

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

- CITY OF LAS VEGAS TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAI SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
4. WHEN A DESIGNATED "SUGGESTED ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS START IDENTIFY 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. WITH CAUTIONS 627 AND 616 AND SHALL HAVE ANTI-GRAFFITI PROTECTIVE OVERLAY FILM THAT IS A MATCHING COLOR TO THE SIGN. THE SIGN SHALL BE PROTECTED BY AN ANTI-GRAFFITI PROTECTIVE SHEETING TO WHICH IT IS APPLIED. 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. USER, 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 AND OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR INSA WORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.

- with ICCAUS 627 and 616 and SHALL HAVE ANTI-GRAFFITI PROTECTIVE OVERLAY FILM THAT IS A MATCHING COLOR TO THE SIGN. THE SIGN SHALL BE COVERED WITH A RETROREFLECTIVE SHEETING TO WHICH IT IS APPLIED. 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 HEREON. HOWEVER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR NEW YORK ZONE SAFETY SPECIALIST SET UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHT OF WAY.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC), 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. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE # 828-3444) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THE OFFICERS SHALL BE SET BY THE METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.
14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS OTHERWISE DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.
15. THE CONTRACTOR SHALL CONTACT THE TRAFFIC ENGINEERING DIVISION (TRANSPORTATION SECTION) THROUGH THE PROJECT'S OFFSITE INSPECTOR PRIOR TO INITIATING PAVING TO RECEIVE DIRECTION FOR ANY PERMANENT 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 CHANGING PAVEMENT MARKINGS AND SIGNAGE. ALL TRAFFIC CONTROL SIGNS THAT ADEQUATE TRANSITIONS AND LANE TERMINATIONS BETWEEN ADJACENT ROADWAY SEGMENTS ARE CONSTRUCTED.

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE
ADDITION #6831 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATION.

ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICTS – APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.

FIRE DEPARTMENT 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

ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE THE CONSTRUCTION OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE INSTALLED AT GRADE OR BELOW GRADE. IT IS THE RESPONSIBILITY OF DELIVERING THE REQUIRED FIRE FLOW IFC § 3310, & 3312

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

ALL UNDERGROUND INSPECTIONS, PRESSURE, AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE THE EXERCISE OF THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC § 106.3

ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, AS/AWA APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC § 507.2.1, NFPA 24

PARKING CURBS SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION 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

PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC § 507.5.7.1

REQUEST TO THE FINAL REVIEW BOARD SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC § 507

* FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC § C102

- RESIDENTIAL – 500 FT UNSPRINKLERED; 600 FT SPRINKLERED.
- COMMERCIAL – 500 FT UNSPRINKLERED; 400 FT SPRINKLERED.

WHERE WATER MAINS ARE LAYED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT A MAXIMUM OF 1000 FT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE TRAFFIC LIGHTS. FOUR (4) MORE THAN ONE TRAFFIC LIGHT PER BLOCK OR INTERSECTION, 50,000 PER DAY. HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC § C102.8

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.

HYDRANT SIGNAGE SHALL BE MAINTAINED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC § C102.10

A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC § C102.4

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 § C102.9

THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC § C102.6

TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE. IF A SERVICE INTERRUPTION OCCURS, THE 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 § C104

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 DEPARTMENT EQUIPMENT. IFC § 505.2

ROADS FOR OR TO FIRE APPARATUS ACCESS ARE REQUIRED FOR SYSTEMS PERMITTED TO HAVE ONE SOURCE OF WATER SUPPLY. DEPARTURE SHALL NOT EXCEED 6X FOR 25 FT PRIOR TO OR AFTER THE GRADE CHANGE. ADJACENT TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC § 503.2.7, § 503.2.8

THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE. TURNING RADIUS IFC § 503.2.1

VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC § 503.2.1

FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 28 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE OF THE ROAD TO FACE OF CURB. TURNING RADIUS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC § 503.2.1.1

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

SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200' OR MORE BETWEEN BUILDINGS, UNIT(S), AND/OR WELL(S) WITH LEADED OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MOUNTING

ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT LENGTH SHALL BE TERMINATED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION

TURNING RADIUS SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION FROM PHYSICAL DAMAGE. AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANE. SIGNS SHOULD 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 LEVEL. THE CURB ALONG OR ACROSS THE ROADWAY (IF CURB IS PROVIDED) SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC § 503.3

ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM IFC § 503.6

WHERE TRAFFIC SIGNALS ARE USED BY MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC CONTROL LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

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.

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.

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.

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.

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.

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:

	VERTICAL	HORIZONTAL
A. PAVEMENT AREA SUBGRADE	0.1"±	+0.0' TO -0.1'± SEE SOILS REPORT
B. ENGINEERD FILL	0.5"±	+0.1' TO -0.1'± SEE SOILS REPORT
C. COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.		

ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

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.

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 RIGHT-OF-WAY. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS USED EXPOSED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER.

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

- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, OBSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT-OF-WAY OR NEARBY WATER BODIES AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS REQUIRED BY THE NEVADA DEPARTMENT OF WATER RESOURCES. THE NEVADA DEPARTMENT OF WATER RESOURCES, DIVISION OF WATER AND DRAINAGE DESIGN MANUAL SECTION 1500 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AN, NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE THE CONSTRUCTION SITE EROSION CONTROL PLAN AND CONSTRUCTION SITE BMP GUIDANCE MANUAL. THE CONTRACTOR MAY APPLY SUCH AS SUSPENSION OF LAND DISTURBANCES, REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI000000, SECTION III.A.12.
- ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT RAINFALL EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

SOUTHERN NEVADA - SOUTHWEST GAS CORPORATION
GENERAL NOTES

- IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
MINIMUM HORIZONTAL AND VERTICAL CLEARANCES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND UTILITIES OR STRUCTURES SHALL BE MAINTAINED BUT NOT LIMITED TO WATER, SEWER, COMMUNICATIONS, AND ELECTRIC SHALL BE AT LEAST 12-INCHES OR GREATER AS DICTATED BY LOCAL CODES AND STANDARDS
(ANY DEVIATION FROM SPECIFIED MINIMUM CLEARANCES MUST BE APPROVED BY ALL AFFECTED UTILITIES AND/OR MUNICIPALITIES)
FOR VALVE ADJUSTMENT CALL 702-528-7855 14 DAYS PRIOR TO CONSTRUCTION.
FOR ADJUSTMENT OF CATHODIC PROTECTION TEST POINTS CALL 702-528-7873 14 DAYS PRIOR TO CONSTRUCTION.
IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND STRUCTURES CALL 702-365-2099.
STRUCTURES WHEN CONFLICTING WITH GAS LINES REQUIRING REMOVAL (OR NEAR HIGH PRESSURE GAS LINES) CALL 702-278-8451 48 HOURS PRIOR TO CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND SPECIFICATIONS MANUAL DEVELOPED BY THE CITY OF LAS VEGAS. THE CITY OF LAS VEGAS SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL BE MET WITH THE APPROVAL OF THE CITY ENGINEER.

CHISEL "S" SOE IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.

POLYETHYLENE (PE) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.

ALL MANHOLES PAVED IN STREETS EIGHTY (80') FOOT R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY (80') FOOT R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.

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 "T" SHALL BE USED ON LINES TWELVE INCHES (12") OR LARGER.

WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN.

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.

THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE SHALL BE IMMEDIATELY REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.

CONSTRUCTION OF CURVED SEWER REQUIRES THE USE OF C-900 PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

SEWER SERVICES AS APPROVED SPECIFICALLY ON THIS PLAN, ARE INTENDED SPECIFICALLY FOR THE LOT AND USE SHOWN, AND ARE NOT INTENDED TO SERVE ADJACENT PARCELS OR STRUCTURES WHICH MAY BE CREATED IN THE FUTURE. IN THE EVENT THAT THE PARCEL AND/OR LOT SHOWN ON THIS PLAN ARE FURTHER DIVIDED TO CREATE ADDITIONAL PARCELS OR LOTS THAT ARE NOT SHOWN ON THIS PLAN, THE CITY OF LAS VEGAS WILL NOT BE RESPONSIBLE FOR THE SEWER SERVICE TO THE ADJACENT PARCELS OR LOTS.

LVVWD PROJECT #
(REVISED 10/18/2021)

NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE MUST BE GIVEN TO THE LVVWD COMMUNICATIONS SUPPORT CENTER (702-258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.

2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLANS, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2000 UDCAS 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 UDCAS. THE UDCAS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.

4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.2.2 OF THE UO. UOACS.
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 UDCS 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 PRODUCT'S LIST (APL) FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE UO NORTH 811 "CALL BEFORE YOU DIG" AT "811" OR 1-800-842-2444.
14. THE INSTALLATION OF LAS VEGAS VALLEY WATER DISTRICT (LVVWD) MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UO STANDARD SPECIFICATIONS FOR 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. ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY/HAVING JURISDICTION. DECORATIVE MATERIALS USED WITHIN THE TIE IN SHALL BE IDENTICAL TO THE EXISTING DECORATIVE MATERIAL, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPLACED BY LVVWD WITH AN APPROPRIATELY SIZED PLAIN FINISH CONCRETE PATCH. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RECONSTRUCTION OF ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.

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.
16. PROTECT IN PLACE AND ADJUST LVPWD EXISTING FACILITIES TO FINISHED GRADE PER PLATES. ALL LVPWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.
17. **DRY UTILITY NOTES:** MAINTAIN A MINIMUM 12" VERTICAL SEPARATION AT ALL POINTS OF CROSSING. MAINTAIN A MINIMUM 3' PARALLEL SEPARATION.

