

BY **Woodside Homes®**
BETTER BY DESIGN

PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY
RECORDER'S OFFICE IN BOOK 161, PAGE 40 OF PLATS. SITUATE IN SECTION
6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA.

MONUMENT ID: USDA (1934) 19

ELEVATION = 2817.61 FEET, 858.810 METERS
NAVD 88 DATUM

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

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, 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,

9275 W. RUSSELL ROAD, SUITE 400
LAS VEGAS, NV 89148
PH: 702-736-9100

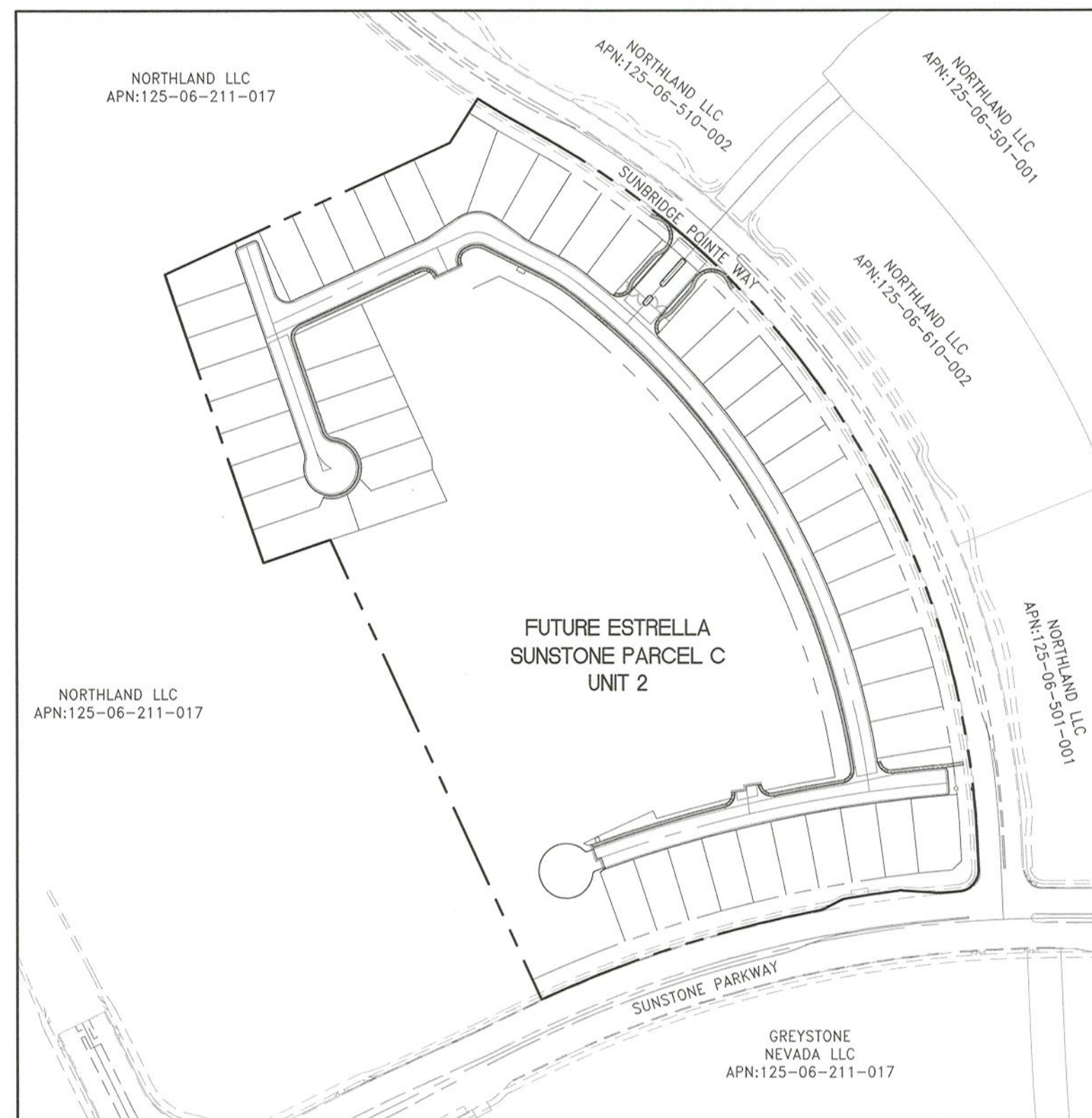
 BETTER BY DESIGN
WOODSIDE HOMES OF NEVADA LLC

7895 W. SUNSET RD, SUITE 110 LAS VEGAS, NV 89113
PHONE: (702) 889-7824

TH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

A map of the project area showing the intersection of Moccasin Rd, Rocky Ave, Kyle Canyon, N US 95, Oso Blanca Rd, and Iron Mountain Rd. The project site is highlighted in gray. A north arrow is located in the top left corner.

VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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OR
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FAST

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before you
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SYSTEM OF TRANSPORTATION

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CALL BEFORE YOU DO OVERHEAD

1-702-227-2929

CITY OF LAS VEGAS ENGINEERING

CITY OF LAS VEGAS DEPARTMENT OF PLANNING

CITY OF LAS VEGAS FIRE & RESCUE

CENTURYLINK

CENTRAL TELEPHONE COMPANY - dba CENTURYLINK DATE

THE 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.

SOUTHWEST GAS CORPORATION

SOUTHWEST GAS CORPORATION	SWG UID	DATE
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COX COMMUNICATIONS LAS VEGAS INC.

COX COMMUNICATIONS LAS VEGAS INC. DATE

NV ENERGY

NV ENERGY COMPANY DATE _____

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

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. _____ FIRST APPROVED DATE: _____
 LVVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL _____
 MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 26 GPM _____
 (SHEETS C-1, N-1, MU-1, U-1 THRU U-4, AND P-1 THRU P-6)

BY	APPD	DATE
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[illegible]

HORIZ. SCALE:	N/A
VERT. SCALE:	N/A
DRAWN BY:	SRC/NG
DESIGNED BY:	SC
CHECKED BY:	CZ
APPROVED BY:	CZ
PROJECT #:	4320.0014

Woodside Homes
BETTER BY DESIGN

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

ESTRELLA AT SUNSTONE UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
COVER SHEET
CITY OF LAS VEGAS
NEVADA

Professional Engineer Seal for Christopher R. Zrinyi, State of Nevada, No. 13976, Exp. 6/30/2022, Civil.

DATE: 11-3-21
DRAWING
C-1
SHT 1 OF 25
CLV DRAWING NUMBER
/ PROJECT # _____

D:\4320_Woodside\0014_Sunstone C\CIVIL\IPS\U1\S0001_C-1_SUNSTONE_C.dwg scaraboy 11/03/21 5:03pm

1. ALL CONSTRUCTION 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 REVISED EDITION. THE "SUMMER IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMER AREA. AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY. THE "UNIFORM BUILDING CODE AND ALL LOCAL ORDINANCES 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 ARE SHOWN FOR THE CITY OF LAS VEGAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORD PURCHASES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS ARE SHOWN AND INDICATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTENSIVE CONSTRUCTION TECHNIQUES TO PREVENT OVERSIGHTS SUCH AS CITY EASILY 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 SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY 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' UP IN EXTRUDED-TYPE CURB.

8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE TOP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMP AND CROSS GUTTERS.

9. CURB AND GUTTERS FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD SPECIFICATIONS TO BE AS SHOWN ON PLANS.

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 NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO AND FROM THE 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 GEO-TEC, PROJECT NO. 16260 C-LV, DATED JULY 19/2021 APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES.

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.M.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 DRIVEWAY, DRIVEWAY, SIDEWALK AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE EROSION CONTROL INSPECTION. THE EXTENT OF THE WALLS TO BE AS SHOWN ON PLANS.

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, ETC. 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 APPROPRIATE SECTIONS OF THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

20. WHEN INSTALLING UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOCATING RIBBON, ETC. THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND VERIFICATION TO BE 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 CONSTRUCTION OF FACILITIES VISIBLE ON THE MAP(S) SHALL INCLUDE THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER LATERALS TO MAINS TO BE SHOWN ON THE MAP(S) SHALL BE IDENTICAL TO THE PUBLIC RIGHT-OF-WAY AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS. THE LOCATION SHALL BE DESCRIBED BY COORDINATES. WHERE SHOWN, THE LOCATION SHALL BE IDENTICAL TO THE HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINITIES OF ± 0.09 meters (± 0.3 feet) HORIZONTALLY AND VERTICALLY. A SEPARATE 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 EDITION.

23. A SEPARATE BORING PERMIT IS REQUIRED FOR ALL BORING ACTIVITIES.

CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICAADING, 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 AND BARRICADES PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS COMPLETED, AND SHALL MAINTAIN SADD SIGN UNTIL PERMANENT SIGNS ARE INSTALLED.

4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT 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 SHALL BE FABRICATED WITH DIAMOND GRADE PVP CLASS 6 REFLECTIVE. ALL EXISTING APPROXIMATELY EQUAL TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS. SIGNS, SHALL HAVE 3M SERIES 1160 OR APPROVED EQUIVALENT ANTI-GLAZING PROTECTIVE OVERLAY FILM; SCHOOL ZONE SIGNS SHALL HAVE 3M SERIES 1150 ANTI-GLAZING PROTECTIVE OVERLAY FILM. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS 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 SHOWN 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 ONTO THE 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 STOPS 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 ISMA WORK AREA 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, ONCE BEGUN, SHALL BE EXPECTED 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 RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

13. PHONE SIGNS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE OFFICERS AND OFFICIALS OF THE METROPOLITAN POLICE DEPARTMENT 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 PAVING OR TEMPORARY MODIFICATIONS TO THE APPROVED DRAWINGS REGARDING FINAL PAVEMENT TRANSITIONS. MARKINGS AND SIGNING THAT ARE REQUIRED TO 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, ADDING OR RELOCATING PAVEMENT MARKINGS OR SIGNAGE. THE CONTRACTOR SHALL MAKE NECESSARY TRANSITIONS AND LAKE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 86-01 FOR ALL 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. HYDRANTS IS REQUIRED FROM 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 PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC § 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. IFC § 3310.2 & 3312
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. FOR UNDERGROUND LINES, THE CONTRACTOR SHALL CONDUCT VISUAL 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 PRESSURE. IFC § 507.5.7.1.
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 § C102.
 - * RESIDENTIAL - 500 FT UNSPRINKLERED; 400 FT SPRINKLERED.
 - * COMMERCIAL - 500 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. PROVIDE ONE HYDRANT PER BLOCK. WHERE STREETS ARE SPACED AT 100 FT OR MORE, MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND 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 § C102.8.
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC. IFC § 507.5.7.2.
14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB TURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10.
15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § 102.2.
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 § C102.7.
17. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6.
18. (2) SOURCES OF WATER. FIRE SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY. SECTION 105.6.15. 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, SECTIONAL 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 § 507.5.7.1.
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED 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 45 DEGREES. ANGLES OF APPROACH AND DEPARTURE SHALL BE 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. THE CLEARANCE OF FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 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. OR NOT LESS THAN 28 FT WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB. OR NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. ALL LANES THROUGH PARKING LOTS SHALL NOT BE LESS THAN 20 FT. IFC § 503.1.1.
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 SIGNIFICANT CHANGE IN GRADE. IFC § 503.1.1.
26. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATED.
27. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LINES. ONE SIGN SHALL BE PLACED AT THE BEGINNING OF THE FIRE LINES AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LINES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY LINE. THE CURB ALONG SIDEWALK OR PAVEMENT (WHEN NO CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.
28. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM IFC § 503.6.
29. ALL STREETS AND ALTERNATE MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HNRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE PROPOSED LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT, CLV REGULATION

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" +0.1" -0.1" SEE SOILS REPORT
B. ENGINEERED FILL 0.5" +0.1" -0.1" SEE SOILS REPORT
7. COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
8. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
9. 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.
10. 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 PUBLICLY 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.
11. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR 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.

