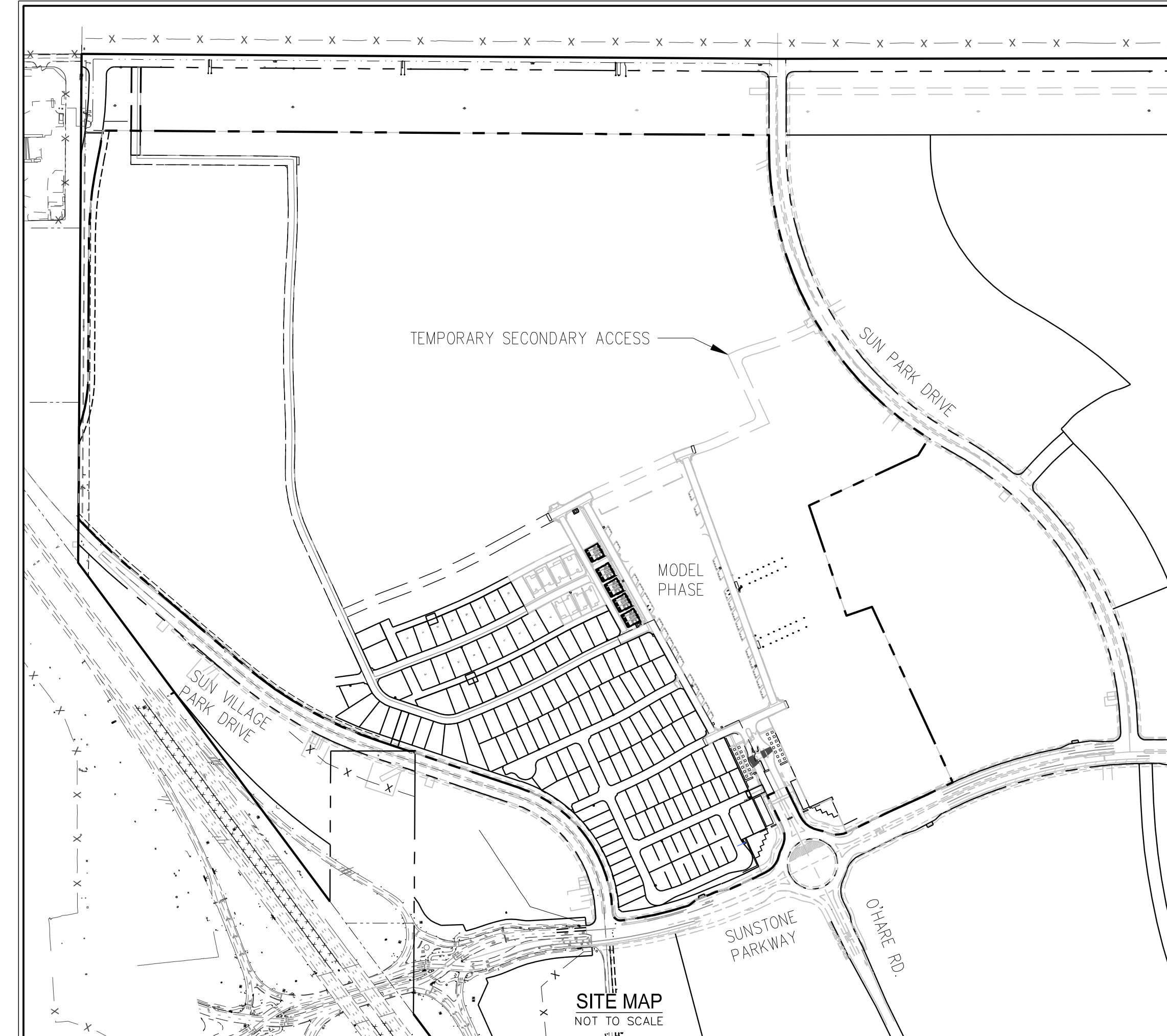
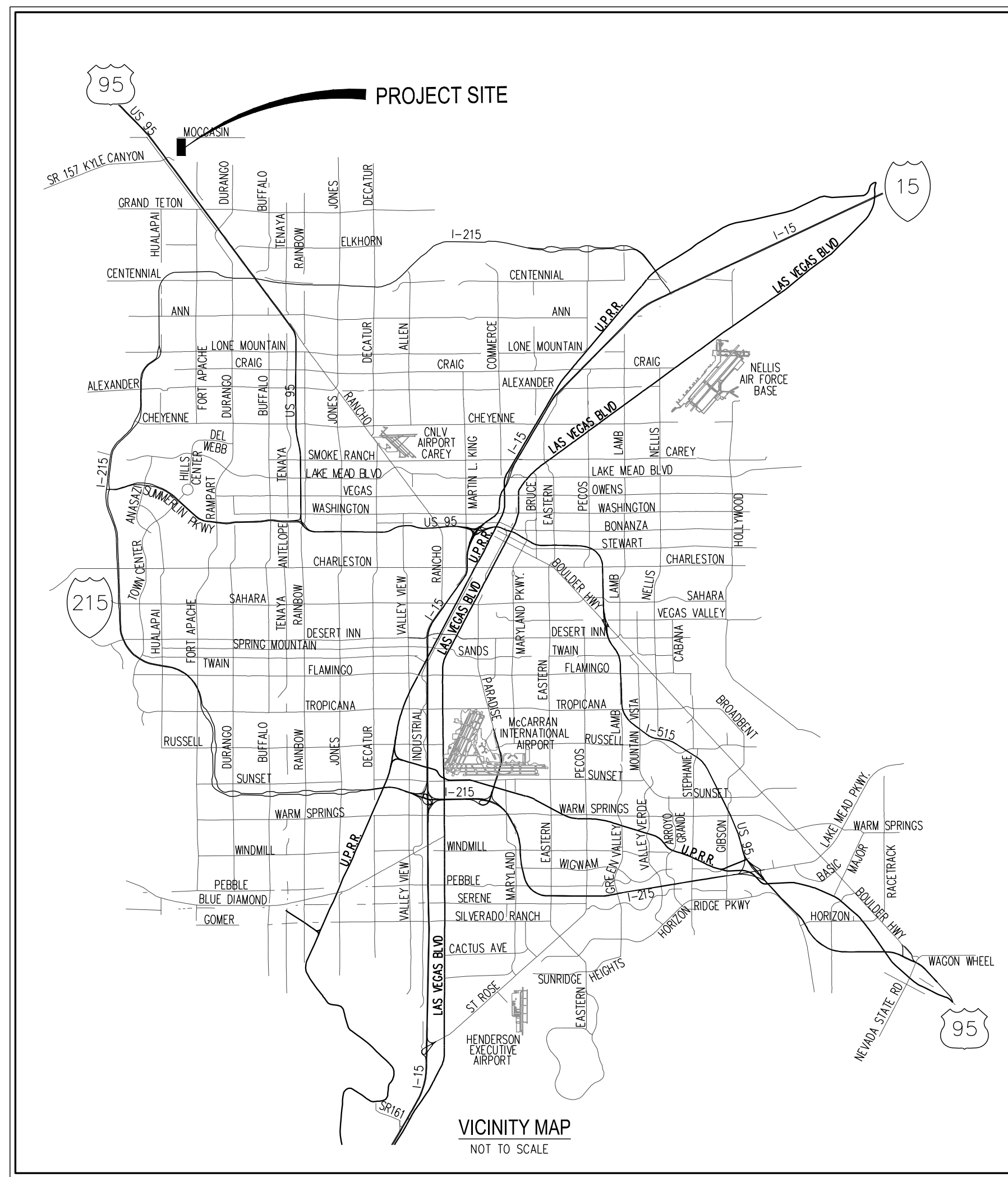