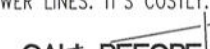
APPROVED FOR CONSTRUCTION

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 REVISION (USS), AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA (USD)", LATEST REVISION.
2. DESIGN PROFESSIONAL AND CONTRACTOR SHALL VERIFY CITY'S LATEST LED FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CULV 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.

1. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS, ETC., LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC AND CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLETION WITH SECTION 623.02.01 OF THE U.S.S.
2. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 623.03.01 OF THE U.S.S.
3. ALL EMPTY CONDUIT SHALL HAVE AT LEAST ONE GREEN NO. #8 AWG WIRE INSTALLED TRACER WIRE IN ACCORDANCE WITH SECTION 623.02.01 OF THE U.S.S PRIOR TO BACKFILLING AND FINAL INSPECTION.
4. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE IN COMPLIANCE WITH USD NO. 320A WHEN POLE IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME INTERFERE WITH OR ENCLOSE THE STREET LIGHTING POLE.
5. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE TRAFFIC ENGINEERING DIVISION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY PREPARER.
6. SERVICE POINT SHALL BE COORDINATED WITH NV ENERGY COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON PLANS.
7. NEW STREETLIGHT SERVICES SHALL BE 200 AMP PADMOUNT AND SHALL PROVIDE CAPACITY FOR 20 OR 24 AVAILABLE CIRCUITS.
8. WHENEVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREETLIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE THE CITY MAY BEGIN ANY CONSTRUCTION.
9. THE CONTRACTOR SHALL COMPLETE CONDUIT, WIRE, ETC. FROM SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS.

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING 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  OR 1-800-642-2444	FAST Call  before you UnderGround 1-702-432-5300 FREEMAN AND ARTISAL 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
		WROUGHT IRON PEDESTRIAN
		INDEX CONTOURS
		INTERMEDIATE CONTOURS
		ROUGH GRADE INDEX CONTOUR
		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
		WATER METER AND SERVICE LATERAL
		WATER FITTINGS
		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 A
	4" FIBER OPTIC CONDUIT
	PULLDOWN
	REFLECTIVE FIRE HYDRANT
	STORM DRAIN MAIN AND DROP INLET
	ROCK RIP RAP
	STORM DRAIN MANHOLE
	STORM DRAIN DROP INLET

AGG	AGGREGATE	FG	FL
AP	ASPHALTIC CONCRETE	FLUT	FLUT
AP	ANGLE POINT	FLUT	FLUT
BSI	BACK OF CURB	S-G	S-G
BSI	BEGINNING OF VERTICAL CURVE	GE	GE
BM	BENCH MARK	HP	H
BORY	BOUNDARY	HDP	H
BSI	CABLE TELEVISION	HSTV	H
CL	CENTERLINE	HPPPP	H
CCUSD	CLARK COUNTY UNIFORM STANDARD	INT	INT
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	LVVWD	L
CMH	CENTER OF MANHOLE	LT	L
CO	CLEAR OUT, SEWER	MH	M
COM	COMMON	MM	M
CCC, PCC	CONCRETE	MIN	M
CONST	CONSTRUCTION OR CONSTRUCT	ONS	N
CU TO, CY	CUBIC ARC	OS	O
CU FT, OF	CUBIC FEET	PMT	P
CF	CURB FACE	PI	P
DDWCWS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS	PPC	P
DIA	DIAMETER	PUE	P
DWY	DRIVEWAY	PVC	P
DI	DROP INLET	PVC	P
DE	DRAINAGE EASEMENT	PP	P
ESMT	EASEMENT	P	P
ESI	END STREET IMPROVEMENTS	PL	P
EP	EDGE OF PAVEMENT	PROP	P
ELEV	ELECTRIC	PP	P
EVC	ELEVATION	PP	P
ERC	END OF CURB RETURN	RPPA	R
EX, EXIST	EXISTING	R	R
FT	FEET OR FOOT	RECF	R
FTC	FOOTING WALL	RCB	R
FT	FIRE HYDRANT	RCF	R

DESCRIPTION	PUBLIC	PRIVATE
INCH SEWER LATERAL	- LF	3,560 LF
INCH PVC SEWER MAIN	2,978 LF	- LF
INCH C-900 SEWER MAIN	- LF	- LF
INCH SEWER MANHOLES	17 EA	- EA
WATER VALVES	- EA	42 EA
INCH PVC WATER MAIN	417 LF	- LF
INCH PVC WATER MAIN	2,197 LF	- LF
INCH DIP WATER MAIN	14 LF	- LF
INCH PVC WATER MAIN	- LF	- LF
INCH DIP WATER MAIN	- LF	- LF
ER LATERAL	- LF	1,645 LF
ATION SLEEVES	- LF	- LF
ER SERVICE TO LOTS	87 EA	- EA
HYDRANT	6 EA	- EA
CRASH GATE (WROUGHT IRON)	- SF	- SF
WATER METER	87 EA	- EA
IRRIGATION METER WITH 1" RPPA	2 EA	- EA
IRRIGATION METER WITH 1" RPPA	- EA	- EA

TYPE ISLAND CURB	-	LF	175	LF
B & GUTTER (24-INCH)	-	LF	294	LF
B & GUTTER (30-INCH)	-	LF	3,986	LF
CRETE VALLEY GUTTER	805	SF	1,384	SF
CH CONCRETE SIDEWALK	-	SF	1,367	SF
CH CONCRETE SIDEWALK	325	SF	20,111	SF
RAMPS	2	EA	12	EA
WALK UNDERDRAIN	1	EA	-	EA
II GRAVEL	-	CY	1,535	CY
CH ASPHALTIC CONCRETE PAVING	-	SY	8,360	SY
VEY MONUMENTS	-	EA	-	EA
PULLBOX	-	EA	3	EA
T STANDARD (STD. BASE)	-	EA	6	EA
7/4 INCH STREET LIGHT CONDUIT	-	LF	1,759	LF
200 AMP SERVICE PEDESTAL	-	EA	1	EA
CR/GS/PHONE/CABLE SERVICE TO LOTS	-	EA	87	EA
601 BARRICADE (SFT)	-	EA	8	EA
ECT SIGNS -STAND ALONE	-	EA	9	EA

RESIDENTIAL
NY 93148
93200

DATE: April 11, 2022
VERT. SCALE: N/A
DRAWN BY: CU
DESIGNED BY: CRZ
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0059

RRING
SAS, NY 93106
9301

DRAINAGE SCHEDULE ESTIMATE		
1 INCH STORM DRAIN	- LF	- LF
1 INCH STORM DRAIN	- LF	- LF
1 INCH STORM DRAIN	- LF	- LF
1 INCH STORM DRAIN	- LF	- LF
1 INCH SD MANHOLE (>6')	- EA	- EA
1 INCH SD MANHOLE (>5')	- EA	- EA
FOOT TYPE CM2 DROP INLET	- EA	- EA
FOOT TYPE CM2 DROP INLET	- EA	- EA
FOOT TYPE CM2 DROP INLET	- EA	- EA
FOOT TYPE CM2 DROP INLET	- EA	- EA
FOOT TYPE CM2 DROP INLET	- EA	- EA
FOOT TYPE CM2 DROP INLET	- EA	- EA
72" JENSEN PRECAST INLET	- EA	- EA
RAP (D50=6")	- CY	32 CY
INDON PRIVATE RCP	- LF	- LF
MANAGE EASEMENT-CONCRETE	109 SF	- SF
WROUGHT IRON FENCE	246 SF	- SF

1. QUANTITY ESTIMATE IS FOR BONDING PURPOSES ONLY.
 CONTRACTOR TO DETERMINE INDEPENDENT ESTIMATIONS.
BENCHMARK
 INUMENT ID: USDA (1934) 19
 2. 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
 TUM
 3. FROM THE CITY OF LAS VEGAS BENCHMARK BOOK-- 2008
 ADJUSTMENT (UPDATED 05/24/2010)

TH 00°01'50" WEST, BEING THE BEARING OF THE
ST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA,
SHOWN BY MAP THEREOF IN FILE 161, PAGE 040
SURVEYS IN THE CLARK COUNTY RECORDER'S
OFFICE. NEVADA.

_____ NONE

DATE	BY	APPROVED BY	DESCRIPTION
DATE: APRIL 11, 2022			
HORIZ. SCALE: N/A			
VERT. SCALE: N/A			
DRAWN BY: DJJ			
CHECKED BY: GR			
DESIGNED BY: CR			
APPROVED BY: CRZ			
PROJECT #:			

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-3100 FAX: (702) 736-9240



RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702-633-8800 FAX: 702-633-0801

IMPROVEMENT PLAN FOR
SUNSTONE PARCEL G UNIT 1
(AKA ASHER AT SUNSTONE)
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GENERAL NOTES, LEGENDS, AND ABBREVIATIONS

NEVADA
CITY OF LAS VEGAS



DATE: 4-11-22

DRAWING
N-1

SHEET 2 OF 28

CLV DRAWING PROJECT #

O:\3040_LEN\0059_Sunstone G\CIVIL\IPS\U1\S0002_N-1.dwg crivera 4/11/22 5:53pm

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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Call
811
 OR
 1-800-642-2444

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
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 161, PAGE 040 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA,

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 PILES, CULVERTS, ARCH CULVERTS, HEADWALLS, ETC. THIS DOES NOT INCLUDE ANY WORK WITHIN THE 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."