- (REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,660 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 THE CITY OF LAS VEGAS 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 BEFORE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SUCH EXCEPTIONS MAY APPLY; REFER TO THE WATERSHED STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR1000000, 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 ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SUCH EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SCHEDULES OF LAND USE/VEGETATION ACTIVITIES. REFER TO THE WATERSHED STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR1000000, 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.

1. THE AVOIDANCE OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-8020
2. IN MINOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS
3. (A) ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES
4. FOR VALVE ADJUSTMENT CONTACT 702-528-7881 14 DAYS PRIOR TO CONSTRUCTION
5. IN THE EVENT OF A NATURAL GAS EMERGENCY, CONTACT THE CITY OF LAS VEGAS WITH PROPOSED UTILITIES AND STRUCTURES CONTACT 702-365-2099
6. FOR STANDBY WHEN EXCAVATING (INCLUDING SAW CUTTING AND PAVEMENT REMOVAL) OVER OR NEAR HIGH PRESSURE GAS LINES CONTACT 702-278-8451 48 HOURS PRIOR TO CONSTRUCTION.

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 CEMENT PORTLAND CEMENT PIPE AND MANHOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THESE STANDARDS. IT SHALL 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 (FOOT) R/W SHALL REQUIRE (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 INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" "S" SHALL BE USED FOR 12" OR LARGER MAINS.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD 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 THIRTY (1/30) INCH OF ONE FOOT OF SEWER CONSTRUCTION. PLANS AT ANY LOCATION, SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED, 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

LVVWD PROJECT # _____
(REVISED 01/19/2021)

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 (702-258-1777) TO (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 REFERENCE THE PROJECT # IDENTIFIED ABOVE.**
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2000 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 RECENT 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 2" (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 GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSLINGS SHALL CONFORM TO SECTION 2.22 OF THE 2000 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 702-258-3152 OR 702-258-3802, 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 INSPECTION 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 PROJECT'S 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 1-800-642-2444.
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.

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

LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES

PROJECT NO. _____ FIRST APPROVED DATE: _____

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 EDITION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE, UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS.
3. LUMINAIRES 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 THE CITY ENGINEER. ANY DEVIATION OF ANY LOCATION WILL REQUIRE A VIOLANCE COMPLAINTANCE.

- DISCLAIMER NOTE:**
- UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call 811 OR 1-800-642-2444	FAST Call before you UnderGround 1-702-432-5300 FREeway and ARTERIAL SYSTEM OF TRANSPORTATION
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DO OVERHEAD 1-702-227-2929	

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		EASEMENT LINE
		CENTERLINE
		CURB
		VALLEY GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		SIDEWALK RAMP
		DRIVEWAY
		SAWCUT LINE
		RETAINING WALL
		FLOOD WALL
		WROUGHT IRON VEHICULAR GATES
		WROUGHT IRON PEDESTRIAN GATES
		INDEX CONTOURS
		INTERMEDIATE CONTOURS
		ROUGH GRADE INDEX CONTOURS
		ROUGH GRADE INTERMEDIATE CONTOURS
		CUT OR FILL SLOPE
		CUT AND FILL LINE
		LOT NUMBER
		FF AND PAD ELEVATION
		GRADE SLOPE
		SPOT ELEVATION
		SWALE LINE
		LOT DIMENSION
		SIGHT VISIBILITY ZONE
		WATERLINE MAIN AND SIZE
		FIRE HYDRANT
		WATER METER AND SERVICE LATERAL
		WATER VALVE
		WATER FITTINGS
		WATER LINE REDUCER
		WATER CAP WITH WATER BLOW OFF ASSEMBLY
		IRRIGATION SLEEVE
		PRESSURE REDUCING VALVE
		REDUCED PRESSURE PRINCIPLE ASSEMBLY
		SEWERLINE MAIN AND SIZE
		SEWERLINE MANHOLE
		SEWERLINE CAP
		SEWER LATERAL
		BACK WATER VALVE
		100W HPS STREET LIGHT
		250W HPS STREET LIGHT
		400W HPS STREET LIGHT
		STREET LIGHT CONDUIT AND CAP

[illegible]

QUANTITY ESTIMATE			
DESCRIPTION	PUBLIC	PRIVATE	
2-INCH ASPHALTIC CONCRETE PAVING	- SY	9,103 SY	
TYP II GRAVEL	- CY	1,463 CY	
CURB & GUTTER (24-INCH)	- LF	269 LF	
CURB & GUTTER (30-INCH)	- LF	4,557 LF	
"A" TYPE ISLAND CURB	- LF	157	
CONCRETE VALLEY GUTTER	- SF	-	
5-INCH CONCRETE SIDEWALK	- CF	6,434 SF	
SIDEWALK UNDERDRAIN	- EA	- EA	
3/4" WATER METER	- EA	50 EA	
3/4" IRRIGATION METER WITH 1" RPRA	- EA	1 EA	
POWER/GAS/PHONE/CABLE SERVICE TO LOTS	- EA	50 EA	
SURVEY MONUMENTS	- EA	- EA	
ADA RAMP(S)	2 EA	9 EA	
4-INCH SEWER LATERAL	- LF	1,511 LF	
8-INCH PVC SEWER MAIN	2,110 LF	- LF	
8-INCH C-900 SEWER MAIN	221 LF	- LF	
48-INCH SEWER MANHOLES	15 EA	- EA	
BACKWATER VALVES	- EA	-	
WATER LATERAL	873 LF	- LF	
8-INCH PVC WATER MAIN	345 LF	- LF	
8-INCH PVC WATER MAIN	1,419 LF	- LF	
10-INCH PVC WATER MAIN	818 LF	- LF	
8-INCH DIP WATER MAIN	22 LF	- LF	
12-INCH PVC WATER MAIN	- LF	- LF	
FIRE HYDRANT	5 EA	- EA	
FIRE CRASH GATE (WROUGHT IRON)	- SF	- SF	
LIGHT STANDARD (STD. BASE)	- EA	6 EA	
1-1/4 INCH STREET LIGHT CONDUIT	- LF	2,200 LF	
SL 200 AMP SERVICE PEDESTAL	- EA	1 EA	
STREET SIGNS - STAND ALONE	- EA	5 EA	
#3 PULLBOX	- EA	3 EA	
USD #01 BARRICADE (SF1)	- EA	4 EA	
1" IRRIGATION METER WITH 1" RPRA	- EA	1 EA	

18-INCH STORM DRAIN	- LF	115 LF
24-INCH STORM DRAIN	- LF	52 LF
30-INCH STORM DRAIN	- LF	133
36-INCH STORM DRAIN	- LF	- LF
60-INCH SD MANHOLE (>6')	- EA	- EA
48-INCH SD MANHOLE (>5')	- EA	2 EA
5-FOOT TYPE CM2 DROP INLET	- EA	- EA
7.5-FOOT TYPE CM2 DROP INLET	- EA	1 EA
10-FOOT TYPE CM2 DROP INLET	- EA	1 EA
12.5-FOOT TYPE CM2 DROP INLET	- EA	1 EA
15.0-FOOT TYPE CM2 DROP INLET	- EA	- EA
22.5-FOOT TYPE CM2 DROP INLET	- EA	1 EA
72"x72" JENSEN PRECAST INLET	- EA	- EA
RIP RAP (D50=6")	- CY	17 CY
ABANDON PRIVATE RCP	- LF	16 LF
DE WRAUGHT IRON FENCE	- LF	72 LF

THIS QUANTITY ESTIMATE IS FOR BIDDING PURPOSES ONLY.
CONTRACTOR TO DETERMINE INDEPENDENT ESTIMATIONS.

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE
SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD
ELEVATION = 2817.61 FEET, 858.810 METERS
NAVD 88 DATUM

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, 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,

DEVIATIONS FROM STANDARDS
NONE

DE	R	RIGHT OR RADIUS
	R/W	RIGHT-OF-WAY
AS	S, SS	SANITARY SEWER
	SH	SHEET
AK	SL	SEWER LATERAL
	SW	SIDEWALK
ITY	SO FT, SF	SQUARE FOOT
POLYETHYLENE	SO YD, SY	SQUARE YARD
ET IMPROVEMENTS	STA	STATION
PERFORMANCE POLYPROPYLENE	STD	STORM DRAIN
ON	STD	STANDARD
	STL	STREETLIGHT
VALLEY WATER DISTRICT	TELEPHONE	TELEPHONE
	TEMP	TEMPORARY
T	TC	TOP OF CURB
	TF	TOP OF FOOTING
	TRC	TOP OF ROLL CURB
	TRW	TOP OF RETAINING WALL
ALE	TS	TRAFFIC SIGNAL
	TSI	TRAFFIC SIGNAL INTERCONNECTION
INTERSECTION	TRANS	TRANSITION
REVERSE CURVE	TOP	TOP OF WALL
CURVE	TP	TYPICAL
FRANCIS	UC	UNDERGROUND
CEMENT CONCRETE	UDACS	UNIFORM DESIGN
ILITY EASEMENT	VAR	CONSTRUCTION STANDARDS
CHLORIDE	VERT	VARIABLE
LINE	VERT	VERTICAL
CONNECTION	VC	VERTICAL CURVE
	VCL	VALLEY CUTTER
	W	VITRIFIED CLAY PIPE
	WLR	WATER
		WATER LATERAL
NT		
RESSURE PRINCIPLE		
CONCRETE BOX		
CONCRETE PIPE		

		DATE: <u>11-3-21</u>		DRAWING N-1 SHT 2 OF 25 CLY DRAWING NUMBER	
IMPROVEMENT PLANS FOR ESTRELLA AT SUNSTONE UNIT 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION GENERAL NOTES, LEGENDS, AND ABBREVIATIONS CITY OF LAS VEGAS NEVADA		 Woodside Homes® BETTER BY DESIGN		DATE: November 03, 2021 HORIZ. SCALE: 1"=30' VERT. SCALE: N/A DRAWN BY: SRC/NG DESIGNED BY: SC CHECKED BY: CZ APPROVED BY: CZ PROJECT #: 4320.0014	
		 RCI ENGINEERING 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106 MAIN: 702.453.0800 FAX: 702.453.0801			

10

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call
811

MONUMENT ID: USDA (1934) 19

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

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, 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.

