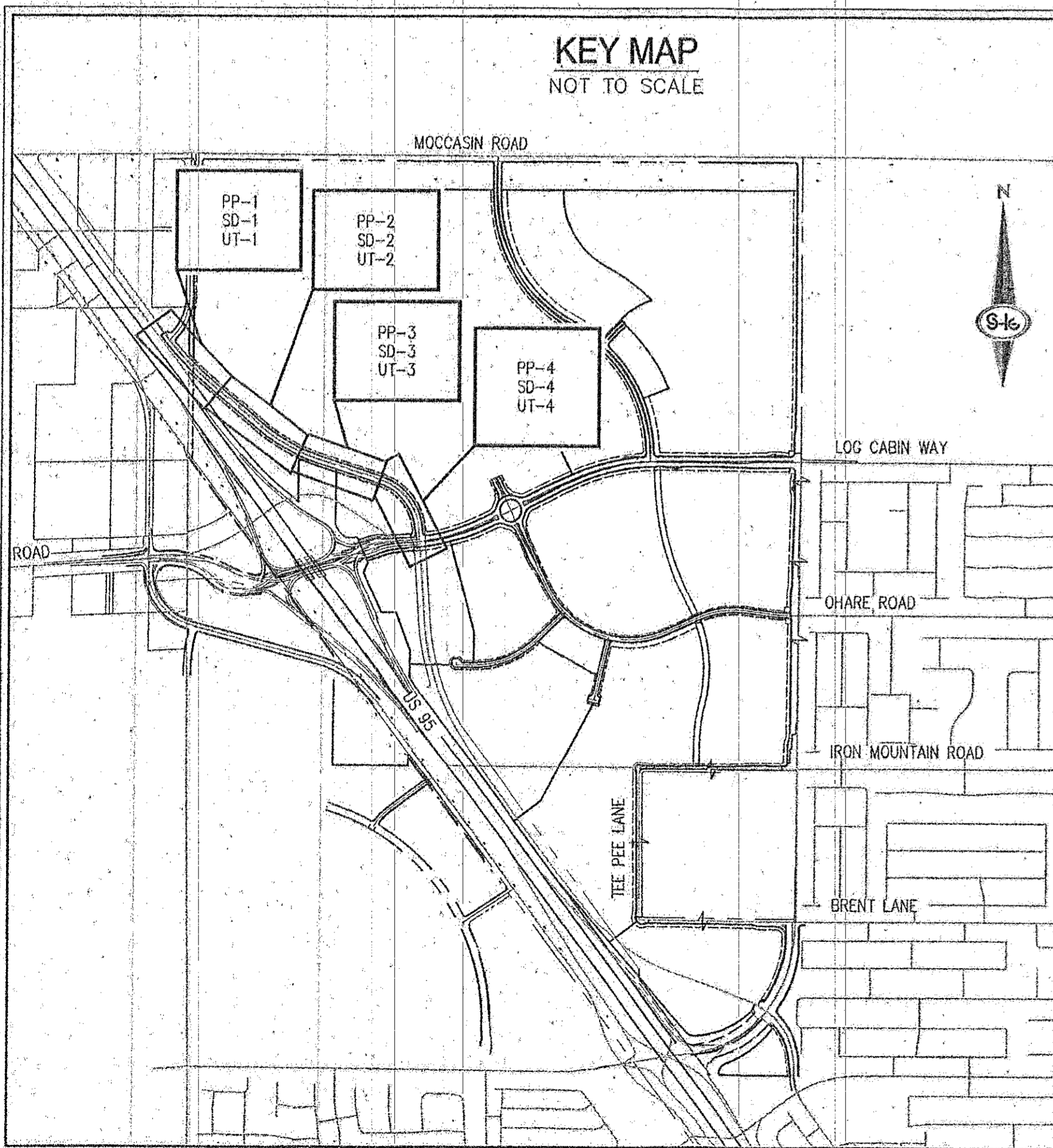
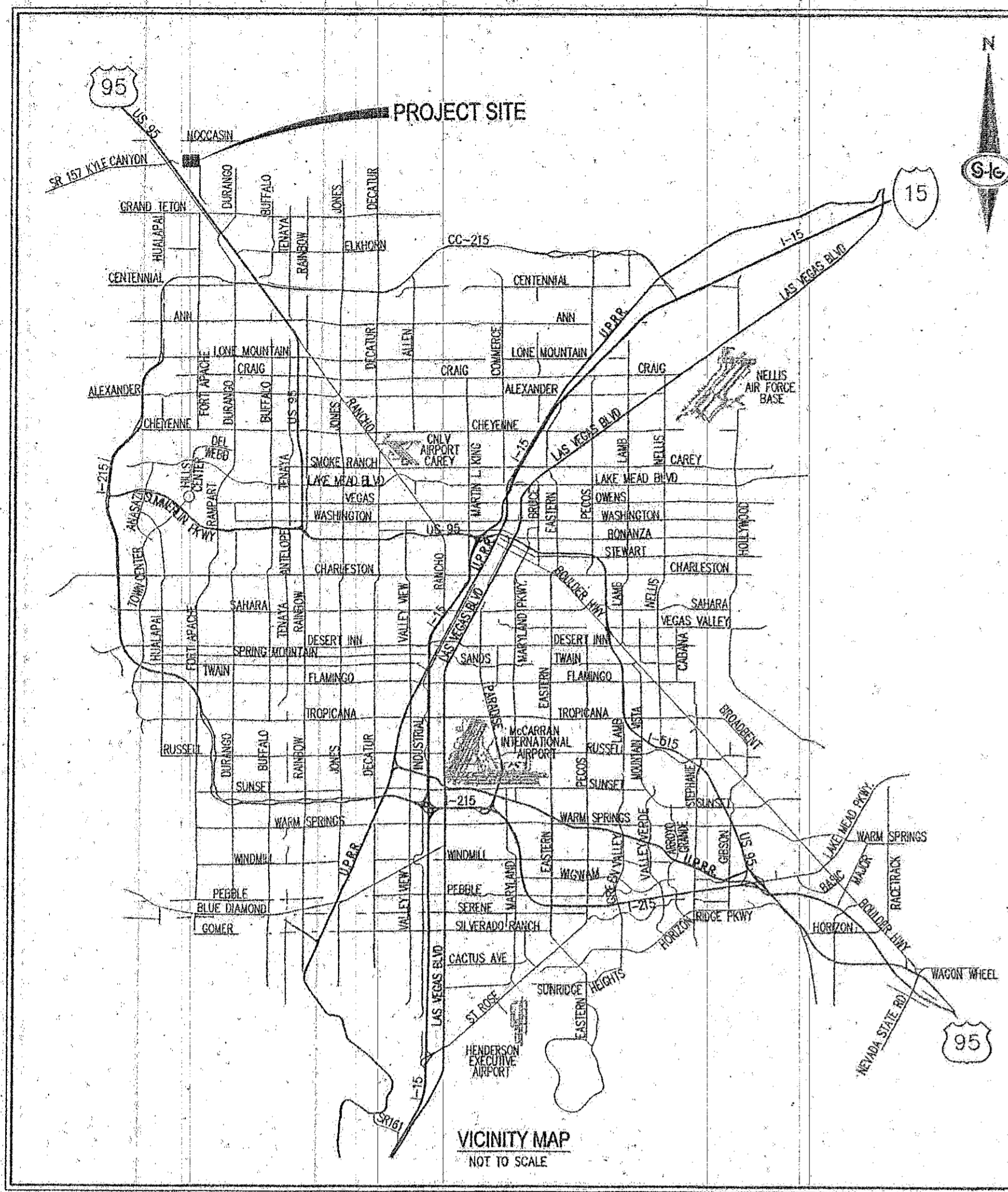
NONE