# SHLP IMPROVEMENT PLANS FOR PARCEL 3 AT SUNSTONE PHASE 1

CITY OF LAS VEGAS, NEVADA  
RESIDENTIAL SUBDIVISION  
APN: 125-06-110-002



SHEET INDEX		
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2	C-2	NOTES SHEET
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6	G-2	GRADING PLAN II
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8	G-4	GRADING PLAN IV
9	G-5	GRADING PLAN V
10	G-6	GRADING PLAN VI
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22	MU	MASTER UTILITY PLAN
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27	U-5	UTILITY PLAN V
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35	U-13	UTILITY PLAN XIII
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37	P-1	BLOODSTONE LANE 17+00 TO 21+00
38	P-2	JADEITE LANE 9+50 TO 15+50
39	P-3	AMONG LANE 2+50 TO 5+00
40	P-4	AMONG LANE 5+50 TO 9+00
41	P-5	SARD LANE 9+50 TO 14+00
42	P-6	SARD LANE 14+00 TO 18+00
43	P-7	BALAIS DRIVE 35+50 TO 38+50
44	P-8	BALAIS DRIVE 38+50 TO 42+00
45	P-9	LAPIS LANE 15+50 TO 19+50
46	P-10	LAPIS LANE 19+50 TO 23+00
47	P-11	SANDBLOT LANE 9+50 TO 15+50
48	P-12	SANDBLOT LANE 15+50 TO 19+00
49	P-13	UTILITY EASEMENT 10+50 TO 14+50
50	P-14	STREET 0 14+50 TO 17+50
51	P-15	CUBIC PLACE 20+00 TO 23+00
52	P-16	SPINEL PLACE 9+50 TO 13+50
53	P-17	SPINEL PLACE 13+50 TO 17+00
54	P-18	NORTHWEST EASEMENT 0+50 TO 2+86
55	P-19	CHRYSLITE PLACE 9+50 TO 14+00
56	P-20	CHRYSLITE PLACE 14+00 TO 19+00
57	P-21	CHRYSLITE PLACE 19+00 TO 25+00
58	P-22	CHRYSLITE PLACE 25+00 TO 31+00
59	P-23	CHRYSLITE PLACE 31+00 TO 35+50
60	P-24	CHRYSLITE & SANDBLOT SS STUBS PLAN & PROFILE I
61	P-25	CHRYSLITE & SANDBLOT SS STUBS PLAN & PROFILE II
62	T-1	TRAFFIC SHEET I
63	T-2	TRAFFIC SHEET II
64	T-3	TRAFFIC SHEET III
65	T-4	TRAFFIC SHEET IV
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67	T-6	TRAFFIC SHEET VI
68	T-7	TRAFFIC SHEET VII
69	T-8	TRAFFIC SHEET VIII
70	ME	MASTER EASEMENT SHEET