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL MAP NUMBERS 32003C1735E DATED SEPTEMBER 27 2002, THE SITE IS LOCATED IN A ZONE "X". ZONE "X" AREAS ARE DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

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 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: SOUTHWEST GEOTECHNICAL
PROJECT NO. 182187
DATED: April 25, 2018
UPDATED: DECEMBER 03, 2021
*SEE DETAILS 23, 25, 26 AND 27 ON SHEET D-2 FOR ROUGH GRADE SECTIONS
9. CUT/FILL ESTIMATES TO FINISH GRADE ELEVATIONS
NET CUT: 29,157 CY
NET FILL: 37,538 CY
10. SEE DETAIL 31/0-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

- 1) CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
- 2) CONSTRUCT 24" 1" CURB AND GUTTER PER CCAUSD #216
- 3) CONSTRUCT 30" ROLL CURB PER CCAUSD #217,2,51
- 4) CONSTRUCT 1" 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 28 SHEET D-2
- 6) CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
- 7) CONSTRUCT PAVERS PER DETAIL 35 ON D-2
- 8) CONSTRUCT 5' SIDEWALK PER CCAUSD #234
6" THICK WHEN ADJACENT TO CURB
- 9) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, (CASE I). SEE PLAN AND PROFILE SHEET CURB TABLES FOR "A" AND "B" DIMENSIONS
- 10) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD #235, (CASE II). SEE PLAN AND PROFILE SHEET CURB TABLES FOR "A" AND "B" DIMENSIONS
- 11) CONSTRUCT 6' WIDE PEDESTRIAN ACCESS GATES
- 12) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- 13) CONSTRUCT 6' HIGH WROUGHT IRON FENCE AND/OR GATES PER CCAUSD 425.51 SHEET 3 OF 3
- 14) CONSTRUCT (D50+6", THICKNESS=12") 3' WIDE INTERIM RIPRAP CURB (SEE DETAIL 109)
- 15) CONSTRUCT 10' CONCRETE FLUME PER DETAIL 34 SHEET D-2
- 16) CONSTRUCT 34" WIDE TEMPORARY FIRE ACCESS WITH 6" TYPE II AGGREGATE BASE COMPACTED TO 95%
- 17) CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- 18) 2' CURB CUT FOR FLUME DRAINAGE
- 19) CALL BOX
- 20) INSTALL DOUBLE 15' (LYVWD) ACCESS GATES
- 21) EX SIDEWALK TO REMAIN
- 22) EX SIDEWALK RAMPS TO REMAIN
- 23) REMOVE EXISTING CURB AND GUTTER

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.

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

SEWER EASEMENT NOTE

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



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5552 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER ZRINYI, PE NO. 13976

REV	DESCRIPTION	BY	APP	DATE
	DATE: April 11, 2022			
	HORIZ SCALE: 1"=30'			
	VERT SCALE: N/A			
	DRAWN BY: D			
	CHECKED BY: CR			
	DESIGNED BY: CR			
	PLACED BY: CR			
	APPROVED BY: CR			
	PROJECT #:			
	3040.0059			

LENNAR®
W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

BCI ENGINEERING



IMPROVEMENT PLANS FOR
SUNSTONE PARCEL G UNIT 1
(AKA ASHER AT SUNSTONE)
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 1 OF 6)

CITY OF LAS VEGAS



DATE: 4-11-00
DRAWING
G-1
SHT 3 OF 28
CLV DRAWING NUMBER
CLV PROJECT #

D:\3040_LEN\0059_Sunstone G\CIVIL_IPS\U1\S0003_G-1.dwg crivera 4/11/22 5:54pm

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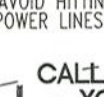
FAST



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

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)

NORTH 00°01'30" 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 161, PAGE 040 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA,

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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: SOUTHWEST GEOTECHNICAL
 PROJECT NO. 182187
 DATED: April 25, 2018
 **UPDATED: DECEMBER 03, 2021
 *SEE DETAILS 23, 25, 26 AND 27 ON SHEET D-2 FOR ROUGH GRADE SECTIONS
9. CUT/FILL ESTIMATES:
 EXISTING TO FINISH GRADE ELEVATIONS
 NET CUT: 29,157 CY
 NET FILL: 37,338 CY
10. SEE DETAIL 31/D-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

- 1) CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
- 2) CONSTRUCT 24" 1" CURB AND GUTTER PER CAUSD #216
- 3) CONSTRUCT 30" ROLL CURB PER CAUSD #217,2,51
- 4) CONSTRUCT 1" TYPE ISLAND CURB PER CAUSD #219
- 5) CONSTRUCT 5" CURB TRANSITION FROM 24" 1" TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 28 SHEET D-2
- 6) CONSTRUCT 8" CROSS GUTTER PER CAUSD #228
- 7) CONSTRUCT PAVERS PER DETAIL 35 ON D-2
- 8) CONSTRUCT 5" SIDEWALK PER CAUSD #234
- 9) 6" THICK (WHEN ADJACENT TO ROLL CURB)
- 10) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CAUSD #235 (CASE I). SEE PLAN AND SHEET D-2 FOR CURVE TABLES FOR "A" AND "B" DIMENSIONS
- 11) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CAUSD #235 (CASE III). SEE PLAN AND SHEET D-2 FOR CURVE TABLES FOR "A" AND "B" DIMENSIONS
- 12) CONSTRUCT 5" WIDE PEDESTRIAN ACCESS GATE
- 13) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- 14) CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER CAUSD 425.51 SHEET 3 OF 3
- 15) CONSTRUCT (D50-6", THICKNESS=12") 5' WIDE INTERIM IMPERMEABLE SECTION
- 16) CONSTRUCT 10" CONCRETE FILL PER DETAIL 34 SHEET D-2
- 17) CONSTRUCT 34" WIDE TEMPORARY FIRE ACCESS WITH 6" TYPE II AGGREGATE BASE COMPACTED TO 95%
- 18) CONSTRUCT SIDEWALK UNDERDRAIN PER CAUSD #236
- 19) 2" CURB CUT FOR FLUME DRAINAGE
- 20) CALL BOX
- 21) INSTALL DOUBLE 15" (LYVUD) ACCESS GATES
- 22) EX SIDEWALK TO REMAIN
- 23) EX SIDEWALK RAMPS TO REMAIN
- 24) REMOVE EXISTING CURB AND GUTTER

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.

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

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



FOR REVIEW ONLY			
REV	DESCRIPTION	BY	DATE
	DATE: April 11, 2022		
	HORIZ. SCALE: 1"=50'		
	VERT. SCALE: N/A		
	DRAWN BY: DU		
	DESIGNED BY: GR		
	CHECKED BY: GR		
	APPROVED BY: CRT		
	PROJECT #:		
	3040-0859		

LENNAR®
9275 W. RUSSELL RD SUITE 400 LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.9201



IMPROVEMENT PLANS FOR
SUNSTONE PARCEL G UNIT 1
(AKA ASHER AT SUNSTONE)
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 2 OF 6)

	PROFESSIONAL ENGINEER CHRISTOPHER R. ZRINYI Exp. 6/30/2022 CIVIL No. 13976
	DATE: 4-11-22
	DRAWING
	G-2 SHT 4 OF 28
	CLV DRAWING NUMBER

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5552 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER ZRINYI, PE NO. 13976

DATE _____

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.

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

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)

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 161, PAGE 040 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA,

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 TYPE OF CONCRETE OR MASONRY SUCH AS PIER, CULVERTS, AND CURBWORK - 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."

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL MAP NUMBERS 32003C1735E DATED SEPTEMBER 27 2002, THE SITE IS LOCATED IN A ZONE "X". ZONE "X" AREAS ARE DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

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.

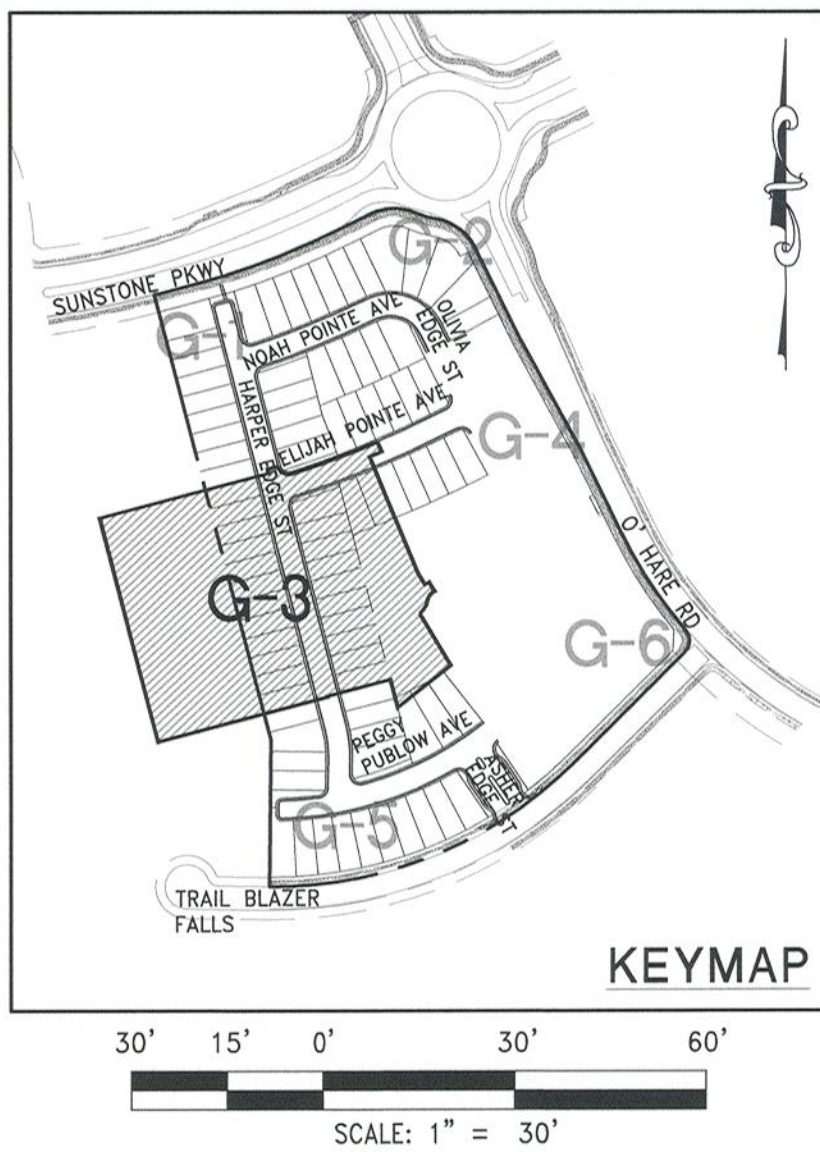
1. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
2. SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO VERIFY WITH SOILS REPORT.
3. SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
4. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
5. THESE PLANS SHALL 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: SOUTHWEST GEOTECHNICAL
PROJECT NO. 182187
DATED: April 25, 2018
UPDATED: DECEMBER 03, 2021
- *SEE DETAIL 23, 25, 26 AND 27 ON SHEET D-2 FOR ROUGH GRADE SECTIONS
9. CUT/FILL ESTIMATES:
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 29,157 CY
NET FILL: 37,830 CY
10. SEE DETAIL 31/D-2 FOR TYPICAL LOT DRAINAGE
11. FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