NO STRUCTURES AND NO TREES OR VEGETATION TALLER
THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY STRUCTURE LOCATED ON A STREET RIGHT-OF-WAY THAT DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING PERMIT APPLICATION."

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C 1735E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

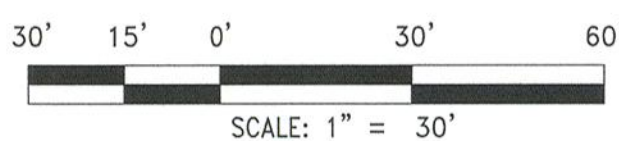
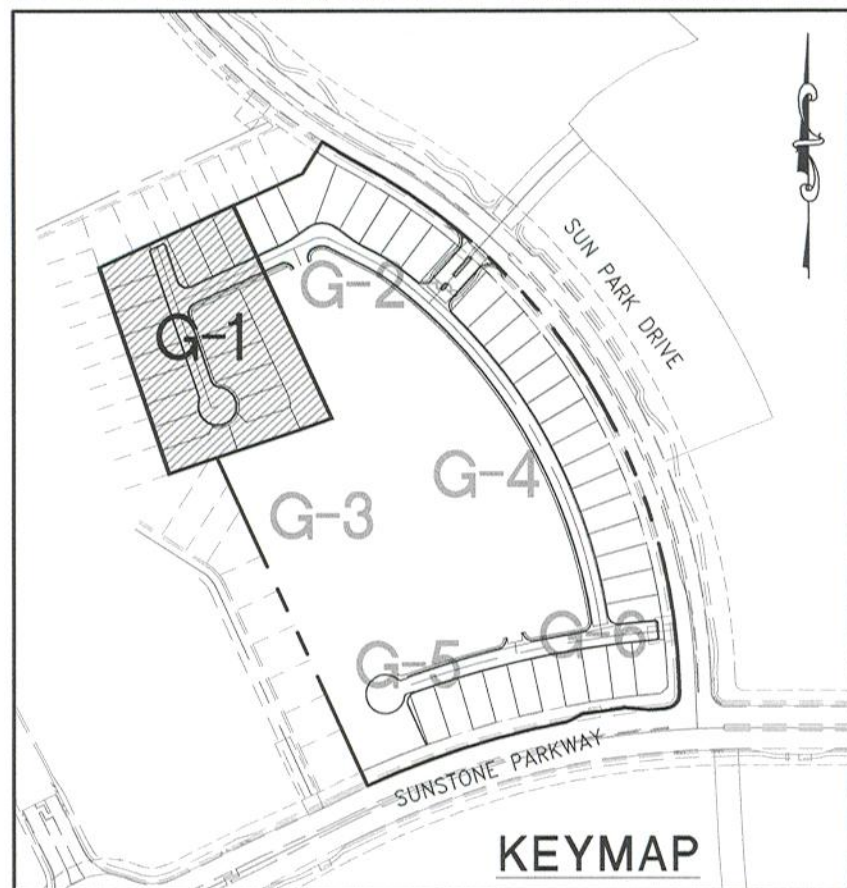
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS
REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM
STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO
REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR
OBSCURED DURING CONSTRUCTION.

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.

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE EXISTING OR NEW GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: GEOTEK
PROJECT NO. 16260.C
DATED: JULY 19, 2021
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 48,677 CY
NET FILL: 45,533 CY
10. SEE DETAIL 33/0'-2" FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

- 1) CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 4 ON SHEET D-1
- 2) CONSTRUCT 24" L" CURB AND GUTTER PER CCAUSD #216
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- 5) CONSTRUCT 5" CURB TRANSITION FROM 24" L" TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 34 SHEET D-2
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- 7) CONSTRUCT 8" MODIFIED (ROLLED CURB) CROSS GUTTER PER CCAUSD #228
- 8) CONSTRUCT 5" SIDEWALK PER CCAUSD #234 (6" THICK WHEN ADJACENT TO ROLL CURB)
- 9) CONSTRUCT SIDEWALK RAMP UPS USING ARMOR LITE TRUNCATED DOMES PER CCAUSD #235 (CASE 1) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- 10) INSTALL 3" WIDE RIPRAP D50-6" THICKNESS=12"
- 11) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- 12) CONSTRUCT 5" WIDE PEDESTRIAN ACCESS GATE
- 13) CALL BOX BY OTHERS
- 14) CONSTRUCT 7.5" TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
- 15) CONSTRUCT 10" TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
- 16) CONSTRUCT 12.5" TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
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- 18) REMOVE EXISTING 48" STORM DRAIN TO BACK OF DROP INLET AND POSTAL BOX
- 19) CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER CCAUSD #425.51 GATE 3 OF 3
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- 21) CONSTRUCT 81" DIAMETER TEMPORARY FIRM TROUND WITH 6"

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



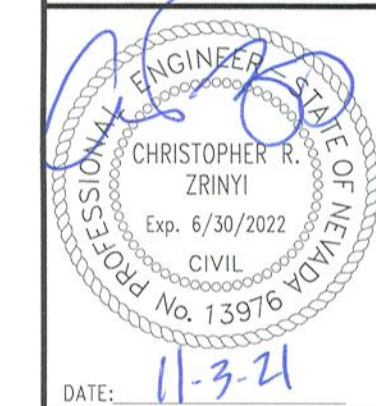
DATE	REV	DESCRIPTION	BY	APPRO	DATE
November 03, 2021					
		HORIZ. SCALE: 1"=30'			
		VERT. SCALE: N/A			
		DRAWN BY: SRG/NS			
		DESIGNED BY: SC			
		CHECKED BY: CZ			
		APPROVED BY: CZ			
		PROJECT #:			
		4392.0014			

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RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR

ESTRELLA AT SUNSTONE UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLANS
(SHEET 1 OF 6)



DRAWING
G-1
SHT **3** OF **25**
CLV DRAWING NUMBER
CLV PROJECT #

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS - ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

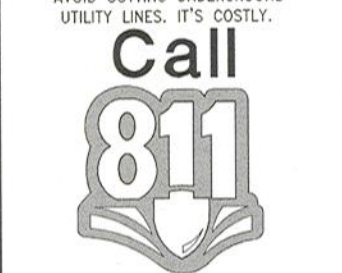
CHRISTOPHER R ZRINYI, PE NO. 13976 DATE

D:\4320_Woodside\0014_Sunstone C\CIVIL\IPS\U1\S0003_G-1_SUNSTONE_C.dwg sclark 11/03/21 5:38pm

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AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.



1-800-642-2444



AVOID HITTING OVERHEAD
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1-702-227-2929

BENCHMARK

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE
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 (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.

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER
THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

BUILDING PERMIT NOTE

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL
WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT
APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE
GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH
ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT
POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY
FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH
CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY
WORK WITHIN A PUBLIC STREET RIGHT-OF-WAY. THIS DOES
NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL
IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE
ANY REVIEW OF ANY STRUCTURE THAT REQUIRES A BUILDING
PERMIT APPLICATION.

FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP
(FIRM) COMMUNITY PANEL NUMBERS 32003C 1735E DATED
SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS
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STANDARD DRAWING NUMBER 245. OWNER IS ALSO RESPONSIBLE TO
REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR
OBSOLETE DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

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PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT
(MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB
EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING
CONSTRUCTION.

2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO
VERIFY WITH SOILS REPORT.

3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.

4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR
CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.

6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.

7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT
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8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: GEOTEK
PROJECT NO. 16260.C
DATED: JULY 19, 2021

9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 48,677 CY
NET FILL: 45,353 CY

10. SEE DETAIL 33/D-2 FOR TYPICAL LOT DRAINAGE

11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 4 ON
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17. CONSTRUCT 20" TYPE CM2 DROP INLET PER CCAUSD
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18. REMOVE EXISTING 48" STORM DRAIN TO BACK OF DROP INLET AND
INSTALL CONCRETE COLLAR PER DETAIL 32 ON SHEET D-2

19. CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER
CCAUSD 425.S1 SHEET 3 OF 3

20. CONSTRUCT 30" WIDE (DOUBLE 15") 6" HIGH WROUGHT IRON
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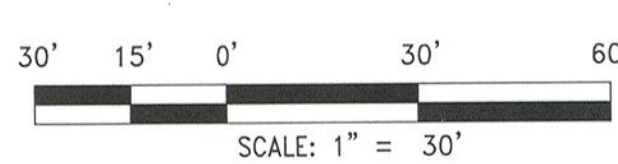
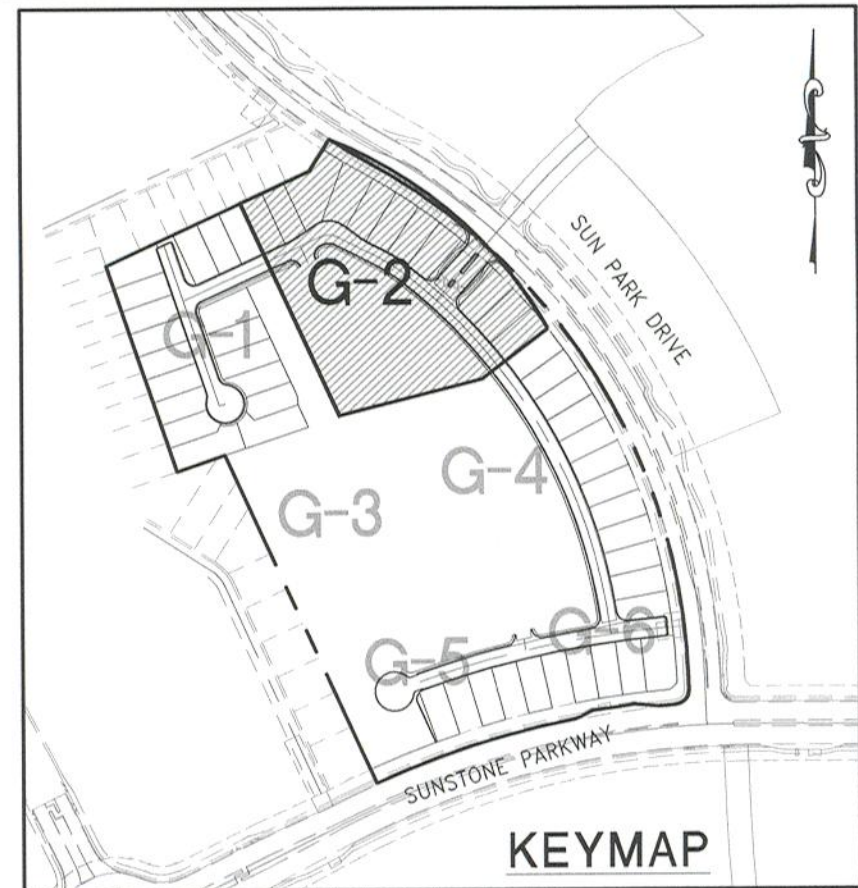
21. CONSTRUCT 81" DIAMETER TEMPORARY FIRE TURN AROUND WITH 6"
TYPE II AGGREGATE BASE COMPACTED TO 95%

NOTE

ALL ONSITE STORM DRAINS AND THE
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NOTE