APPROVALS	
ACTING CITY ENGINEER—ROSA CORTEZ PE, #17505	DATE
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OF 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.	
LAS VEGAS FIRE AND RESCUE	DATE
DEPARTMENT OF PLANNING	
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.	
APPROVED FOR CONSTRUCTION	
LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES	
PROJECT NO. 137496	FIRST APPROVED DATE: _____
LVWD APPROVED FIRE FLOW 1,500	CPM AT 20 PSI RESIDUAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 30	CPM
SHEETS: 1, 2, & 22 THROUGH 61	
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.	
AMANDA HENDERSON	2020AQH35386 09/10/2020
SOUTHWEST GAS CORPORATION	SWG UID DATE
COX COMMUNICATIONS LAS VEGAS, INC.	DATE

LEGAL DESCRIPTION	
BEING ALL OF PARCEL 3 OF THAT CERTAIN PARENT FINAL MAP ENTITLED "SUNSTONE" ON FILE IN BOOK 161, PAGE 40 OF PLATS, OFFICIAL RECORDS CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.	
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 88 DATUM	
PER THE CITY OF LAS VEGAS BENCHMARK BOOK—2008 ADJUSTMENT (UPDATED 05/24/2010)	
BASIS OF BEARINGS	
NORTH 0°00'10" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. 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 DESIGNATION ZONE X, UNSHADED (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C1750E, UPDATED SEPTEMBER 27, 2002.	

SHEET INDEX CONTINUED		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
71	SL1	STREET LIGHT COVER SHEET
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73	SL3	STREET LIGHT PLAN
74	SL4	STREET LIGHT PLAN
75	SL5	STREET LIGHT DETAILS
76	SL6	PHOTOMETRIC ANALYSIS
NV ENERGY		
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81	SHEET 5	
82	SHEET 6	
83	SHEET 7	

**CLV FIRE & RESCUE SPRINKLER REQUIREMENTS**

M.O.U. ITEMS  
TMP: #12632

- HYDRANT SPACING REQUIREMENTS WILL BE AS PER PRESCRIBED ADOPTED CODE.
- MINIMUM STREET WIDTHS AS DESCRIBED WITHIN GATED PRIVATE COMMUNITY INTERIOR STREETS AS FOLLOWS:  
A. 33' WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB.  
B. 28' WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB.
- SPRINKLER INSTALLATION REQUIREMENTS WILL FOLLOW THE BASE NFPA 13D REQUIREMENTS FOR SUCH LOCATIONS.
- CITY OF LAS VEGAS AGREES THAT FOR SINGLE FAMILY DWELLINGS PROVIDED WITH FIRE SPRINKLERS, THERE WILL BE NO ADDITIONAL FEE FOR THE FIRE SPRINKLER REVIEW, PERMIT OR INSPECTIONS.
- PLANS FOR RESIDENTIAL FIRE SPRINKLERS WILL BE PART OF THE STANDARD PLAN SUBMITTAL FOR SINGLE FAMILY DWELLING TRACT OR PRODUCTION HOME.
- NOT NET INCREASE IN ENTERPRISE FUND FOR IMPLEMENTING THE INSTALLATION OF FIRE SPRINKLER SYSTEMS WITHIN SINGLE FAMILY DWELLING TRACT OR PRODUCTION HOMES.
- HYDRANT SPACING REQUIREMENT AT "ALL INTERSECTIONS" MINIMUM SPACING AND REQUIRED LOCATIONS WILL BE IN ACCORDANCE WITH ADOPTED CODE.
- ITEMS REFLECTED WITHIN THIS MOU FOR ALL PROJECTS PERMITTED WILL BE EFFECTED AND ENFORCEABLE WITH THE ADOPTION OF 2018 INTERNATIONAL RESIDENTIAL FIRE CODE, 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE, REGIONAL TRANSPORTATION COMMISSION STANDARDS, AND LAS VEGAS MUNICIPAL CODE, TITLE 19.

NOTE: ITEMS PREFACED WITH AN \* ARE INTENDED TO BE INCORPORATED INTO THE 2018 CODE ADOPTION PROCESS TO INCLUDE BUT NOT LIMITED TO: 2018 INTERNATIONAL FIRE CODE, 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE, REGIONAL TRANSPORTATION COMMISSION STANDARDS, AND LAS VEGAS MUNICIPAL CODE, TITLE 19.

**TOTAL DISTURBED AREA**  
28.25 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. NVR100000 ALONG WITH THE APPROPRIATE FILING FEE.

**PROJECT INFORMATION**

ACREAGE (GROSS): = 26.09 AC  
ACREAGE (NET): = 26.09 AC  
DENSITY (LOTS/NET ACRE): = 1.73 DU/NET AC  
ZONING: = R-1, R-TH  
TOTAL NO. OF RESIDENTIAL LOTS = 150  
TOTAL NO. OF COMMON ELEMENTS = 7

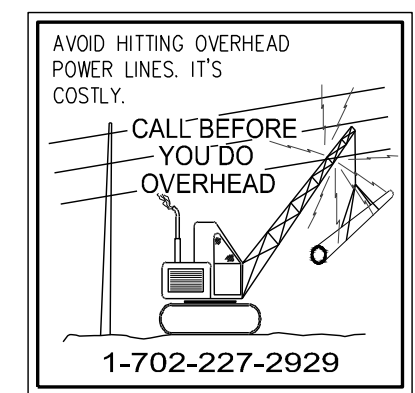
**EARTHWORK SUMMARY (UNADJUSTED)**

CUT 35,887 CY.  
FILL 85,964 CY.  
NET 50,077 CY. FILL

**GEOTECHNICAL ENGINEER**

PREPARED BY: SOUTHWEST GEOTECHNICAL  
ADDRESS: 5275 ARVILLE ST. #108  
PHONE: 702-323-8000  
PROJECT NO. 180187  
DATED: 4/25/18