### GEOTECHNICAL ENGINEER

PREPARED BY: SOUTHWEST GEOTECHNICAL  
 ADDRESS: 5225 ARVILLE ST, SUITE 108  
 PHONE: 702-322-5900  
 PROJECT NO: 182187  
 DATED: 04/26/2018

### 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 AT A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STOPPED 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/ENR/STORMWATER/HTM PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. WAT000000 ALONG WITH THE APPROPRIATE FILING FEE.



SLATER HANIFAN GROUP  
 A WESTWOOD TEAM  
 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89148  
 PHONE (702) 284-5300  
 FAX (702) 284-5389

CITY OF LAS VEGAS NO. \_\_\_\_\_ DATE \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

SC EAST LANDCO, LLC  
 SUNSTONE PHASE 1  
 COVER SHEET

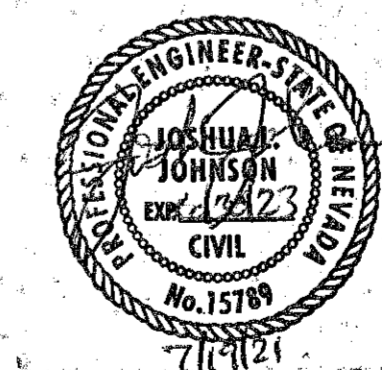
DATE: 08/07/19  
 DRAFTER: SB/JR  
 DESIGNER: BC  
 CHECKED: JJ  
 PROJECT NO. EST1907-000