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FOR REVIEW ONLY		REV	DATE
REV	DESCRIPTION	BY	DATE
	DATE: November 03, 2021		
	HORIZ. SCALE: 1"=30'		
	VERT. SCALE: 1"=10'		
	DRAWN BY: SRC/KG		
	DESIGNED BY: SC		
	CHECKED BY: CZ		
	APPROVED BY: CZ		
	PROJECT #:		
	4320.001A		



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MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR

ESTRELLA AT SUNSTONE UNIT 1

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLANS

(SHEET 2 OF 6)



DATE: 11-9-21

DRAWING

G-2

SHT 4 OF 25

CLV DRAWING NUMBER

CLV PROJECT #

PROFESSIONAL ENGINEER

CHRISTOPHER A. ZRINYI

Exp. 6/30/2022

CIVIL

No. 13976

STATE OF NEVADA

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OR
1-800-642-2444

FAST



1-702-432-5300

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1-702-227-2929

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SURVEY MONUMENT NOTE

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before you
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FREWAY AND ARTERIAL
SYSTEM OF TRANSPORTATION



1-702-227-2929

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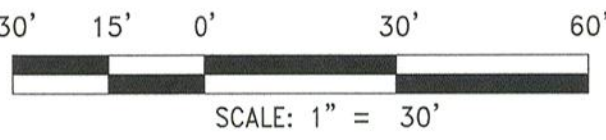
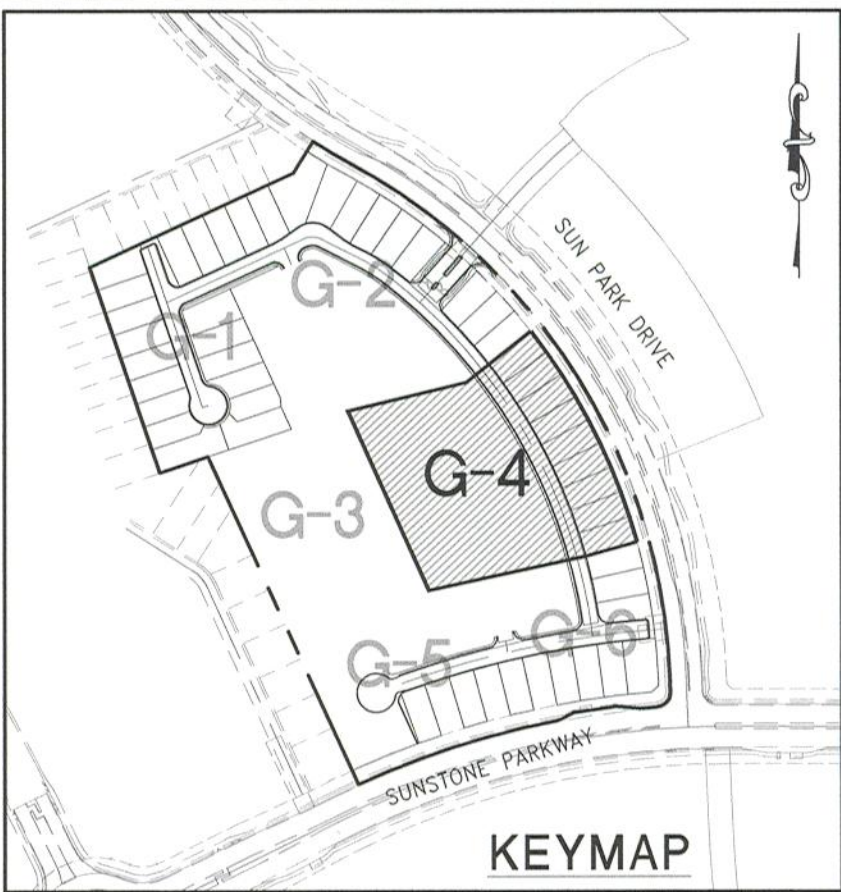
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12. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
13. CALL BOX BY OTHERS
14. CONSTRUCT 7.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
15. CONSTRUCT 10' TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
16. CONSTRUCT 12.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
17. CONSTRUCT 20' TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
18. REMOVE EXISTING 48" STORM DRAIN TO BACK OF DROP INLET AND INSTALL CONCRETE COLLAR PER DETAIL 32 ON SHEET D-2
19. CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER CCAUSD 425.51 SHEET 3 OF 3
20. CONSTRUCT 30" WIDE (DOUBLE 15") 6" HIGH WROUGHT IRON ACCESS GATES
21. CONSTRUCT 81" DIAMETER TEMPORARY FIRE TURN AROUND WITH 6" TYPE II AGGREGATE BASE COMPACTED TO 95%



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS - ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY		REV	DESCRIPTION
DATE:	November 03, 2021		
HORIZ. SCALE:	1"=30'		
VERT. SCALE:	N/A		
DRAWN BY:	SRC/NG		
DESIGNED BY:	SC		
CHECKED BY:	CZ		
APPROVED BY:			
PROJECT #:	4320.001A		

Woodside Homes®
BETTER BY DESIGN

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PHONE: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
ESTRELLA AT SUNSTONE UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLANS
(SHEET 4 OF 6)

CITY OF LAS VEGAS
NEVADA

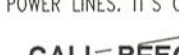
PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2022
CIVIL
No. 13976

DATE: 11.3.21

DRAWING
G-4
SHT. 6 OF 25
CLV DRAWING NUMBER

CLV PROJECT #

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call 811 OR 1-800-642-2444	<i>FAST</i> Call before you UnderGround 1-702-432-5300 FREWAY AND AIRTRAIL SYSTEM OF TRANSPORTATION	AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DO OVERHEAD  1-702-227-2929
---	---	--

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE
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)

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, 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,

NO STRUCTURES AND NO TREES OR VEGETATION TALLER
THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

ALL STRUCTURES SHOWN OR INDICATED ON THIS SUBMITTAL WITHIN THE PROPERTY REQUIRE A BUILDING PERMIT APPLICATION AND SUBMITTAL THIS INCLUDES BUILDINGS, ABOVE GROUND TANKS, SIGNS, RETAINING WALLS, FENCES, TRASH ENCLOSURES, SHADE STRUCTURES, STAIRWAYS, RAMPS, LIGHT POLES, LIGHT BOLLARDS, ETC. THIS DOES NOT INCLUDE ANY FLOOD CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN OR ON A STREET RIGHT-OF-WAY, THIS DOES NOT INCLUDE PRIVATE STREETS. THE REVIEW OF CIVIL IMPROVEMENT AND/OR GRADING PLANS DOES NOT INCLUDE ANY REVIEW OF ANY GRADING THAT REQUIRES A BUILDING PERMIT APPLICATION."

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C 1735E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS
REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM
STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO
REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR
OBSCURED DURING CONSTRUCTION.

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.

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
6. ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
7. DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: GEOTEK
PROJECT NO. 16260.C
DATED: JULY 19, 2021
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 48.677 CY
NET FILL: 45.333 CY
10. SEE DETAIL 33/D-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

- 1) CONSTRUCT AC PAYEMENT PER DETAILS 1 THRU 4 ON SHEET D-1
- 2) CONSTRUCT 24" "L" CURB AND GUTTER PER CCAUSD #216
- 3) CONSTRUCT 30" MODIFIED ROLL CURB PER CCAUSD #217.1
- 4) CONSTRUCT "A" OR "L" TYPE ISLAND CURB PER CCAUSD #219
- 5) CONSTRUCT 5" CROWN TRANSITION FROM 24" "L" TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 34 SHEET D-2
- 6) CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228
- 7) CONSTRUCT 8" MODIFIED (ROLLED) CURB CROSS GUTTER PER CCAUSD #228
- 8) CONSTRUCT 5" SIDEWALK PER CCAUSD #234 (6" THICK WHEN ADJACENT TO ROLL CURB)
- 9) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMED CONCRETE PAVING COURSE #235 (CASE 1) SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- 10) INSTALL 3" WIDE RIPRAP D50-6" THICKNESS=12"
- 11) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- 12) CONSTRUCT 5" WIDE PEDESTRIAN ACCESS GATE
- 13) CALL BOX BY OTHERS
- 14) CONSTRUCT 7.5" TYPE CM2 DROW INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
- 15) CONSTRUCT 10" TYPE CM2 DROW INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
- 16) CONSTRUCT 12.5" TYPE CM2 DROW INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
- 17) CONSTRUCT 15" TYPE CM2 DROW INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
- 18) CONSTRUCT 18" TYPE CM2 DROW INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
- 19) INSTALL CONCRETE COLLAR PER DETAIL 32 ON SHEET D-2
- 20) CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER CCAUSD #237
- 21) CONSTRUCT 30" WIDE (DOUBLE 15") 6" HIGH WROUGHT IRON ACCESS GATES
- 22) CONSTRUCT 81" DIAMETER STORMWATER FIRE TURN AROUND WITH 6" THICK CONCRETE BASE COMPACTED TO 95%

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



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS - ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R ZRINYI, PE NO. 13976 DATE

FOR REVIEW ONLY		REV	DESCRIPTION	BY	APPD	DATE
 Woodside Homes® BETTER BY DESIGN  RCI ENGINEERING 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89108 MAIN: 702-453-0800 FAX: 702-453-0801						
DATE: November 03, 2021 WORLD SCALE: 1"=50' VERT. SCALE: N/A DRAWN BY: SRC/NG DESIGNED BY: SC CHECKED BY: CZ APPROVED BY: CZ PROJECT #: 4320.0014						

IMPROVEMENT PLANS FOR

ESTRELLA AT SUNSTONE UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLANS
(SHEET 5 OF 6)

CITY OF LAS VEGAS
 NEVADA



DATE: 11-3-21
 DRAWING
G-5
 SHL 7 OF 25
 CLV DRAWING NUMBER

CLV PROJECT #

DISCLAIMER NOTE:

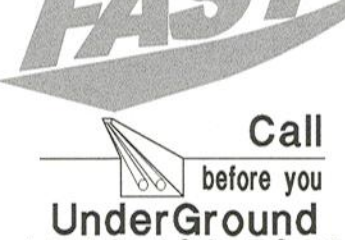
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

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



1-800-642-2444

FAST



1-702-432-5300

AVOID HITTING OVERHEAD
POWER LINES. IT'S COSTLY.



1-702-227-2929

NOTE

ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOA

NOTE

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

BENCHMARK

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE 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°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, 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.

SEWER EASEMENT NOTE

NO STRUCTURES AND NO TREES OR VEGETATION TALLER THAN THREE FEET ALLOWED WITHIN CLV SEWER EASEMENT

BUILDING PERMIT NOTE

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FLOOD ZONE NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 32003C 1735E DATED SEPTEMBER 27, 2002, THE SITE IS LOCATED IN A ZONE "X".