- 1) CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON SHEET D-1
- 2) CONSTRUCT 24" L' CURB AND GUTTER PER CAUSD #216
- 3) CONSTRUCT 30" ROLL CURB PER CAUSD #217.2.S1
- 4) CONSTRUCT "L" TYPE ISLAND CURB PER CAUSD #219
- 5) CONSTRUCT 5' CURB TRANSITION FROM 24" L' TYPE CURB AND TRANSITION TO 30" ROLL CURB PER DETAIL 28 SHEET D-2
- 6) CONSTRUCT 8" CROSS GUTTER PER CAUSD #228
- 7) CONSTRUCT PAVERS PER DETAIL 35 ON D-2
- 8) CONSTRUCT 5' SIDEWALK PER CAUSD #234
(6" THICK WHEN ADJACENT TO ROLL CURB)
- 9) CONSTRUCT SIDEWALK RAMP'S USING ARMOR TIE TRUNCATED DOMES OR EQUIVALENT PER CAUSD #235 (CASE I). SEE PLAN AND PRO. SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- 10) CONSTRUCT SIDEWALK RAMP'S USING ARMOR TIE TRUNCATED DOMES OR EQUIVALENT PER CAUSD #235 (CASE III). SEE PLAN AND PRO. SHEET CURVE TABLES FOR "A" AND "B" DIMENSION
- 11) CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
- 12) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- 13) CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER CAUSD 425.S1 SHEET 3 OF 3
- 14) CONSTRUCT (D50=6", THICKNESS=12") 3' WIDE INTERIOR RIPRAP CURB
- 15) CONSTRUCT 10' CONCRETE FULW PER DETAIL 34 SHEET D-2
- 16) CONSTRUCT 34" WIDE TEMPORARY FIRE ACCESS WITH 6" TYPE II AGGREGATE BASE COMPACTED TO 95%
- 17) CONSTRUCT SIDEWALK UNDERDRAIN PER CAUSD #236
- 18) 2' CURB CUT FOR FULW DRAINAGE
- 19) CALL BOX
- 20) INSTALL DOUBLE 15" (LVWDD) ACCESS GATES
- 21) EX SIDEWALK TO REMAIN
- 22) EX SIDEWALK RAMP'S TO REMAIN
- 23) REMOVE EXISTING CURB AND GUTTER

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.

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

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



IMPROVEMENT PLANS FOR
SUNSTONE PARCEL G UNIT 1
(AKA ASHER AT SUNSTONE)
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 3 OF 6)

NEVADA

CITY OF LAS VEGAS



DATE: 4-11-22

G-3

SHT 5 OF 28

CLV DRAWING NUMBER

DRAWING

CLV PROJECT #

CITY OF LAS VEGAS

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5552 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER ZRINYI, PE NO. 13976

DAT

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  OR 1-800-642-2444	FAST Call  before you UnderGround 1-702-432-5300 FREQUENCY AND MATERIAL SYSTEM OF TRANSPORTATION	AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DO OVERHEAD  1-702-227-2929
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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°01'30" 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 161, PAGE 040 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA,

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 WORK CONTROL STRUCTURE SUCH AS PIPES, CULVERTS, ARCH BRIDGES, 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 MAP NUMBERS 32003C1735E DATED SEPTEMBER 27 2002, THE SITE IS LOCATED IN A ZONE "X". ZONE "X" AREAS ARE DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

SIGHT VISIBILITY ZONE

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.

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 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: SOUTHWEST GEOTECHNICAL
PROJECT NO. 182187
DATED: April 25, 2018
UPDATED: DECEMBER 03, 2021
*SEE DETAILS 23.5, 26 AND 27 ON SHEET D-2 FOR ROUGH GRADE SECTIONS
9. CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 29,157 CY
NET FILL: 37,536 CY
10. SEE DETAIL 31/0-2 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 3 ON SHEET D-1
- 2) CONSTRUCT 24" 'L' CURB AND GUTTER PER CAUSAUD #216
- 3) CONSTRUCT 30" ROLL CURB PER CAUSAUD #217.2.S1
- 4) CONSTRUCT 'L' TYPE ISLAND CURB PER CAUSAUD #219
- 5) CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 28 D-2
- 6) CONSTRUCT 8' CROSS GUTTER PER CAUSAUD #226
- 7) CONSTRUCT PAVERS PER DETAIL 35 ON D-2
- 8) CONSTRUCT 5' SIDEWALK PER CAUSAUD #234
- 9) 6" THICK WHEN ADJACENT TO (ROLL CURB)
- 10) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CAUSAUD #235 (CASE I). SEE PLAN AND SIDE SHEET GAGE TABLES FOR "A" AND "B" DIMENSIONS
- 11) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CAUSAUD #235 (CASE III). SEE PLAN AND SIDE SHEET GAGE TABLES FOR "A" AND "B" DIMENSIONS
- 12) CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
- 13) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- 14) CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES PER CAUSAUD 425.S1 SHEET F OF 3
- 15) CONSTRUCT (D50=6", THICKNESS=12") 3' WIDE INTERIOR RIPRAP PROTECTION
- 16) CONSTRUCT 10' CONCRETE FLUME PER DETAIL 34 SHEET D-2
- 17) CONSTRUCT 34" WIDE TEMPORARY FIRE ACCESS WITH 6" TYPE II AGGREGATE BASE COMPACTED TO 95%
- 18) CONSTRUCT SIDEWALK UNDERDRAIN PER CAUSAUD #236
- 19) 2' CURB CUT FOR FLUME DRAINAGE
- 20) CALL BOX
- 21) INSTALL DOUBLE 15' (LVWOOD) ACCESS GATES
- 22) EX SIDEWALK TO REMAIN
- 23) EX SIDEWALK RAMPS TO REMAIN
- 24) REMOVE EXISTING CURB AND GUTTER

SURVEY MONUMENT NOTE

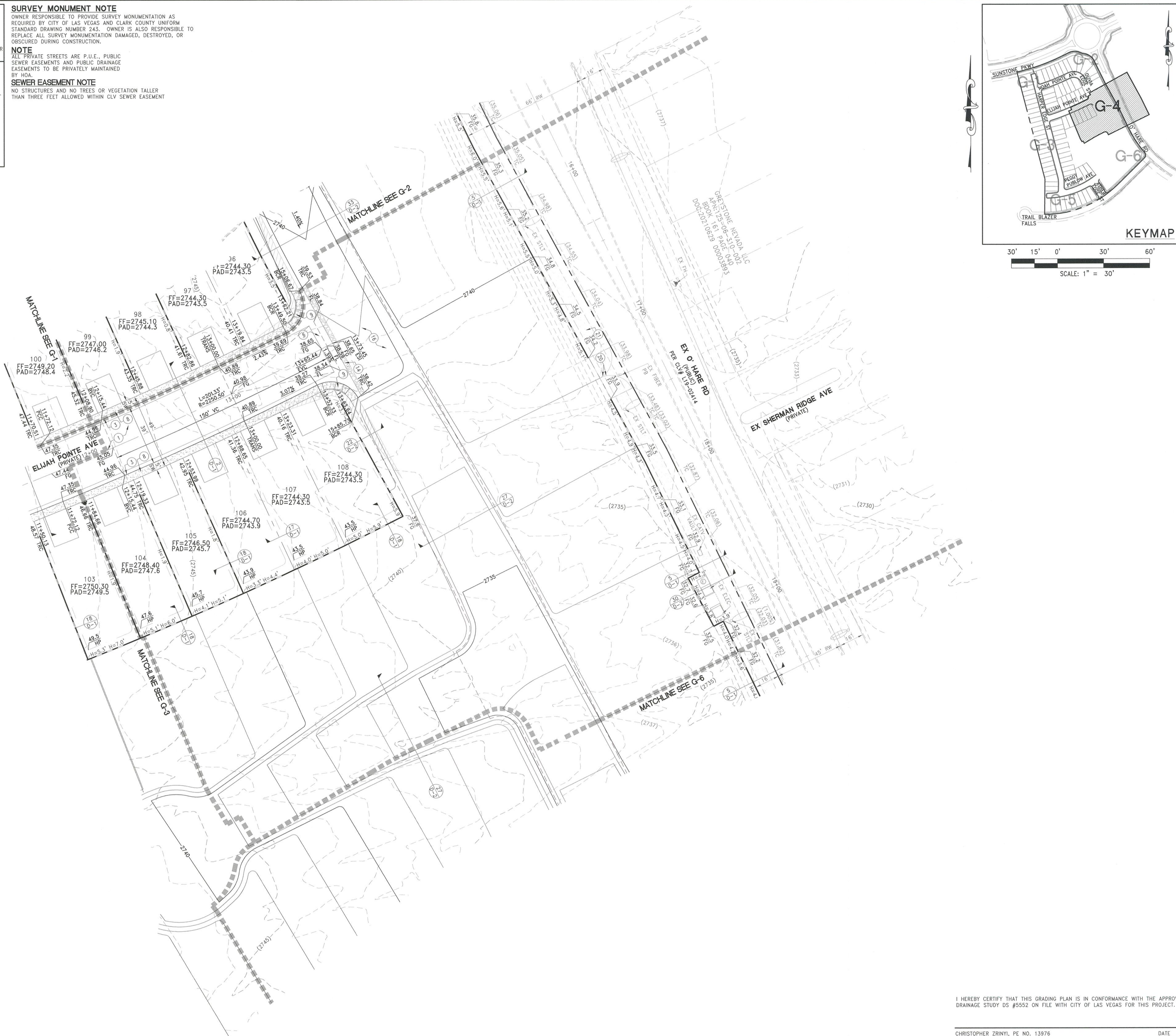
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO REPLACE ALL SURVEY MONUMENTATION DAMAGED, DESTROYED, OR OBSCURED DURING CONSTRUCTION.