UPDATED PROJECT NO. 205210  
DATED: 3/2/21



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

Call before you Dig  
811  
OR  
1-800-227-2600

**Westwood**  
7700 S. Arville Street  
Suite 216  
Las Vegas, NV 89118  
Phone: (702) 284-5300  
Fax: (702) 284-5399  
westwoodpro.com

**Westwood Professional Services, Inc.**

CITY OF LAS VEGAS

SHLP

PARCEL 3 AT SUNSTONE PHASE 1  
COVER SHEET

DATE: 8/25/21

DRAFTER: JDA

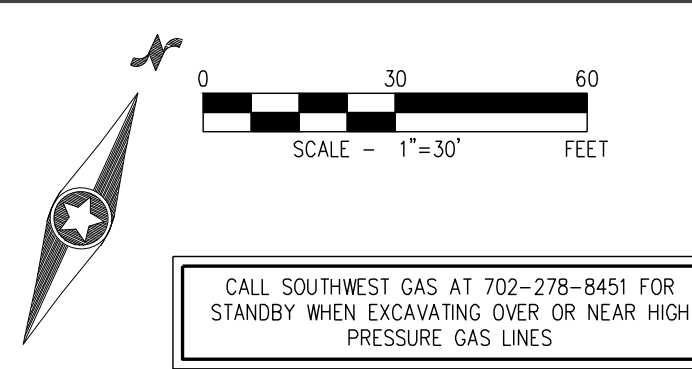
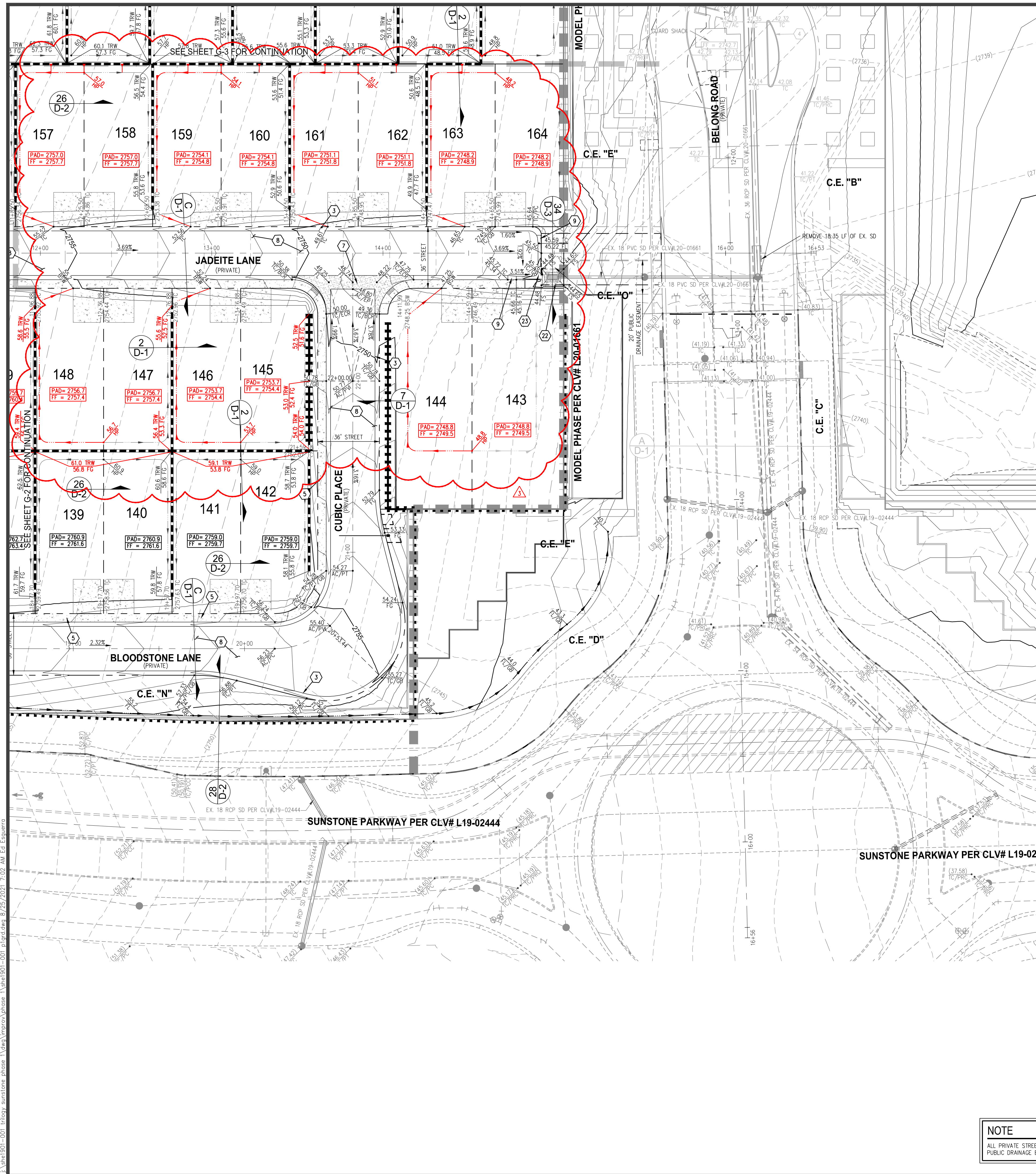
DESIGNER: JDA