SURVEY MONUMENT NOTE

OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

SIGHT VISIBILITY ZONE

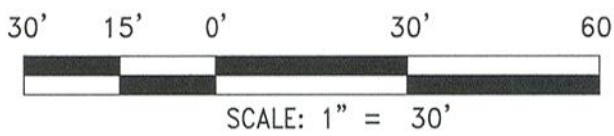
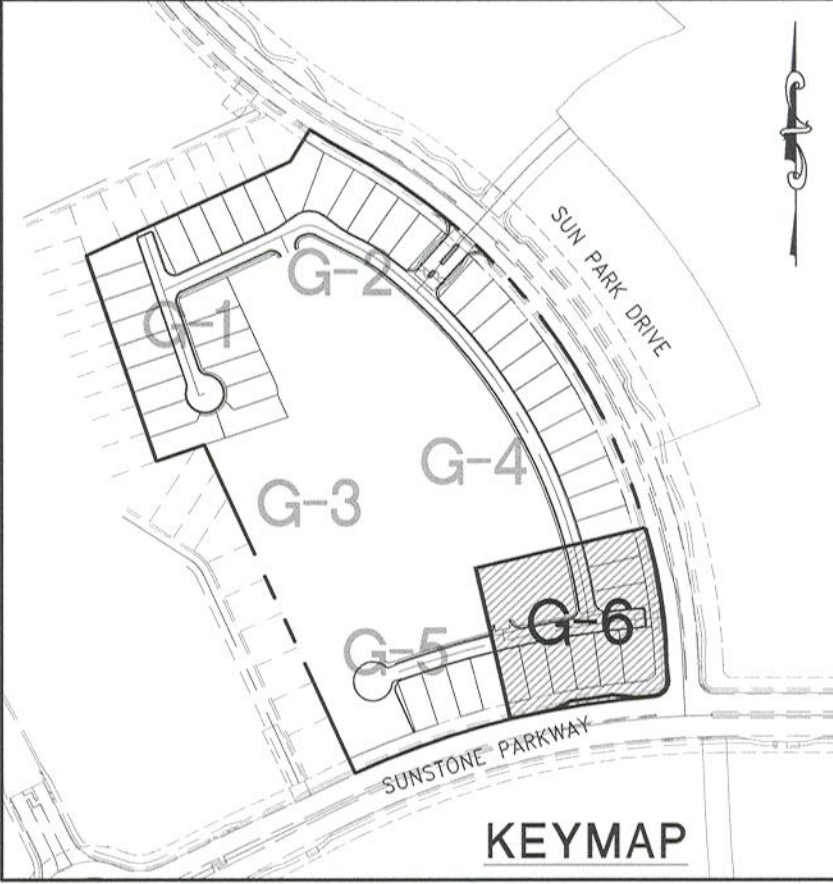
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ENGINEERS NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
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8. SOIL REPORT NOTE: GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT PREPARED BY: ENGINEER: GDOTX PROJECT NO. 16260.C DATED: JULY 19, 2021
9. CUT/FILL ESTIMATES EXISTING TO FINISH GRADE ELEVATIONS NET CUT: 48,671 CY NET FILL: 45,333 CY
10. SEE DETAIL 33/D-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 4 ON SHEET D-1
2. CONSTRUCT 24" L' CURB AND GUTTER PER CCAUSD #216
3. CONSTRUCT 30" MODIFIED ROLL CURB PER CCAUSD #217.1
4. CONSTRUCT "A" OR "L" TYPE ISLAND CURB PER CCAUSD #219
5. CONSTRUCT 5' CURB TRANSITION FROM 24" L' TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 34 SHEET D-2
6. CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
7. CONSTRUCT 8' MODIFIED (ROLLED CURB) CROSS GUTTER PER CCAUSD #228
8. CONSTRUCT 5' SIDEWALK PER CCAUSD #234 (6" THICK WHEN ADJACENT TO ROLL CURB)
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11. INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
12. CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
13. CALL BOX BY OTHERS
14. CONSTRUCT 7.5' TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421
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18. REMOVE EXISTING 48" STORM DRAIN TO BACK OF DROP INLET AND INSTALL CONCRETE COLLAR PER DETAIL 32 ON SHEET D-2
19. CONSTRUCT 425.5' SHEET 3 OF 3
20. CONSTRUCT 30" WIDE (DOUBLE 15") 6" HIGH WROUGHT IRON ACCESS GATES
21. CONSTRUCT 81" DIAMETER TEMPORARY FIRE TURN AROUND WITH 6" TYPE II AGGREGATE BASE COMPACTED TO 95%



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS - ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER R ZRINYI, PE NO. 13976

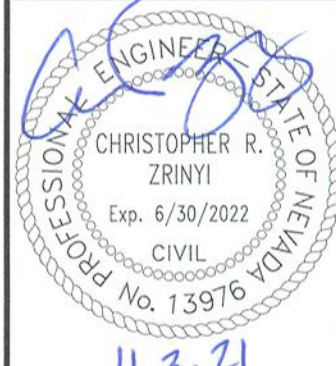
DATE

FOR REVIEW ONLY		DESCRIPTION	REV
DATE:	November 03, 2021		
HORIZ. SCALE:	1"=30'		
VERT. SCALE:	N/A		
DRAWN BY:	SSC/NG		
DESIGNED BY:	SC		
CHECKED BY:	CZ		
APPROVED BY:	CZ		
PROJECT #:	4320.001L		

Woodside Homes®
BETTER BY DESIGN
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PHONE: 702.453.0800 FAX: 702.453.0801

ESTRELLA AT SUNSTONE UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLANS
(SHEET 6 OF 6)