CS-1  
 SHEET 1 OF 49  
 L19-02533  
 07/18/09

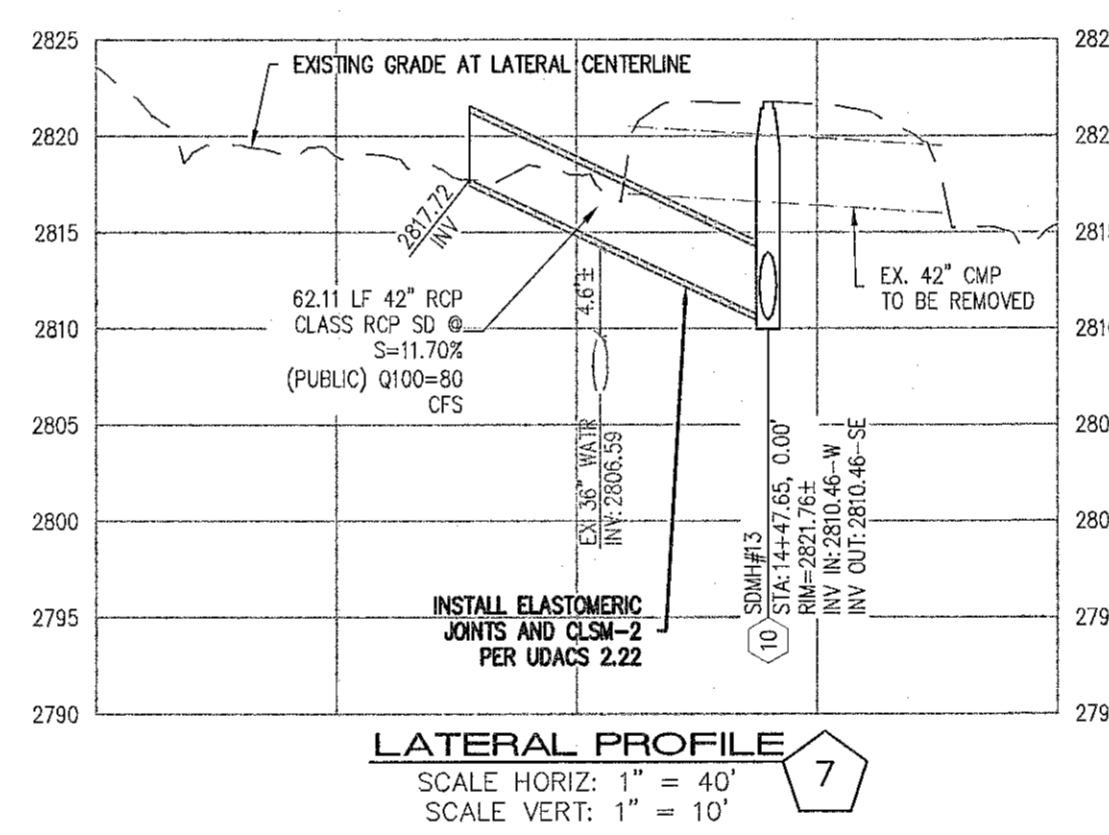