NOTE

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SEWER EASEMENT NOTE

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



I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5552 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

DATE:	APRIL 11, 2022	REV	DESCRIPTION	BY	APPD	DATE
HORIZ. SCALE:	1"=50'					
VERT. SCALE:	N/A					
DRAWN BY:	DU					
DESIGNED BY:	CR					
CHECKED BY:	CRZ					
APPROVED BY:	CRZ					
PROJECT #:	3040.0059					

LENNAR®
 9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
 PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
 500 SOUTH BANCRO FT. SUITE 171 LAS VEGAS, NV 89106
 MAIN: 702-453-0800 FAX: 702-453-4501

IMPROVEMENT PLANS FOR
SUNSTONE PARCEL G UNIT 1
(AKA ASHER AT SUNSTONE)
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 4 OF 6)

DATE: 4-11-22

DRAWING

G-4

SHT 6 OF 28

CLV DRAWING NUMBER

CLV PROJECT #

3040	LENR\0059	Sunstone G\ CIVIL\	IPS\U1\S0003 G-1.dwg	crivora	4/11/22	5:54pm
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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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---	---	--

MONUMENT ID: USDA (1934) 19

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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.
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8. SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: SOUTHWEST GEOTECHNICAL
PROJECT NO. 182181
DATED: April 25, 2018
UPDATED: DECEMBER 03, 2021
*SEE DETAILS 23, 25, 26 AND 27 ON SHEET D-2 FOR ROUGH GRADE SECTIONS
9. CUT/FILL ESTIMATE:
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- 3) CONSTRUCT 30" ROLL CURB PER CCAUSD #217,2,51
- 4) CONSTRUCT "L" TYPE ISLAND CURB PER CCAUSD #219
- 5) CONSTRUCT 1/2" Curb TRANSITION FROM 24" L' TYPE CURB AND GUTTER TO 30" ROLL CURB PER DETAIL 28 SHEET D-2
- 6) CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228
- 7) CONSTRUCT PAVERS PER DETAIL 35 ON D-2
- 8) CONSTRUCT 5" SIDEWALK PER CCAUSD #234
- 9) 16" THICK WHEN ADJACENT TO (ROLL CURB)
- 9) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOWMS OR EQUIVALENT PER CCAUSD #235, (CASE I). SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- 10) CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOWMS OR EQUIVALENT PER CCAUSD #235, (CASE III). SEE PLAN AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- 11) CONSTRUCT 5" WIDE PEDESTRIAN ACCESS GATES
- 12) INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- 13) CONSTRUCT HIGH WALKWAY WITH 3' FENCE AND/OR GATES PER CCAUSD #25,31 SHEET 3 OF 3
- 14) CONSTRUCT (50±6", THICKNESS=12") 3" WIDE INTERIM RIPRAP PROTECTION
- 15) CONSTRUCT 10" CONCRETE FILL PER DETAIL 34 SHEET D-2
- 16) CONSTRUCT 34" WIDE TEMPORARY FIRE ACCESS WITH 6" TYPE II AGGREGATE BASE COMPACTED TO 95%
- 17) CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- 18) 2' CURB CUT FOR FLUME DRAINAGE
- 19) CALL BOX
- 20) INSTALL DOUBLE 15' (LYVVD) ACCESS GATES
- 21) EX SIDEWALK TO REMAIN
- 22) EX SIDEWALK RAMPS TO REMAIN
- 23) REMOVE EXISTING CURB AND GUTTER

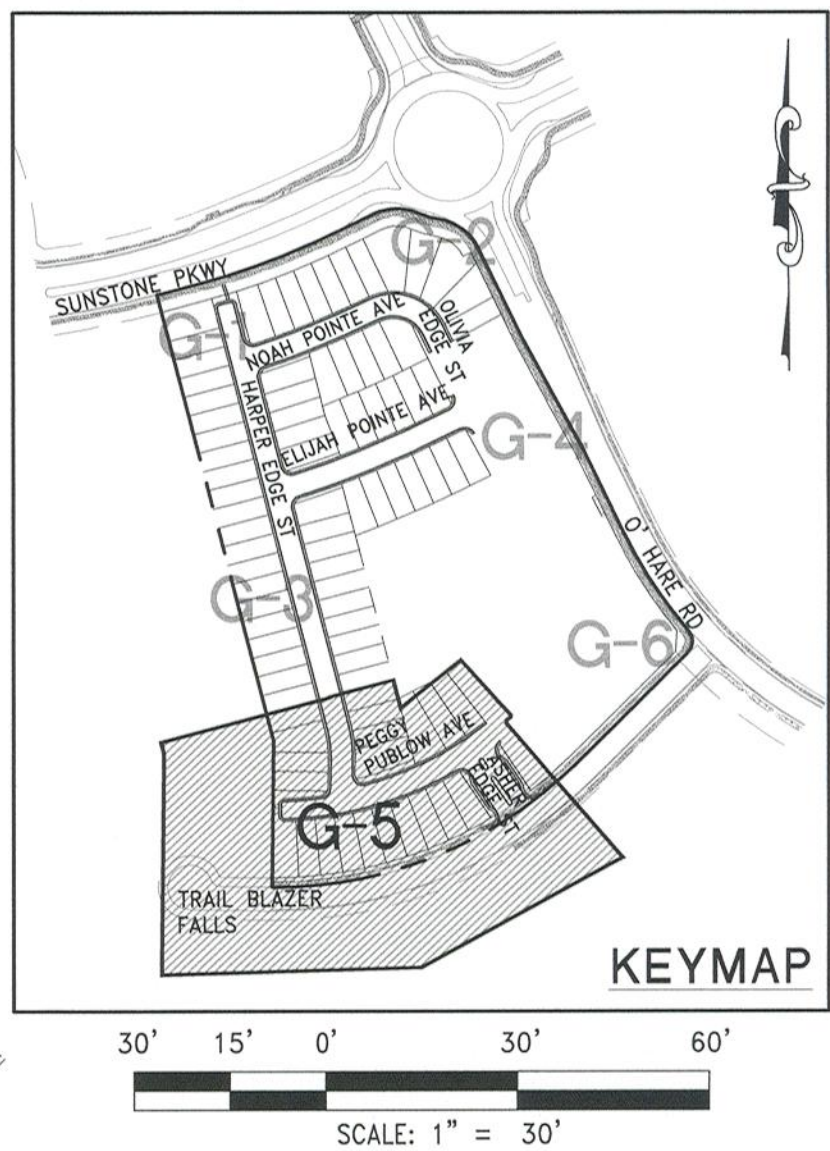
OWNER RESPONSIBLE TO PROVIDE SURVEY MONUMENTATION AS
REQUIRED BY CITY OF LAS VEGAS AND CLARK COUNTY UNIFORM
STANDARD DRAWING NUMBER 243. OWNER IS ALSO RESPONSIBLE TO
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OBSCURED DURING CONSTRUCTION.

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

SEWER EASEMENT NOTE

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

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



IMPROVEMENT PLANS FOR
SUNSTONE PARCEL G, UNIT 1
(AKA ASHER AT SUNSTONE)
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING PLAN (SHEET 5 OF 6)

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: (702) 453-0800 FAX: (702) 453-0801

DATE: April 11, 2022

HORIZ. SCALE: 1"=30'

VERT. SCALE: N/A

DRAWN BY: DJ

CHECKED BY: CR

DESIGNED BY: CRZ

APPROVED BY: CRZ

PROJECT #:

REV

DESCRIPTION

BY

DATE

CITY OF LAS VEGAS
NEVADA

FOR REVIEW ONLY

I HEREBY CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY DS #5552 ON FILE WITH CITY OF LAS VEGAS FOR THIS PROJECT.

CHRISTOPHER ZRINYI, PE NO. 13976

DATE _____

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.

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
OVER-HEAD**

1-702-227-2929

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 (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 161, PAGE 040
OF SURVEYS IN THE CLARK COUNTY RECORDER'S
OFFICE, NEVADA.

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 STRUCTURES, 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 MAP NUMBERS 32003C1735E
DATED SEPTEMBER 27 2002, THE SITE IS LOCATED IN A
ZONE "X". ZONE "X" AREAS ARE DEFINED AS AREAS
OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

SIGHT VISIBILITY ZONE

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.