CITY OF LAS VEGAS



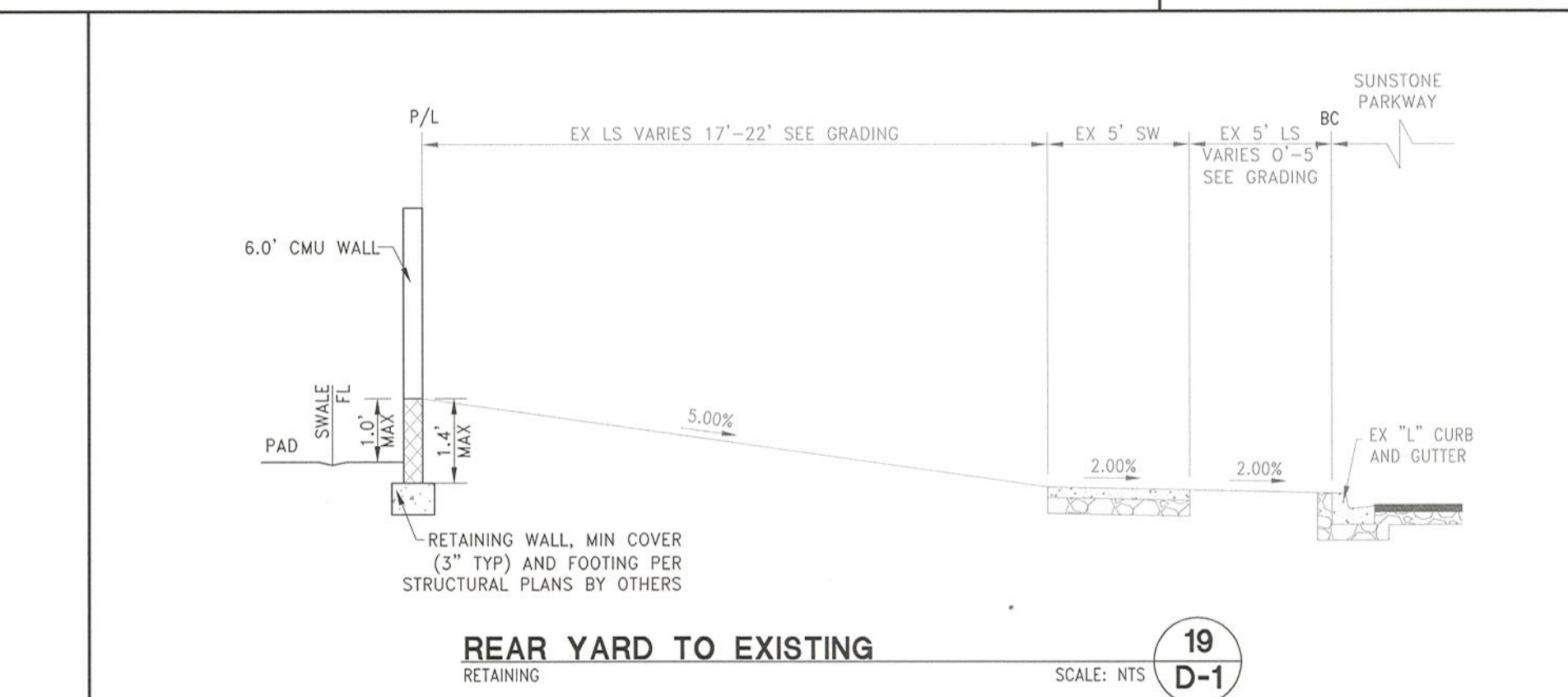
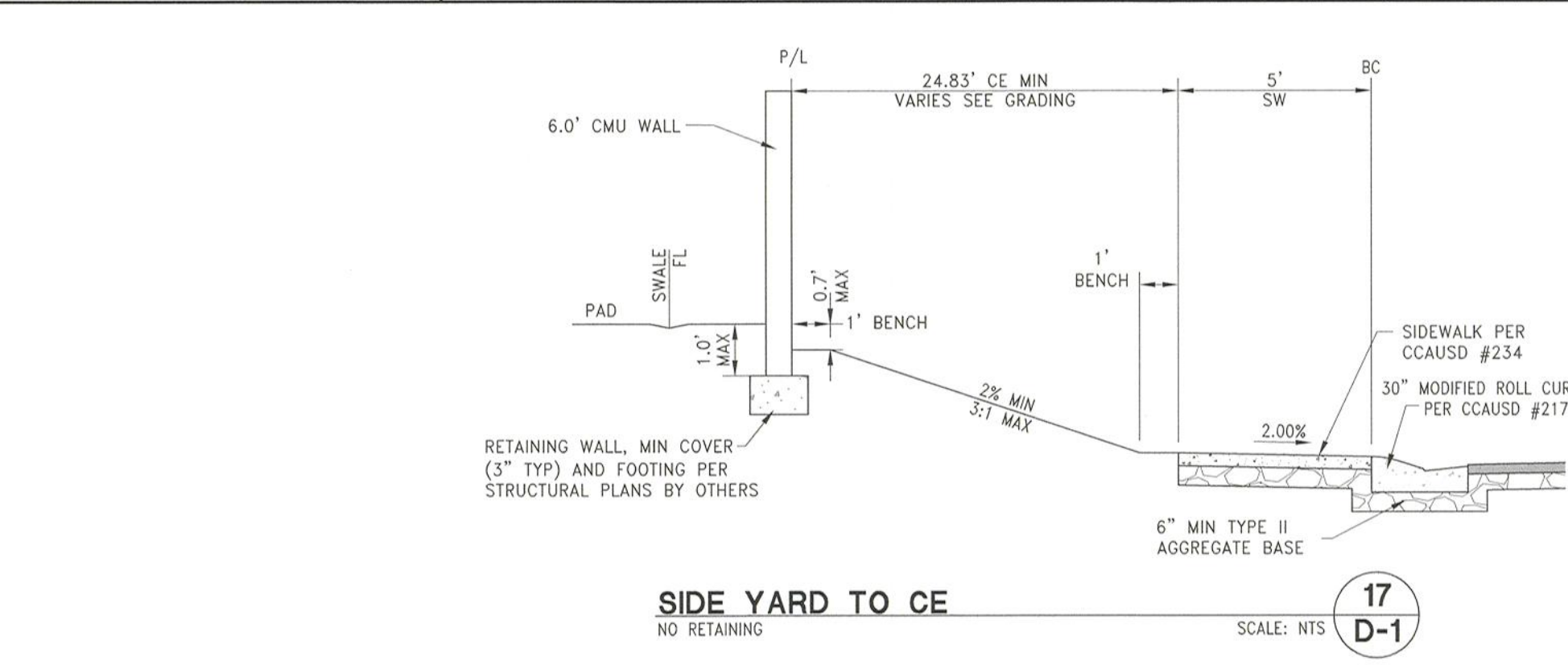
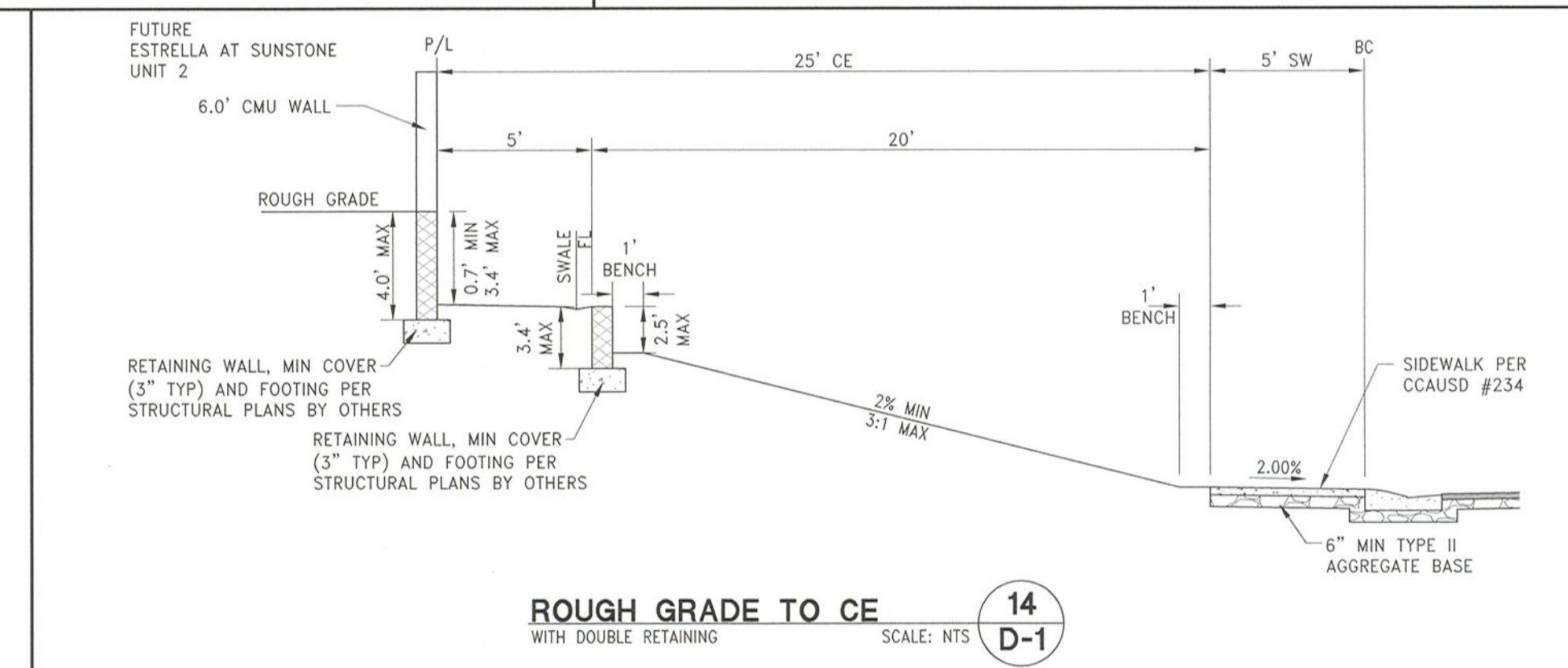
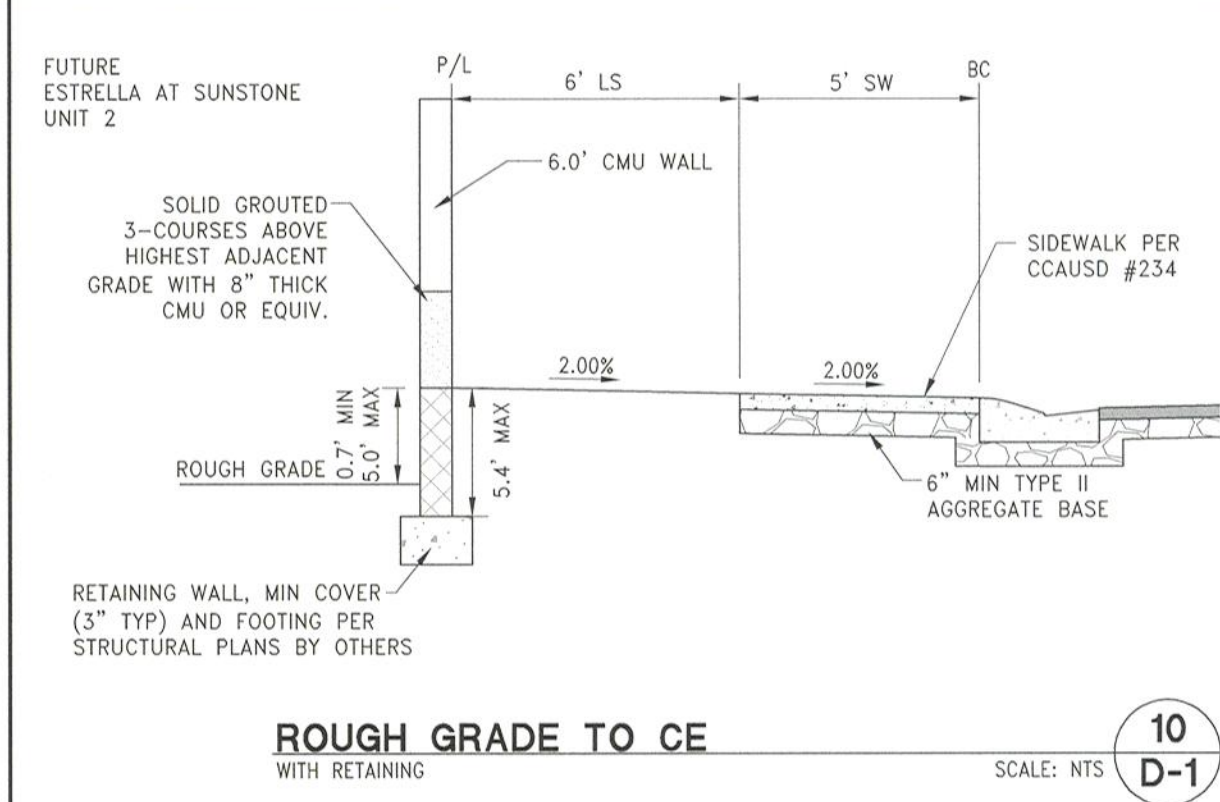
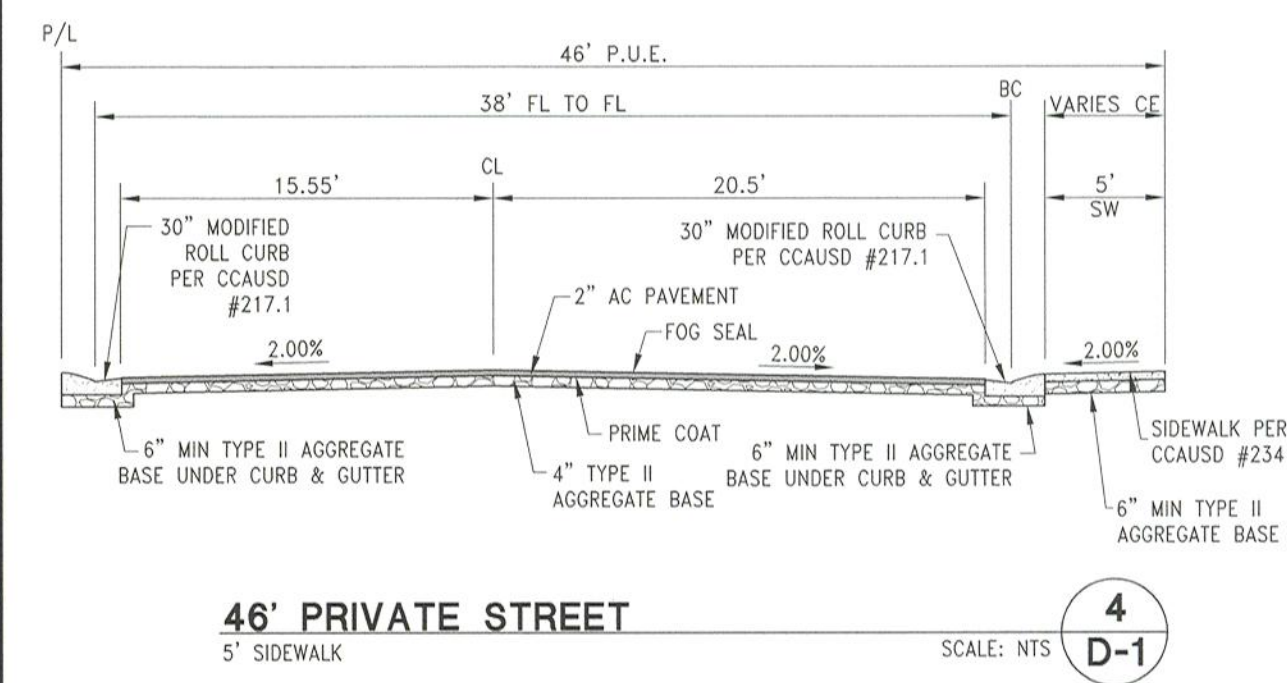
DATE: 11.3.21

DRAWING
G-6

SHT 8 OF 25
CLV DRAWING NUMBER

CLV PROJECT #

NOT: ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



GEOTECHNICAL NOTE:

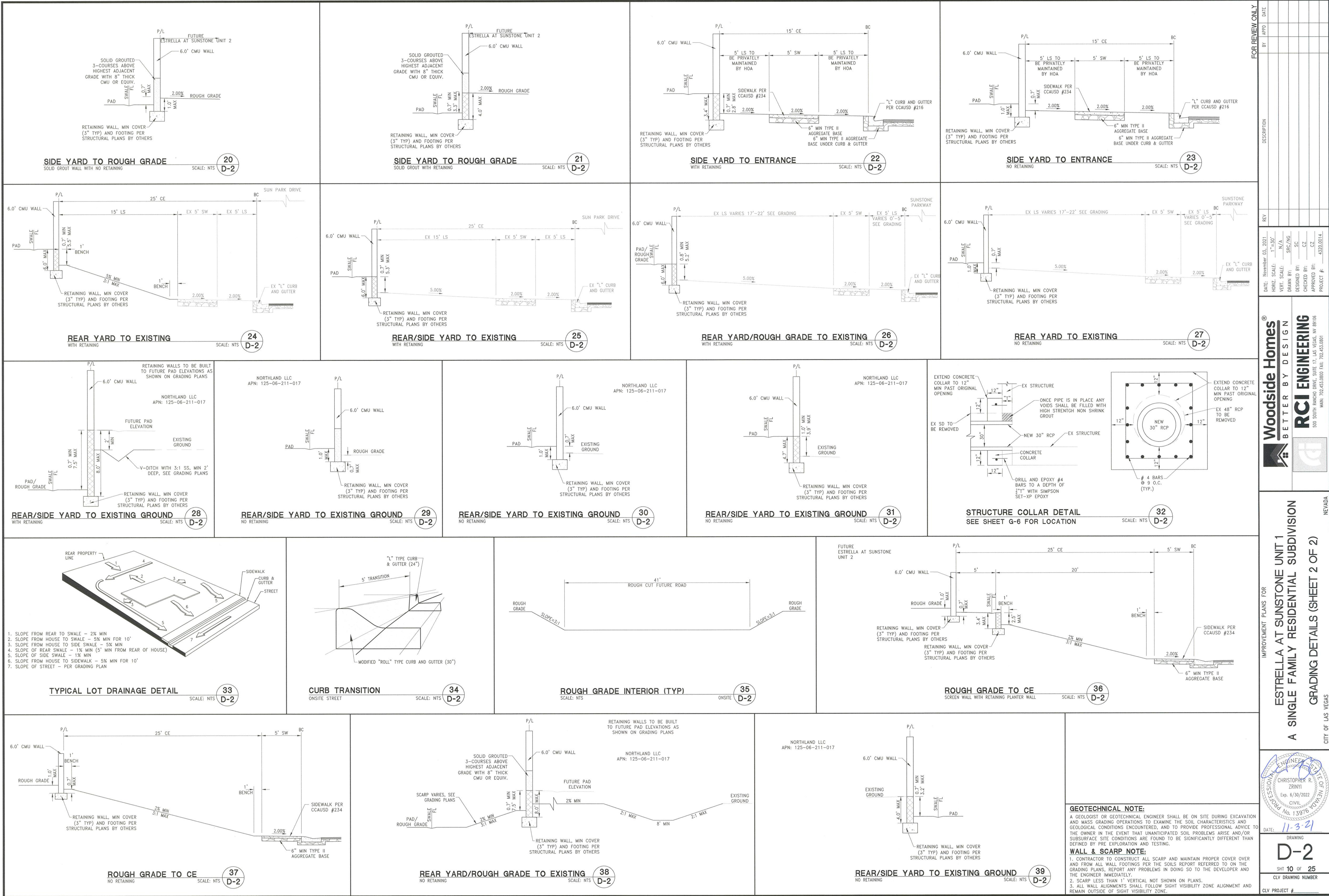
A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE ENGINEER. SOIL PROBLEMS MAY BE ENCOUNTERED. SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

WALL & SCARP NOTE:

1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER EXCAVATION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY PROBLEMS WITH SOILS REPORT REFERRED TO ON THE MASS GRADING PLANS. REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.

2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.

3. ALL WALL & SCARP SHALL FOLLOW SIGN VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGN VISIBILITY ZONE.



FOR REVIEW ONLY

REV	DATE	DESCRIPTION
1	11-3-21	11-3-21

DATE: November 03, 2021
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'
DRAWN BY: SRC/NG
DESIGNED BY: SC
CHECKED BY: C2
PROJECT #: 4370.0014

Woodside Homes
BETTER BY DESIGN

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 117, LAS VEGAS, NV 89108
MAIN: 702.453.0800 FAX: 702.453.0801

IMPROVEMENT PLANS FOR
ESTRELLA AT SUNSTONE UNIT 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING DETAILS (SHEET 2 OF 2)
CITY OF LAS VEGAS

GEOTECHNICAL NOTE:
A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND GEOLOGICAL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT UNANTICIPATED SOIL PROBLEMS ARISE AND/OR SUBSURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTING.

WALL & SCARP NOTE:
1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS. REPORT ANY PROBLEMS IN DOING SO TO THE DEVELOPER AND THE ENGINEER IMMEDIATELY.
2. SCARP LESS THAN 1' VERTICAL NOT SHOWN ON PLANS.
3. ALL WALL ALIGNMENTS SHALL FOLLOW SIGHT VISIBILITY ZONE ALIGNMENT AND REMAIN OUTSIDE OF SIGHT VISIBILITY ZONE.

DRAWING
D-2
SHT 10 OF 25
CLV DRAWING NUMBER
CLV PROJECT #

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.	FAST	AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
Call 811 OR 1-800-642-2444	Call before you UnderGround 1-702-432-5300 FREEMAN AND ARTISAL SYSTEM OF TRANSPORTATION	CALL BEFORE YOU DO OVERHEAD  1-702-227-2929

WATER MAIN JOINT DEFLECTION, PER UDACS 2.07.01 AND 2.07.03.

NOTE:
INSTALL PIPELINE MARKER BALLS, PER UDACS PLATE NO. 15

DEPTH OF COVER DURING CONSTRUCTION

MAINTAIN MINIMUM TWENTY-FOUR (24) INCH COVER PER UDACS SECTION 2.08.04. GRADING MUST BE COMPLETED PRIOR TO WATERLINE INSTALLATION.

ALL SEWER/STORM DRAIN CROSSING WATER LINES
MUST COMPLY WITH UDACS SECTION 2.22.

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE
SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD
ELEVATION = 2817.61 FEET, 858.810 METERS
NAVD 88 DATUM

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, 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,

1 WHERE 10 FOOT PARALLEL SEPARATION IS NOT PRACTICABLE

CAST-IN-PLACE MONOLITHIC POUR WITH WATER STOP BETWEEN SLAB AND WALLS. BASE, WALLS AND TOP TO BE CONSTRUCTED WITH WATER STOPS, CENTER BULB, OR FLAT STRIP. (VINYLEX, GREENSTREAK PLASTIC PRODUCTS OR APPROVED EQUAL)

① CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 4 ON SHEET D-1

- | | | | |
|----|---|----|--|
| 2 | CONSTRUCT 24" "L" CURB AND GUTTER PER CCAUSD #216 | 11 | INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES |
| 3 | CONSTRUCT 30" MODIFIED ROLL CURB PER CCAUSD #217.1 | 12 | CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE |
| 4 | CONSTRUCT "A" OR "L" TYPE ISLAND CURB PER CCAUSD #219 | 13 | CALL BOX BY OTHERS |
| 5 | CONSTRUCT 5" CURB TRANSITION FROM 24" "L" TYPE CURB | 14 | CONSTRUCT 7.5" TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421 |
| 6 | CONSTRUCT 5" GUTTER WITH STORM WATER INLET STAMP #421 | 15 | CONSTRUCT 10" TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421 |
| 7 | CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228 | 16 | CONSTRUCT 12.5" TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421 |
| 8 | CONSTRUCT 8" MODIFIED (ROLLED CURB) CROSS GUTTER PER CCAUSD #228 | 17 | CONSTRUCT 20" TYPE CM2 DROP INLET PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421 |
| 9 | CONSTRUCT 5" SIDEWALK PER CCAUSD #234 | 18 | REMOVE EXISTING 48" STORM DRAIN TO BACK OF DROP INLET AND ROLL CONCRETE COLLAR PER CCAUSD #412.1 WITH STORM WATER INLET STAMP #421 |
| 10 | CONSTRUCT SIDEWALK STAIRS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE 1). SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS | 19 | CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER CCAUSD #512.1 WITH STORM WATER INLET STAMP #421 |
| | | 20 | CONSTRUCT 30" HIGH (DOUBLE 15") 6" HIGH WROUGHT IRON ACCESS GATES |
| | | 21 | CONSTRUCT 8" DIAMETER TEMPORARY FIRE TURN AROUND WITH 6" TYPE 11 AGGREGATE BASE COMPACTED TO 95% |

21 (TYP) INSTALL 4" SEWER LATERAL (PER DCSWCS STD NO.
SD-17, SD-20, SD-21 AND SD-23)