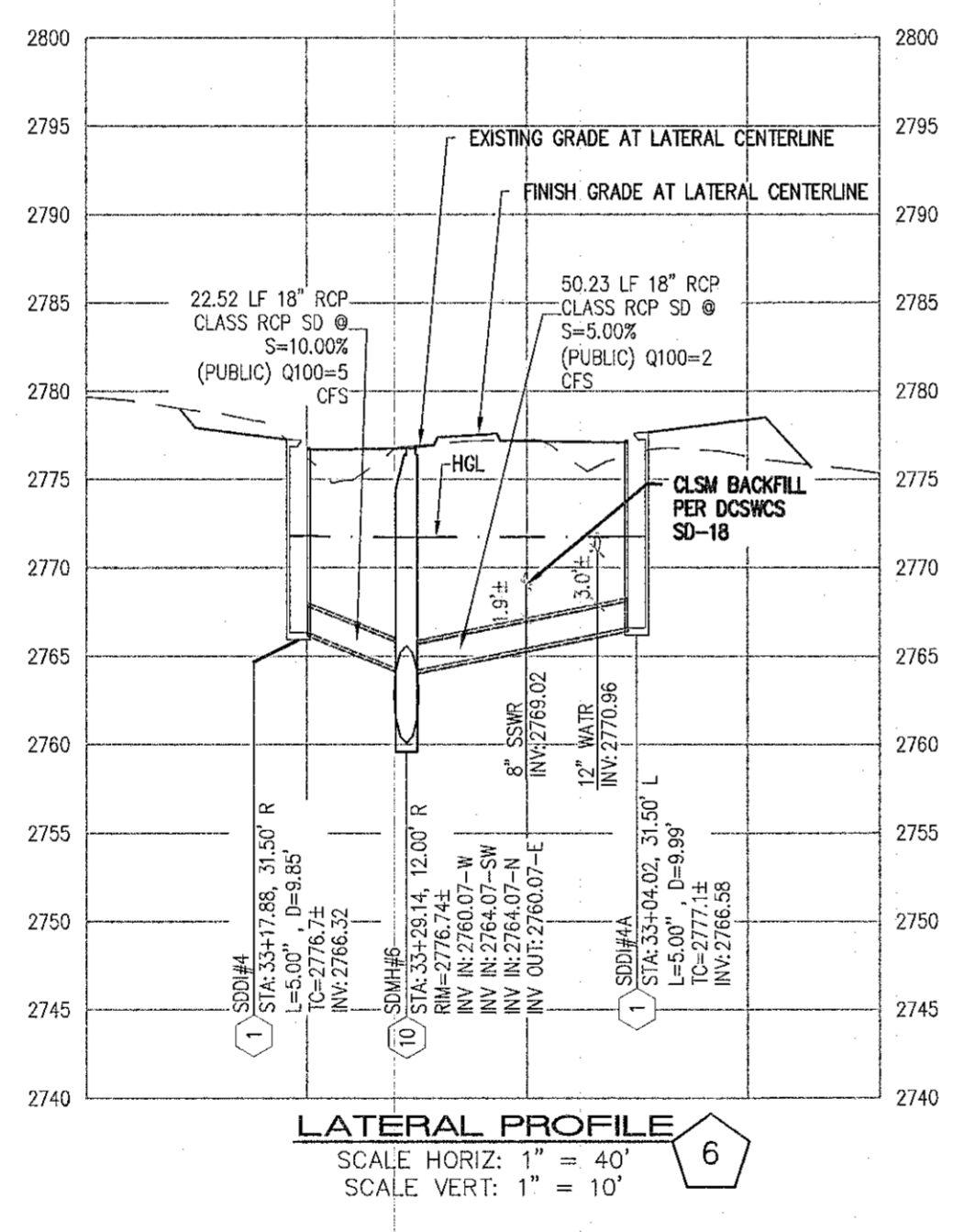
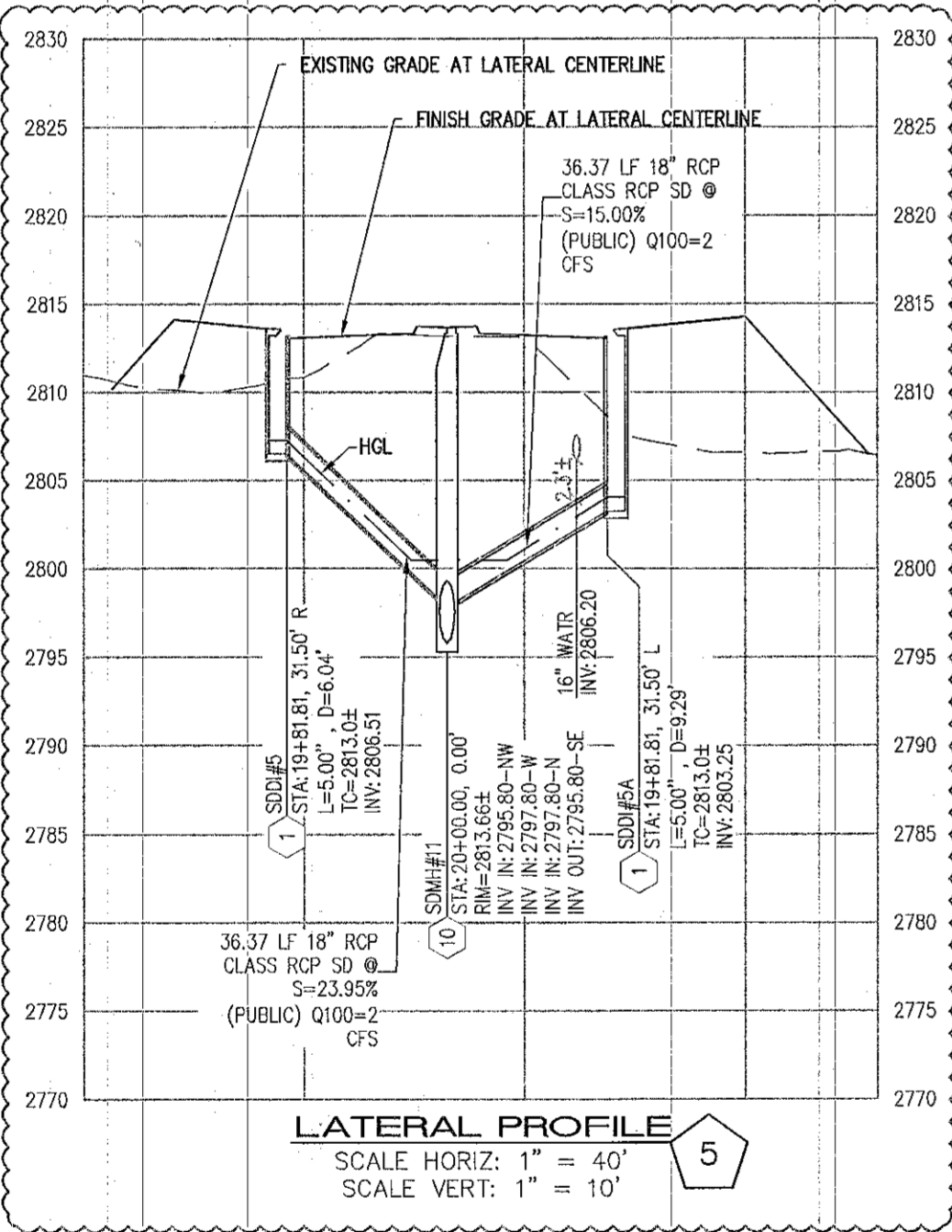