CHECKED: DY

PROJECT NO.  
**SHE1901-001**

**C-1**  
SHEET 1 OF 83

L20-01969, 107Y5148



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

**ELEVATION NOTE**  
ADD 2700 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 1801.00)

**SOILS REPORT**  
SOILS REPORT BY SOUTHWEST GEOTECHNICAL  
ADD FIELD DATED 04/25/18  
UPDATED SOILS REPORT BY SOUTHWEST GEOTECHNICAL  
ADD FIELD DATED 02/27/20

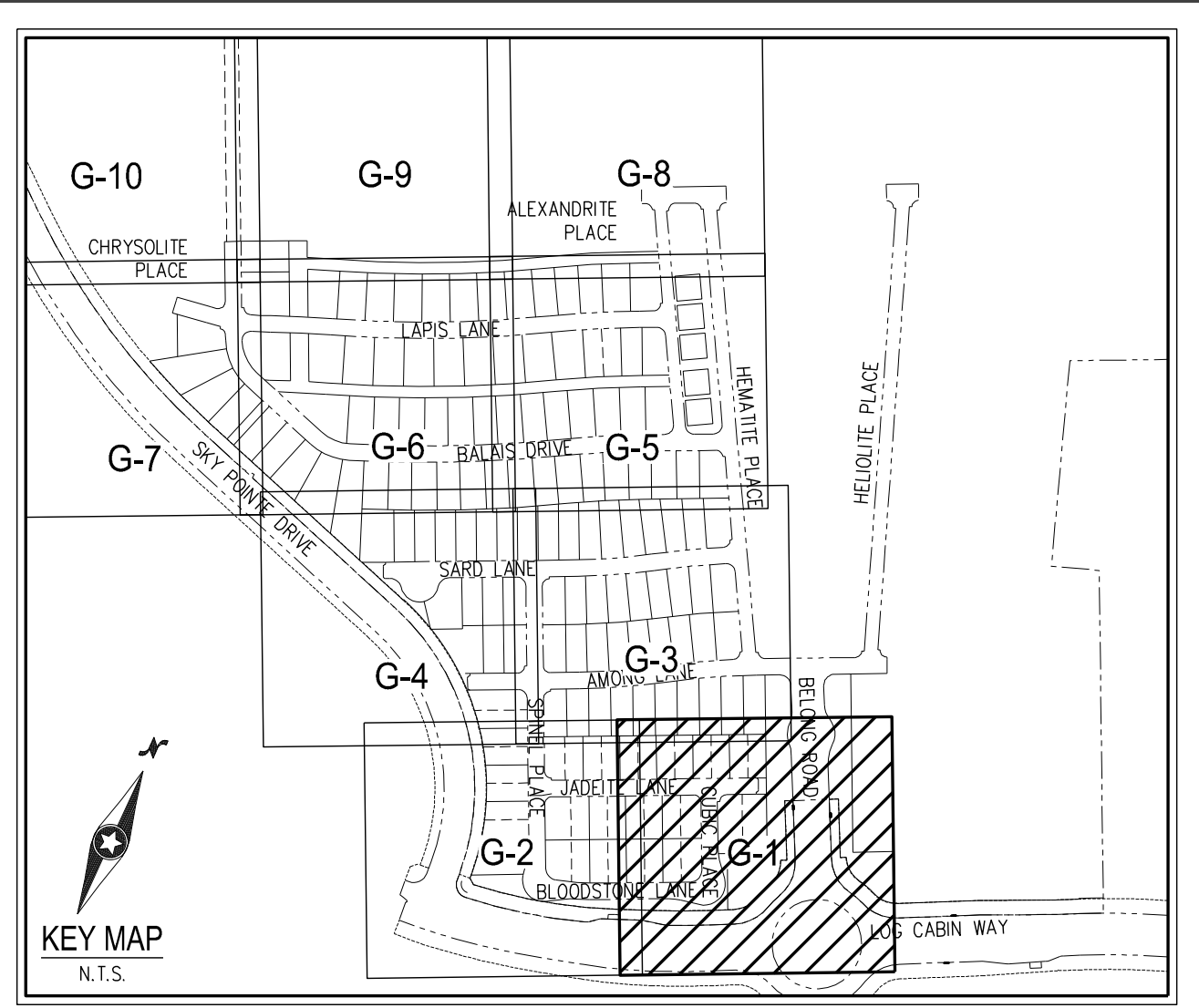
**EARTHWORKS**  
EARTHWORK QUANTITIES (RAW):  
CUT = ADD FIELD CU YDS  
FILL = ADD FIELD CU YDS  
EXPORTED MATERIAL TO BE DISPOSED OF AT AN APPROVED LICENSED DISPOSAL FACILITY OR AT A SITE WITH AN APPROVED AND ACTIVE GRADING PERMIT.

**DISCLAIMER NOTE**  
1) 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.  
2) 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**  
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.  
2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.  
3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.  
4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.  
5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.  
6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.  
7. 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.  
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 EXIST) WITHIN THE SIGHT VISIBILITY ZONES.

**LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES**  
(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, 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.  
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV1810000, SECTION III.A.5.  
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL SWPPS 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 NV1810000, 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.

**FLOOD ZONE**  
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATION ZONE X, UNSHADED (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C1750E, UPDATED SEPTEMBER 27, 2002.