ENGINEERS NOTES

- CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING
CONSTRUCTION.
- SEE DETAIL SHEET FOR ON-SITE PAVEMENT SECTIONS. CONTRACTOR TO
VERIFY WITH SOILS REPORT.
- SEE FINAL MAP FOR EXACT PROPERTY LINE DIMENSIONS.
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR
CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- 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.
- SOIL REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE
WITH SOILS REPORT PREPARED BY:
ENGINEER: SOUTHWEST GEOTECHNICAL
PROJECT NO. 182187
DATED: April 25, 2018
UPDATED: DECEMBER 03, 2021
*SEE DETAILS 23, 25, 26 AND 27 ON SHEET D-2 FOR ROUGH GRADE SECTIONS
- CUT/FILL ESTIMATES
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 29,157 CY
NET FILL: 37,538 CY
- SEE DETAIL 31/D-2 FOR TYPICAL LOT DRAINAGE
- FOR STORMWATER RUNOFF MANAGEMENT NOTES REFER TO SHEET N-1

CONSTRUCTION NOTES

- CONSTRUCT AC PAVEMENT PER DETAILS 1 THRU 3 ON
SHEET D-1
- CONSTRUCT 24" 'L' CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT 30" ROLL CURB PER CCAUSD #217.2.S1
- CONSTRUCT "L" TYPE ISLAND CURB PER CCAUSD #219
- CONSTRUCT 5' CURB TRANSITION FROM 24" 'L' TYPE CURB
AND GUTTER TO 30" ROLL CURB PER DETAIL 28 SHEET D-2
- CONSTRUCT 8" CROSS GUTTER PER CCAUSD #228
- CONSTRUCT PAVERS PER DETAIL 35 ON D-2
- CONSTRUCT 5' SIDEWALK PER CCAUSD #234
(6" THICK WHEN ADJACENT TO ROLL CURB)
- 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
- CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED
DOMES OR EQUIVALENT PER CCAUSD #235 (CASE III) SEE PLAN
AND PROFILE SHEET CURVE TABLES FOR "A" AND "B" DIMENSIONS
- CONSTRUCT 5' WIDE PEDESTRIAN ACCESS GATE
- INSTALL ELECTRONICALLY CONTROLLED ACCESS GATES
- CONSTRUCT 6" HIGH WROUGHT IRON FENCE AND/OR GATES
PER CCAUSD #25.S1 SHEET 3 OF 3
- CONSTRUCT (0.50=6", THICKNESS=12") 3" WIDE INTERIM
RIPRAP PROTECTION
- CONSTRUCT 10' CONCRETE FLUME PER DETAIL 34 SHEET D-2
- CONSTRUCT 34" WIDE TEMPORARY FIRE ACCESS WITH 6"
TYPE II AGGREGATE BASE COMPACTED TO 95%
- CONSTRUCT SIDEWALK UNDERDRAIN PER CCAUSD #236
- 2' CURB CUT FOR FLUME DRAINAGE
- CALL BOX
- INSTALL DOUBLE 15' (LVWD) ACCESS GATES
- EX SIDEWALK TO REMAIN
- EX SIDEWALK RAMPS TO REMAIN
- REMOVE EXISTING CURB AND GUTTER

SURVEY MONUMENT NOTE

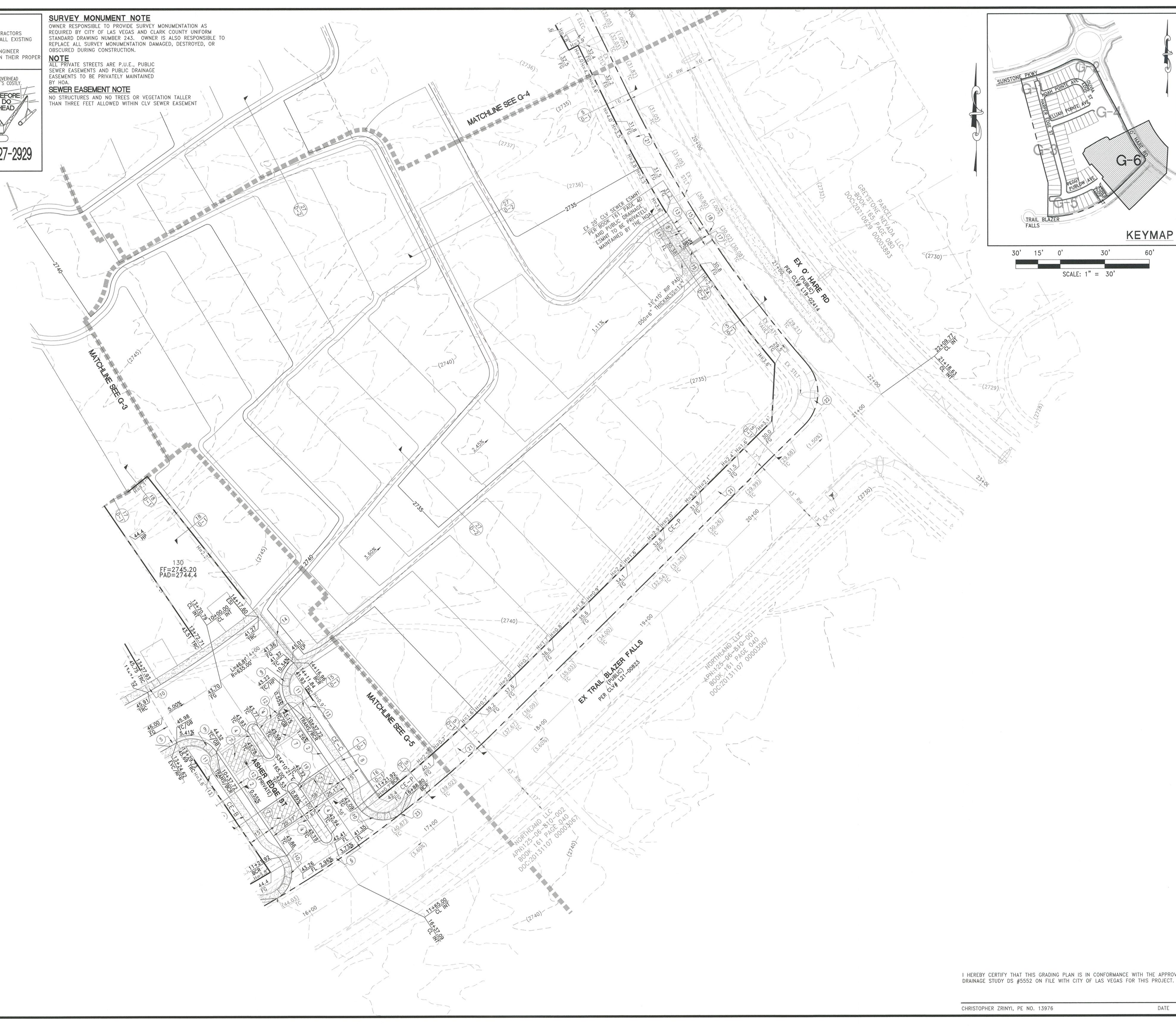
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NOTE

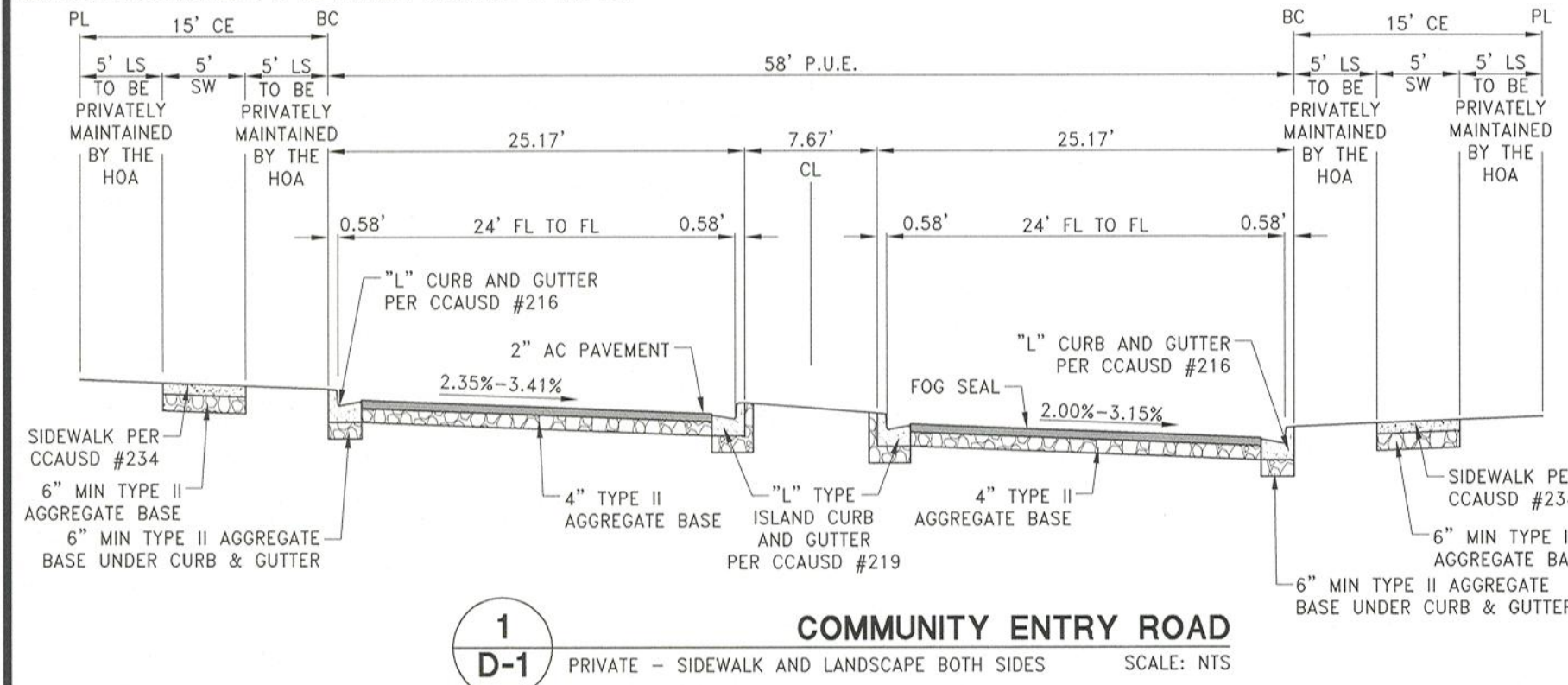
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SEWER EASEMENT NOTE