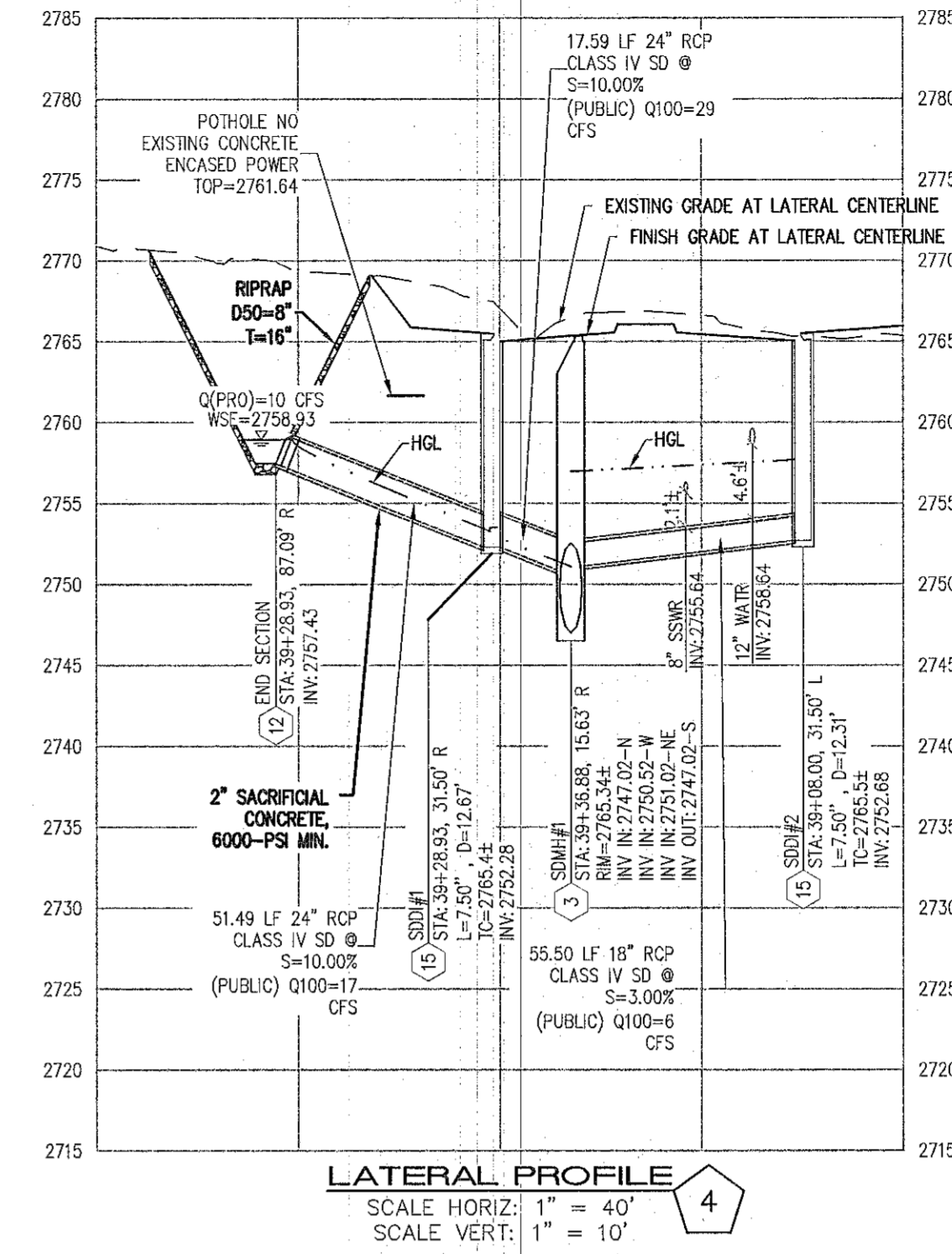
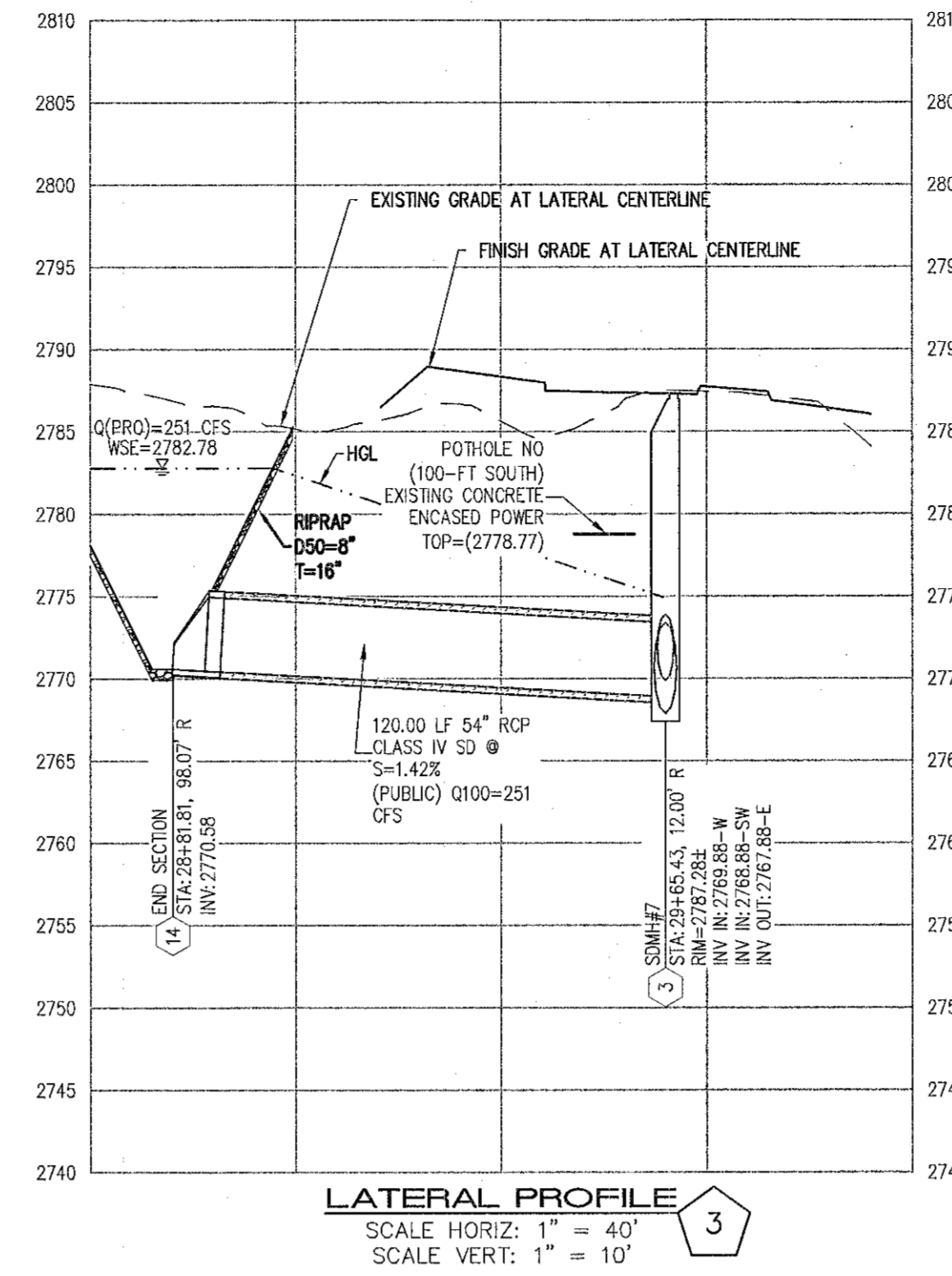