**GRADING NOTES**  
1) MATCH EXISTING IMPROVEMENTS  
2) CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216  
3) CONSTRUCT ROLL TYPE CURB & GUTTER PER CCAUSD # 217.51  
4) CONSTRUCT "A" TYPE CURB & GUTTER PER CCAUSD #219  
5) CONSTRUCT 5' SIDEWALK PER CCAUSD #234  
6) CONSTRUCT CASE 1 SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOME OR EQUIVALENT PER CCAUSD #235  
7) CONSTRUCT CROSS GUTTER PER DETAIL 16 ON SHEET D-2  
8) CONSTRUCT 2' AC OVER 4" TYPE II AGGREGATE BASE, SEE SOILS REPORTS  
9) CONSTRUCT "L" TO ROLL CURB TRANSITION PER DETAIL 13 ON SHEET D-2  
10) CONSTRUCT 2' VALLEY GUTTER PER DETAIL 10 ON SHEET D-1  
11) CONSTRUCT 3' AC OVER 4" TYPE II AGGREGATE BASE, SEE SOILS REPORTS  
12) CONSTRUCT DEPRESSED "L"-CURB CURB PER DETAIL 14 ON SHEET D-2  
13) CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236  
14) CONSTRUCT CROSS GUTTER PER CCAUSD #228  
15) NOT USED  
16) NOT USED  
17) NOT USED  
18) NOT USED  
19) NOT USED  
20) NOT USED  
21) CONSTRUCT 2.5' X 4' NDOT TYPE II D.I. WITH (2) GRATES, PER DETAIL ON SHEET D-3 & CCAUSD #421  
22) CONSTRUCT NDOT DROP INLET CONCRETE APRON PER DETAIL ON SHEET D-3  
23) CONSTRUCT "L"-CURB TO CONCRETE FLUME PER DETAIL 19 ON SHEET D-2

**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 88 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 (NET 1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. 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.

**FLOOD CERTIFICATION**  
CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY (DSS26) ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.  
DERICK YORO, P.E. 16396  
8/25/21  
DATE

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

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

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

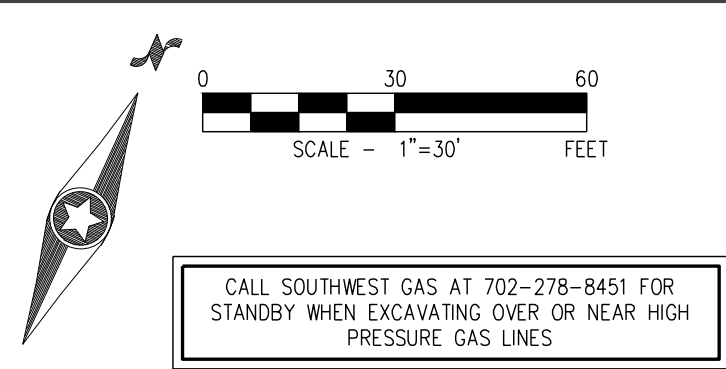
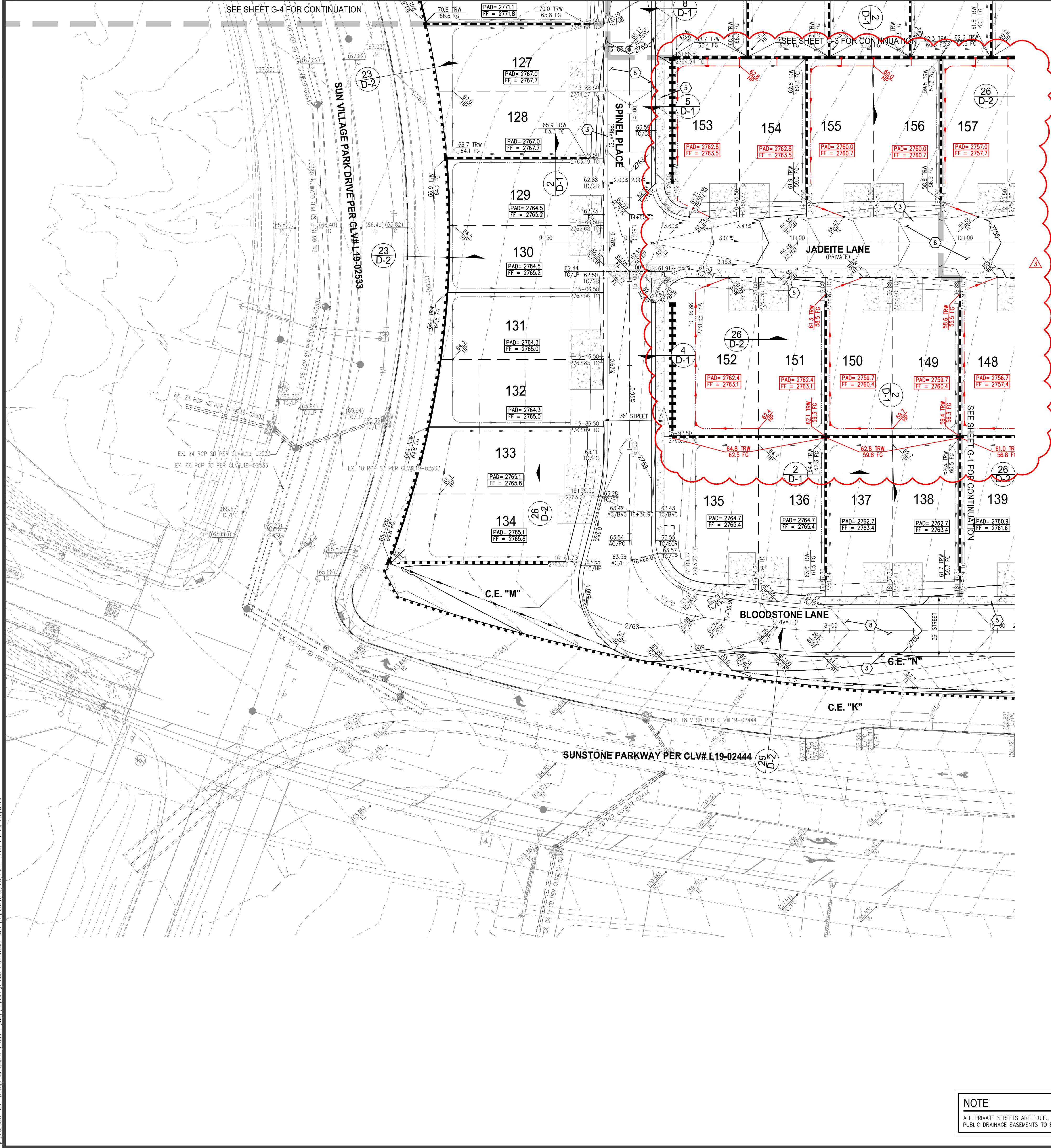
**NOTE**  
ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