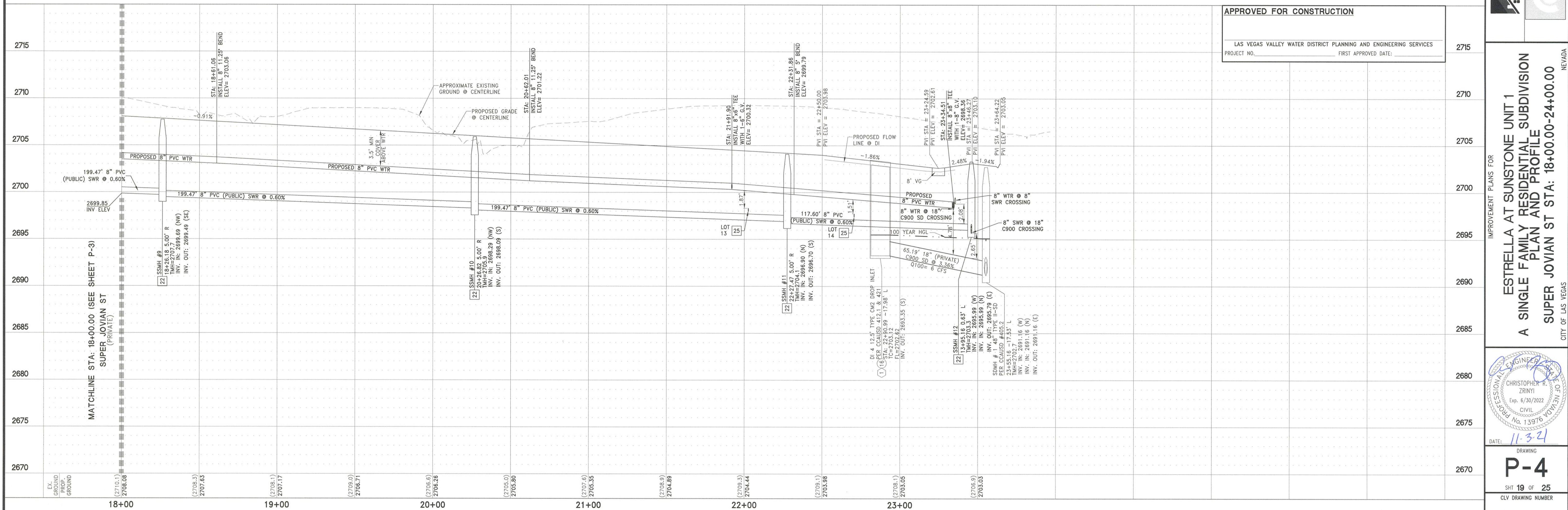
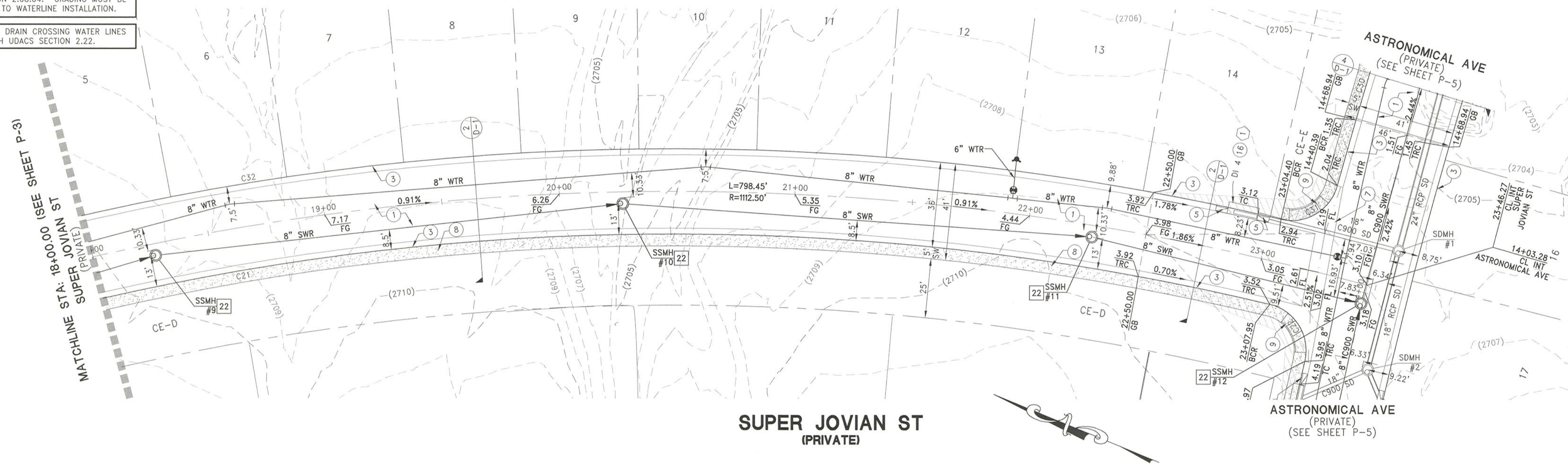
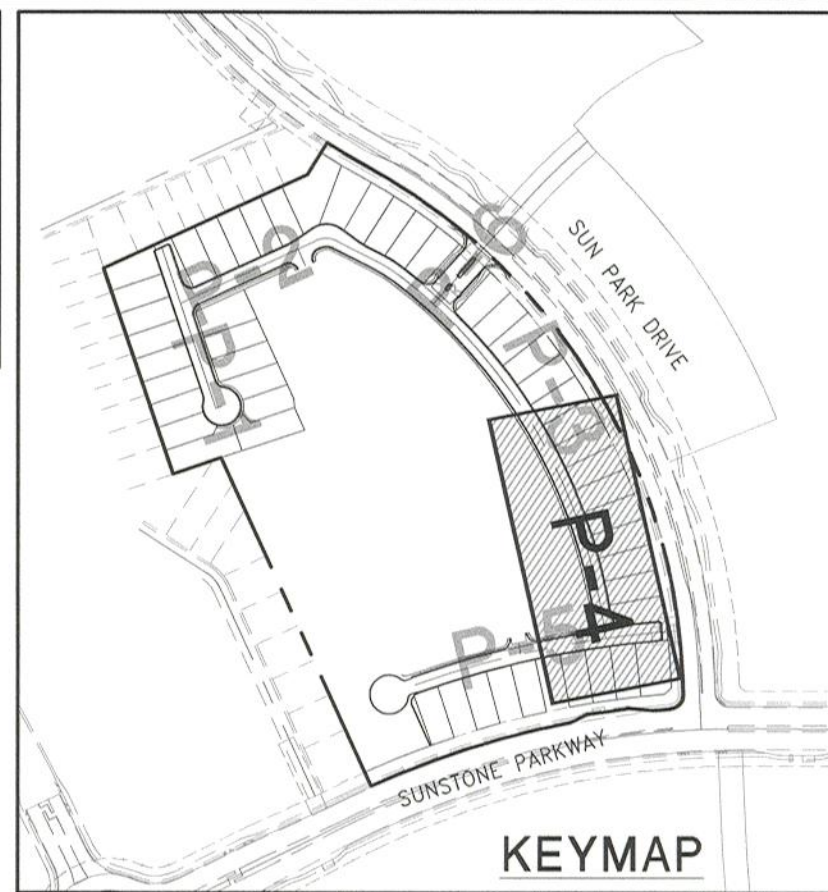
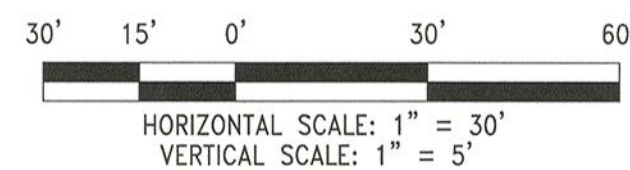
22 INSTALL 48" STANDARD MANHOLE WITH WATERTIGHT JOINTS
(PER DCSWCS STD. NO. SD-1, SD-3, SD-4, SD-5) WITH
SINGLE 24" LID

23 SEWER CAP AND 1 CU-FT THRUST BLOCK @ CAP
(PER DCSWCS SEC. 2.5.10)

24 REMOVE EXISTING CAP WITH THRUST BLOCK AND CONNECT
TO EXISTING SEWER STUB

25 TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN
CROSSING. AFTER LATERAL MUST BE AT LEAST 18"
VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C21	43°58'37"	1094.50'	840.07'	441.95'		
C22	89°56'42"	20.00'	31.40'	19.98'	9.5'	4.5'
C30	2°10'22"	2029.50'	76.96'	38.49'		
C31	87°44'51"	20.00'	30.63'	19.23'	9.5'	4.5'
C32	2°32'03"	1130.50'	50.00'	25.00'		



FOR REVIEW ONLY		DATE	BY	APPROD	DATE
 Woodside Homes® BETTER BY DESIGN  RCI ENGINEERING 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106 PHONE: 702.453.0080 FAX: 702.453.0081		DATE: November 03, 2021 HORIZ. SCALE: 1"=30' VERT. SCALE: 1"=5' DRAWN BY: SRC/NG DESIGNED BY: SC CHECKED BY: CZ APPROVED BY: CZ PROJECT #: 4352.0014	REV		
IMPROVEMENT PLANS FOR ESTRELLA AT SUNSTONE UNIT 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION PLAN AND PROFILE SUPER JOVIAN ST STA: 18+00.00-24+00.00 CITY OF LAS VEGAS		NVADA			
		DATE: 11-3-21 DRAWING P-4 SHT 19 OF 25 CLV DRAWING NUMBER			

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Dig

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

Call before you UnderGround

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

Call before you Dig

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

FAST

Call before you UnderGround

1-800-642-2444

1-702-432-5300

1-702-227-2929

BENCHMARK

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE 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 (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.

DROP INLET NOTE:

WHERE TO FOOT PARALLEL SEPARATION IS NOT PRACTICABLE

CONSTRUCTION NOTES

1

CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 4 ON SHEET D-1

2

CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216

3

CONSTRUCT 30" MODIFIED ROLL CURB PER CCAUSD #217.1

4

CONSTRUCT "A" OR "L" TYPE ISLAND CURB PER CCAUSD #219

5

CONSTRUCT 5" CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 34 SHEET D-2

6

CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228

7

CONSTRUCT 8" MODIFIED (ROLLED CURB) CROSS GUTTER PER CCAUSD #228

8

CONSTRUCT 5" SIDEWALK PER CCAUSD #234 (6" THICK WHEN ADJACENT TO ROLL CURB)

9

CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235 (CASE I). SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS

10

CONSTRUCT 30" WIDE (DOUBLE 15") 6" HIGH WROUGHT IRON ACCESS GATES

11

CONSTRUCT 8" DIAMETER TEMPORARY FIRE TURN AROUND WITH 6" TYPE II AGGREGATE BASE COMPACTED TO 95%

SEWER CONSTRUCTION NOTES

21

(TYP) INSTALL 4" SEWER LATERAL (PER DCSWCS STD NO. SD-1, SD-2, SD-3, SD-4, SD-5) WITH

22

INSTALL 48" STANDARD MANHOLE WITH WATER TIGHT JOINTS (PER DCSWCS STD. NO. SD-1, SD-3, SD-4, SD-5) WITH SINGLE 24" LID

23

PER DCSWCS SEC. 2.5.10

24

REMOVE EXISTING CAP WITH THRUST BLOCK & CAP TO EXISTING SEWER STUB

25

TYPICAL LOCATION FOR SEWER LATERAL AT WATER MAIN CROSSING. ALL PVC SEWER LATERALS MUST MAINTAIN 18" VERTICAL CLEARANCE BELOW WATER MAIN AT CROSSINGS.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C22	89°56'42"	20.00'	31.40'	19.98'	9.5'	4.5'
C23	2°56'39"	2024.50'	104.03'	52.02'	12.0'	4.5'
C24	93°09'52"	20.00'	32.52'	21.14'	12.0'	4.5'
C25	84°20'18"	20.00'	29.44'	18.12'	8.0'	8.0'
C26	5°48'08"	2024.50'	205.02'	102.60'	12.0'	4.5'
C27	1°31'33"	1988.50'	52.96'	26.48'	12.0'	4.5'
C28	89°51'23"	5.00'	7.84'	4.99'	12.0'	4.5'
C29	90°08'29"	5.00'	7.87'	5.01'	12.0'	4.5'
C30	2°10'22"	2029.50'	76.96'	38.49'	12.0'	4.5'
C31	87°44'51"	20.00'	30.63'	19.23'	9.5'	4.5'

30'

15'

0'

30'

60'

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 5'

KEYMAP

SUN PARK DRIVE

SUNSTONE PARKWAY

P-5

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	"A"	"B"
C22	89°56'42"	20.00'	31.40'	19.98'	9.5'	4.5'
C23	2°56'39"	2024.50'	104.03'	52.02'	12.0'	4.5'
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C31	87°44'51"	20.00'	30.63'	19.23'	9.5'	4.5'

FOR REVIEW ONLY

DATE: November 03, 2021

APPROVED BY: [Signature]

DESCRIPTION: [Blank]

REV: [Blank]

DATE: November 03, 2021

APPROVED BY: [Signature]

DESCRIPTION: [Blank]

Woodside Homes

BETTER BY DESIGN

RCI ENGINEERING

500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106

MIN: 702.453.6600 FAX: 702.453.6901

ESTRELLA AT SUNSTONE UNIT 1

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

PLAN AND PROFILE

ASTRONOMICAL AVENUE

CLV PROJECT #

PROFESSIONAL ENGINEER

CHRISTOPHER R. ZRINYI

Exp. 6/30/2022

CIVIL

NO. 13976

STATE OF NEVADA

DATE: 11-3-21

DRAWING

P-5

SHT 20 OF 25

CLV DRAWING NUMBER

C:\4320_Woodside\0014_Sunstone_C\CLV\IPS\U1\S0007_P-5_SUNSTONE-C.dwg scs0000y 11/03/21 5:09pm