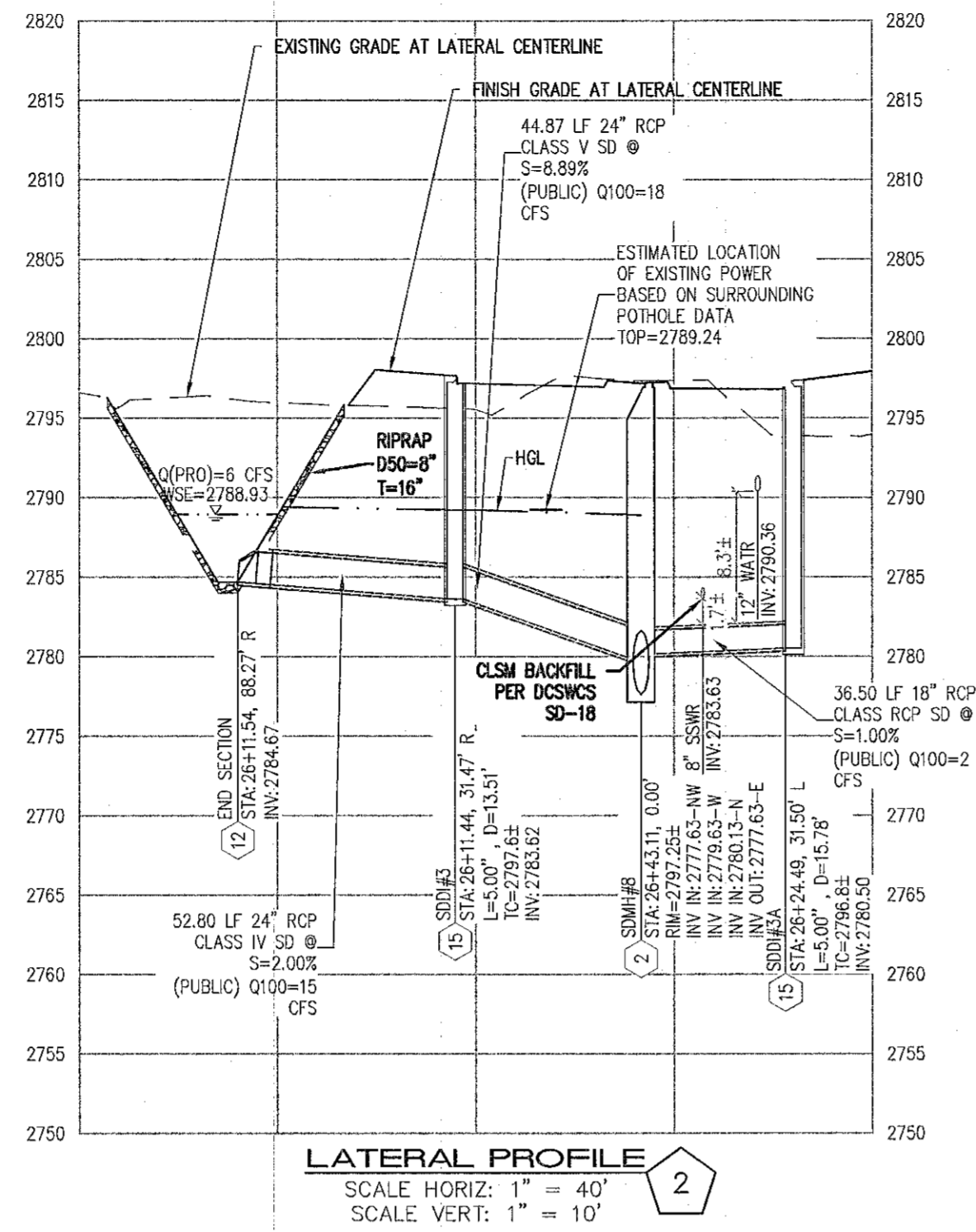
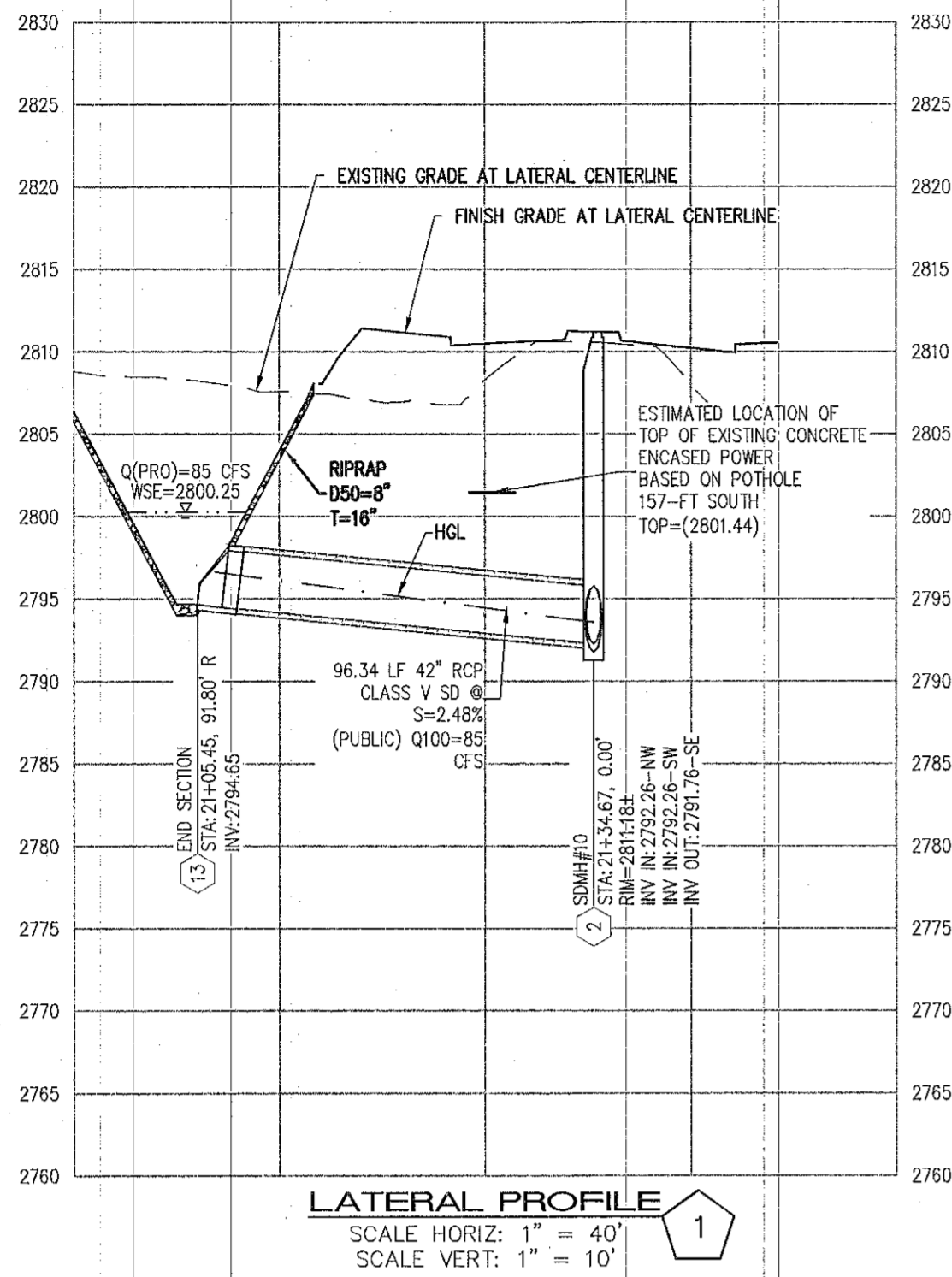
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  
 CALL BEFORE YOU DIG OVERHEAD  
 1-702-227-2929