**Westwood**  
5740 S. Arville Street  
Suite 216  
Las Vegas, NV 89118  
Phone (702) 284-5300  
Fax (702) 284-5389  
Westwood Professional Services, Inc.  
westwoodps.com

CITY OF LAS VEGAS  
SHP  
PARCEL 3 AT SUNSTONE PHASE 1  
GRADING PLAN I  
SHE1901-001  
SHEET 5 OF 83  
L20-01969, 107Y5148

DATE: 8/25/21  
DRAFTER: JDA  
DESIGNER: JDA  
CHECKED: DY  
PROJECT NO. SHE1901-001  
DATE: 8/25/21

DERICK YORO, P.E. 16396  
8/30/2022  
107Y5148



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

**ELEVATION NOTE**  
ADD 2700 TO ALL SPOT GRADES WHERE THE HUNDREDS AND THOUSANDS PLACES ARE OMITTED FOR ACTUAL ELEVATION (I.E. 01.00 REPRESENTS 1801.00)

**SOILS REPORT**  
SOILS REPORT BY SOUTHWEST GEOTECHNICAL  
ADD FIELD NO. 182187 DATED 04/25/18  
UPDATED SOILS REPORT BY SOUTHWEST GEOTECHNICAL  
ADD FIELD NO. 205210 DATED 02/27/20

**EARTHWORKS**  
EARTHWORK QUANTITIES (RAW):  
CU = ADD FIELD CU YDS  
FILL = ADD FIELD 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.

**DISCLAIMER NOTE**  
1) 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.  
2) 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.

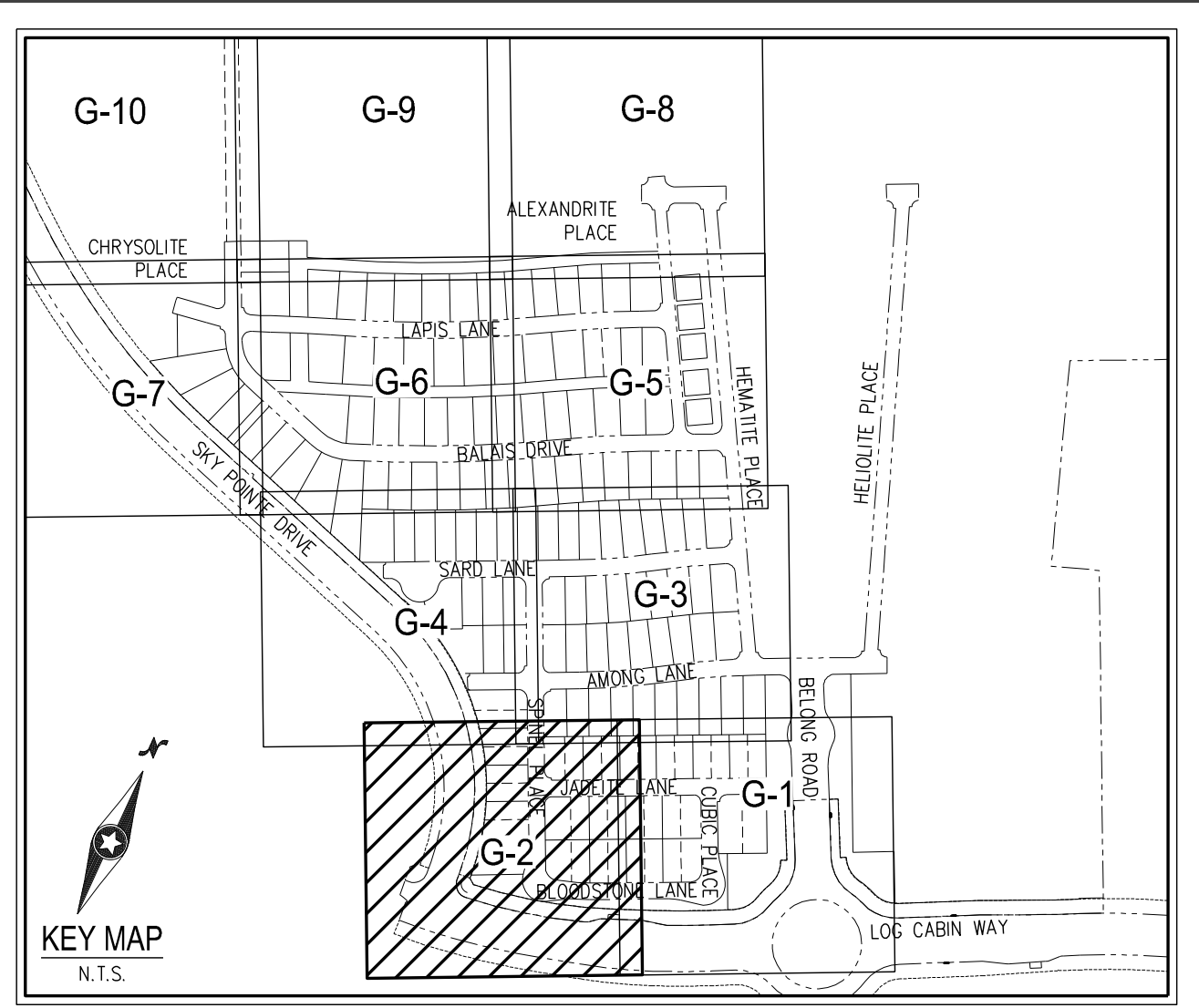
- GRADING NOTES**
1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
  2. ALL IMPROVEMENTS TO BE PROTECTED FROM EROSION BY SWPPP.
  3. MAXIMUM/MINIMUM SLOPES AND MINIMUM STREET SECTIONS NOT TO EXCEED THAT SHOWN ON GEOTECH REPORT.
  4. SEE DETAIL SHEET FOR STREET SECTIONS AND DETAILS.
  5. ALL PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS TO BE BONDED FOR AND INSPECTED.
  6. CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
  7. 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.
  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 EXIST) WITHIN THE SIGHT VISIBILITY ZONES.

**LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDELINES**  
(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, 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.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE 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 THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NV1010000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY AND WITHIN 24 HOURS AFTER 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 NV1010000, 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.

**FLOOD ZONE**  
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATION ZONE X, UNSHADED (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C1750E, UPDATED SEPTEMBER 27, 2002.

**FLOOD CERTIFICATION**  
CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY (DSS26) ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.  
DERICK YORO, P.E. 16396  
8/25/21  
DATE



**GRADING NOTES**

- 1) MATCH EXISTING IMPROVEMENTS
- 2) CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216
- 3) CONSTRUCT ROLL TYPE CURB & GUTTER PER CCAUSD # 217.51
- 4) CONSTRUCT "A" TYPE CURB & GUTTER PER CCAUSD #219
- 5) CONSTRUCT 5' SIDEWALK PER CCAUSD #234
- 6) CONSTRUCT CASE 1 SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOME OR EQUIVALENT PER CCAUSD #235
- 7) CONSTRUCT CROSS GUTTER PER DETAIL 16 ON SHEET D-2
- 8) CONSTRUCT 2" AC OVER 4" TYPE II AGGREGATE BASE, SEE SOILS REPORTS
- 9) CONSTRUCT "L" TO ROLL CURB TRANSITION PER DETAIL 13 ON SHEET D-2
- 10) CONSTRUCT 2' VALLEY GUTTER PER DETAIL 10 ON SHEET D-1
- 11) CONSTRUCT 3" AC OVER 4" TYPE II AGGREGATE BASE, SEE SOILS REPORTS
- 12) CONSTRUCT DEPRESSED "L"-CURB CURB PER DETAIL 14 ON SHEET D-2
- 13) CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- 14) CONSTRUCT CROSS GUTTER PER CCAUSD #228
- 15) NOT USED
- 16) NOT USED
- 17) NOT USED
- 18) NOT USED
- 19) NOT USED
- 20) NOT USED
- 21) CONSTRUCT 2.5' X 4' NODOT TYPE II D.I. WITH (2) GRATES, PER DETAIL ON SHEET D-3 & CCAUSD #421
- 22) CONSTRUCT NODOT DROP INLET CONCRETE APRON PER DETAIL ON SHEET D-3
- 23) CONSTRUCT "L"-CURB TO CONCRETE FLUME PER DETAIL 19 ON SHEET D-2

**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 88 DATUM  
PER THE CITY OF LAS VEGAS BENCHMARK BOOK-2008 ADJUSTMENT (UPDATED 05/24/2010)

**BASIS OF BEARINGS**  
NORTH 00°10'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, W.D.M., 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.

**FLOOD CERTIFICATION**  
CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED TECHNICAL DRAINAGE STUDY (DSS26) ON FILE AT CITY OF LAS VEGAS FOR THE SUBJECT PROJECT.  
DERICK YORO, P.E. 16396  
8/25/21  
DATE

7020 284-5300  
7020 284-5389  
Phone Fax

5740 S. Arville Street  
Suite 216  
Las Vegas, NV 89118  
westwoodps.com  
Westwood Professional Services, Inc.

DATE: 8/25/21  
BY: JDA  
APP: JDA

CITY OF LAS VEGAS

DESCRIPTION: SHLP

NO.:

PARCEL 3 AT SUNSTONE PHASE 1  
GRADING PLAN II

DATE: 8/25/21

DRAFTER: JDA

DESIGNER: JDA

CHECKED: DY

PROJECT NO. SHE1901-001

8/25/21

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

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

Call before you Dig  
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  
CALL BEFORE YOU DO OVERHEAD  
1-702-227-2929

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

G-2  
SHEET 6 OF 83

L20-01969, 107Y5148