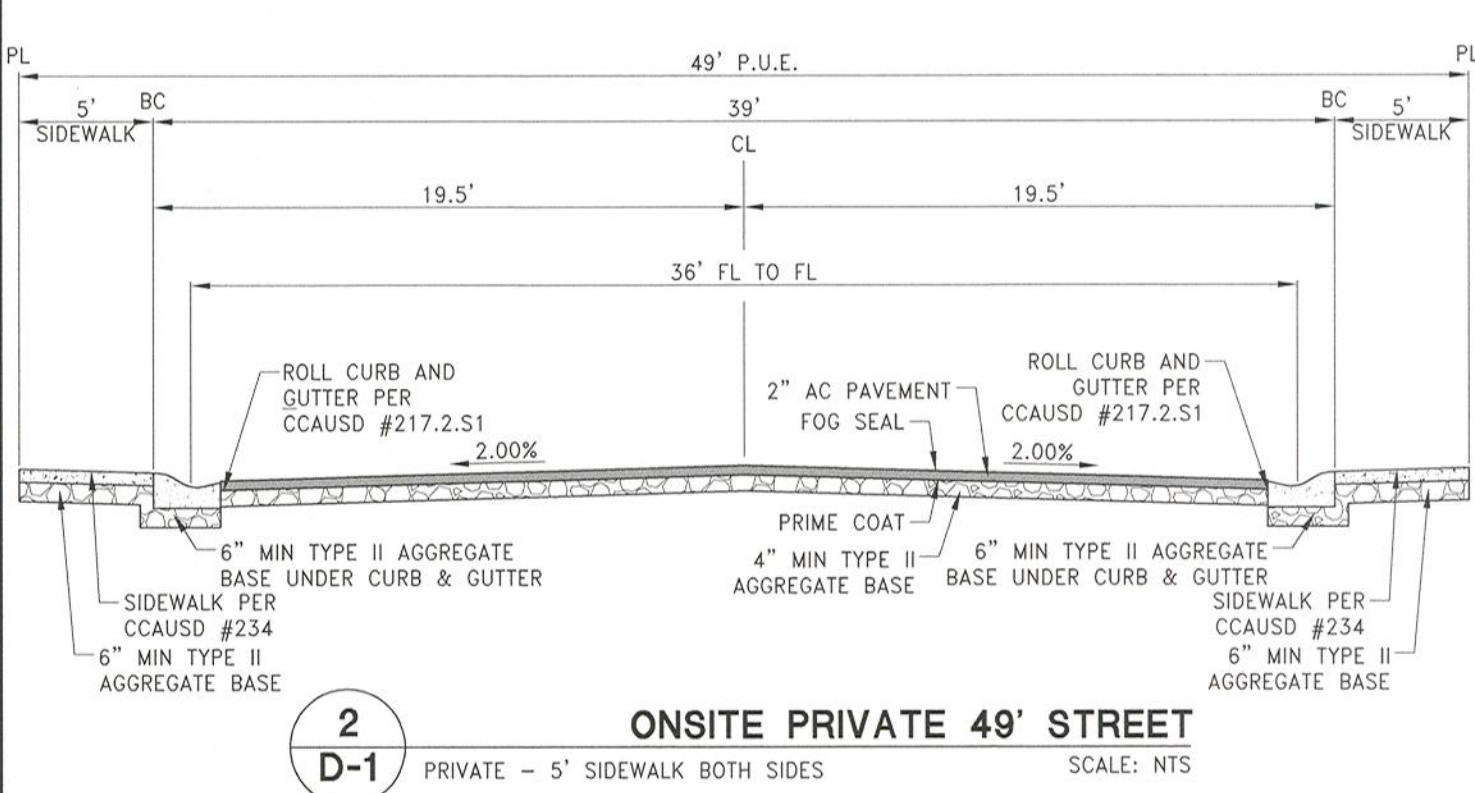
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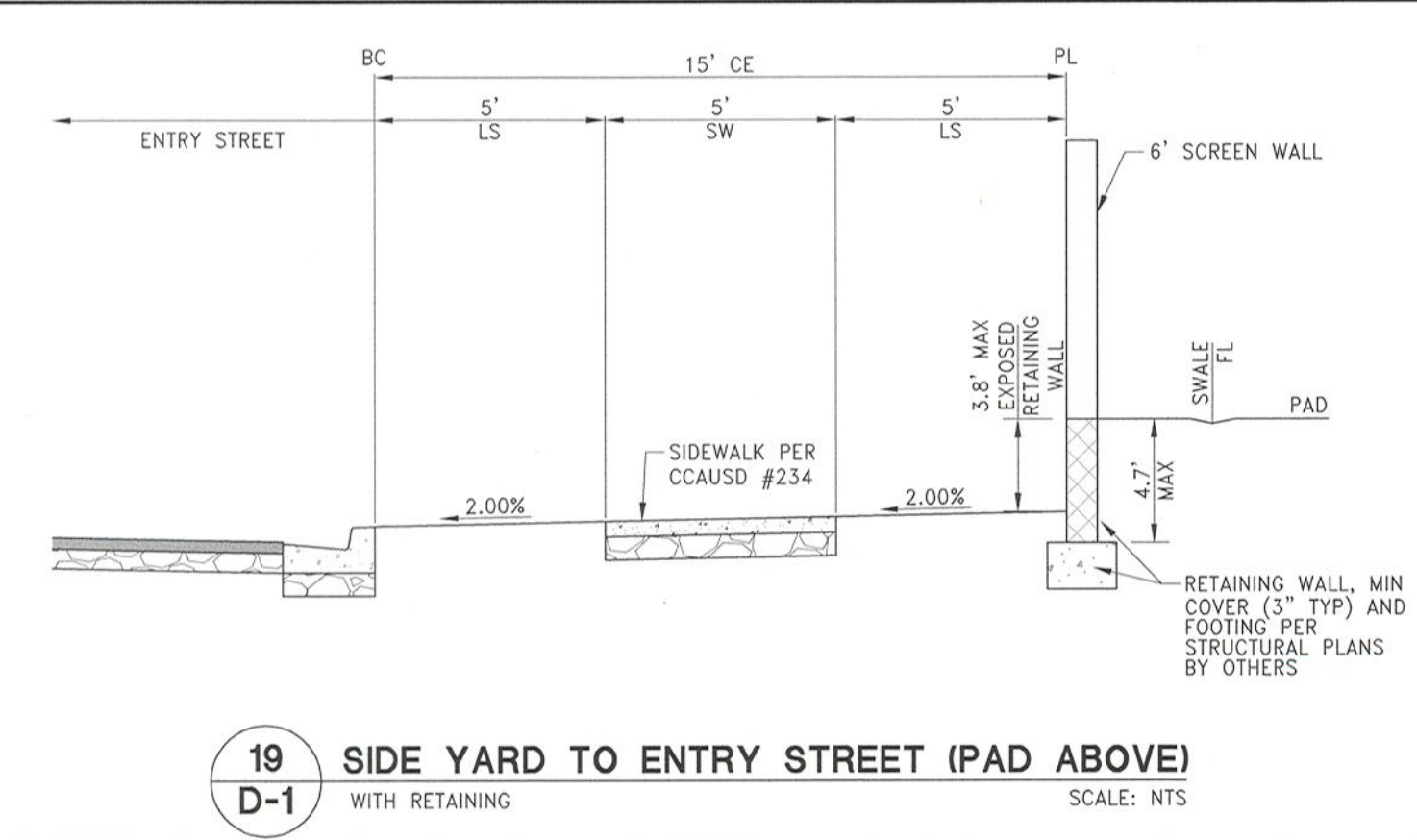