FAST  
 Call before you Dig Underground  
 1-702-432-5300  
 FREEMAN & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T.)

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



Josh  
 Josh

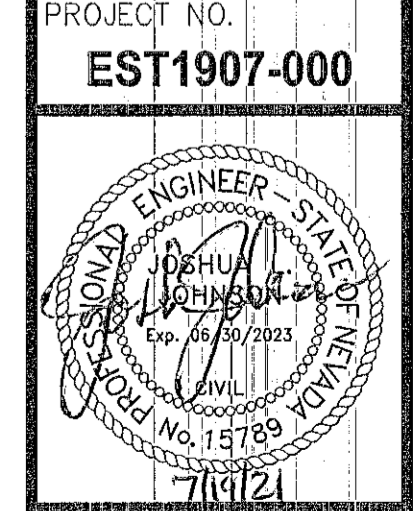


NO.	DESCRIPTION	DATE	BY	APP.
1	HOUSE STORM DRAIN	7/7/21	JCS	

CITY OF LAS VEGAS

**SC EAST LANDCO, LLC**  
**SUNSTONE PHASE 1**  
**SKY POINTE DRIVE**  
**STORM DRAIN LATERAL I**

DATE:	08/07/19
DRAFTER:	SB/R
DESIGNER:	BC
CHECKED:	JJ
PROJECT NO.:	EST1907-000



3:\net\1907-000\_sunstone\_sky\_pointe\_drive\p\micro\test\1907-000\_em.dwg, 7/19/2021 10:05 AM, Cole Stubbitz