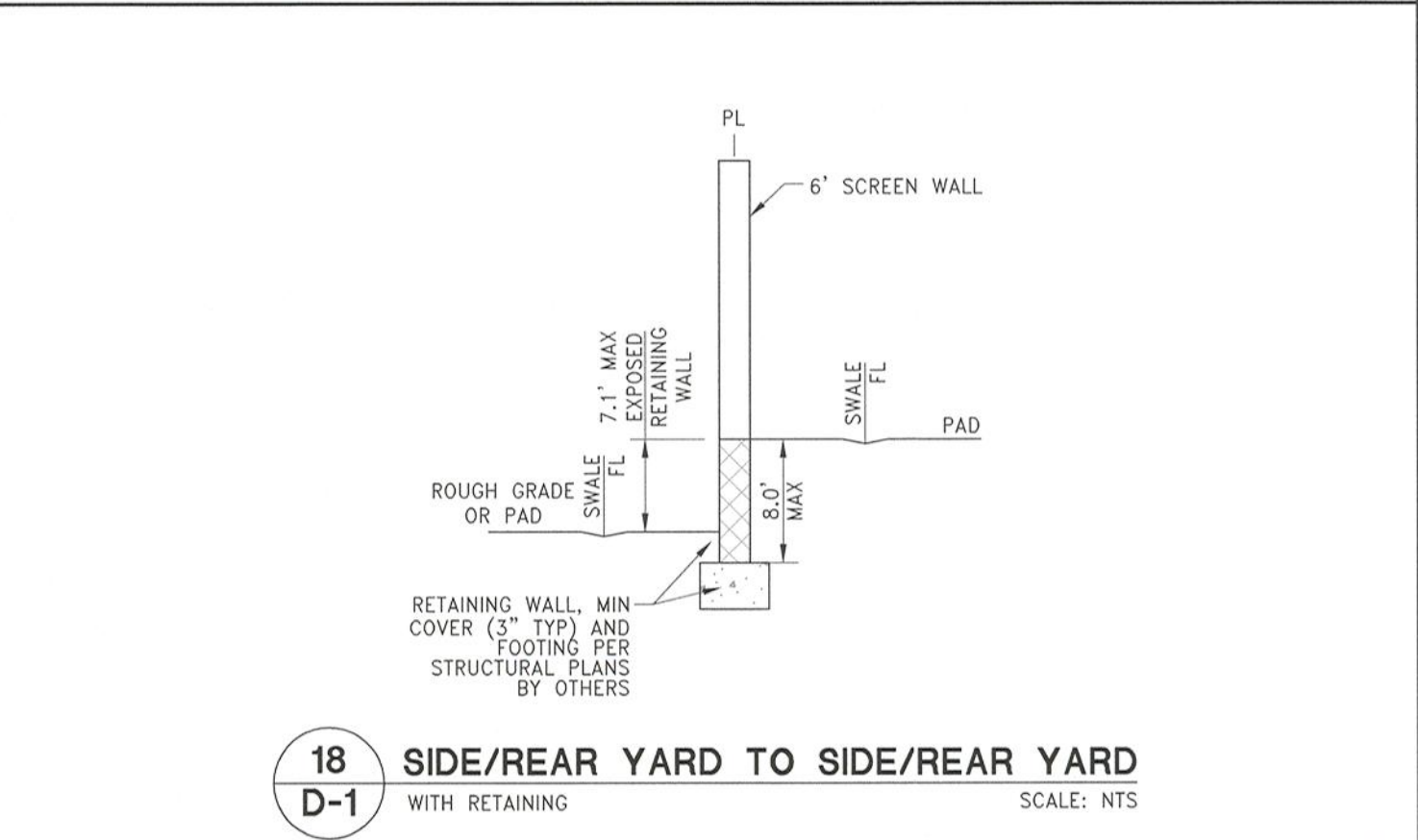
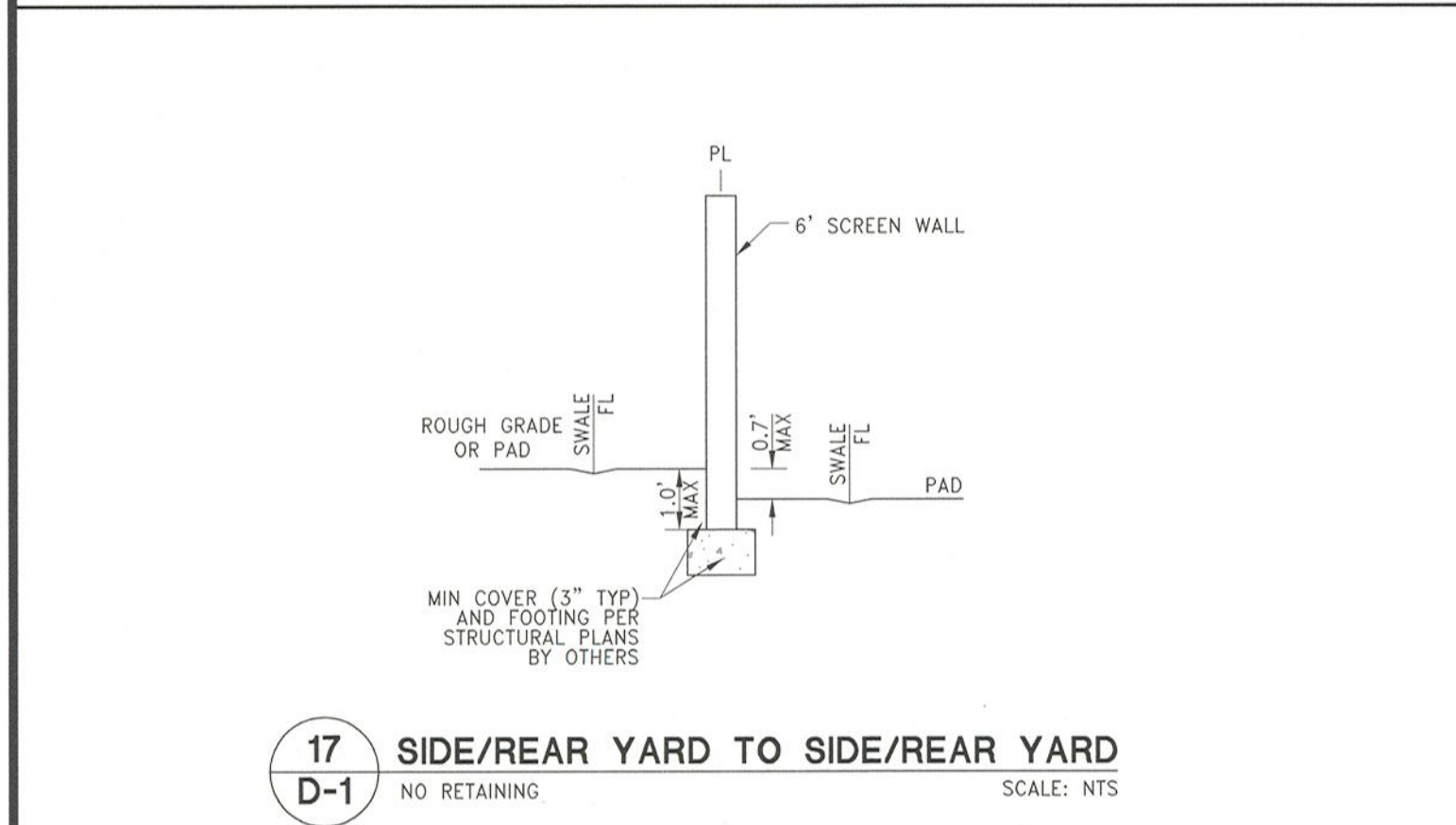
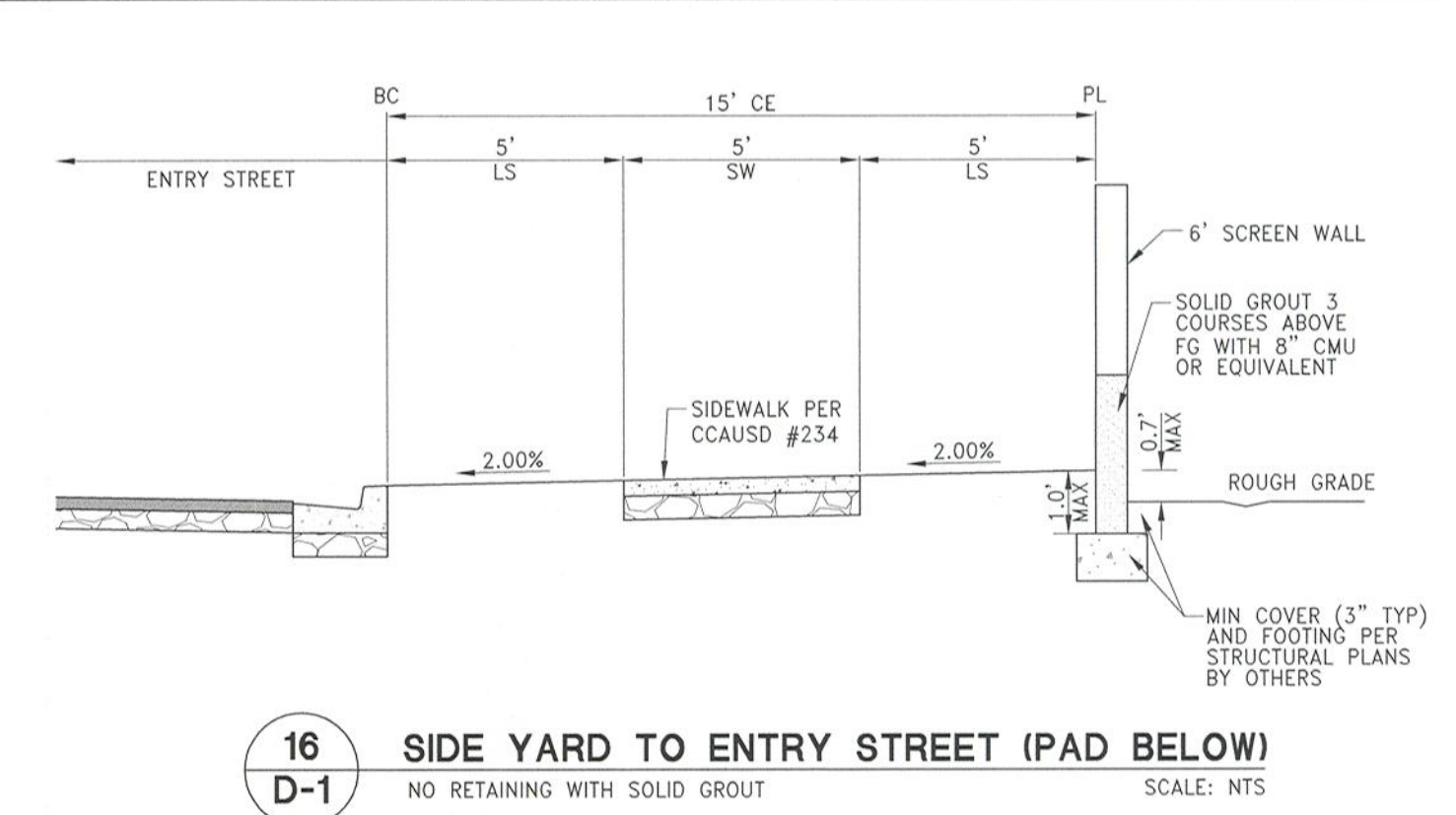
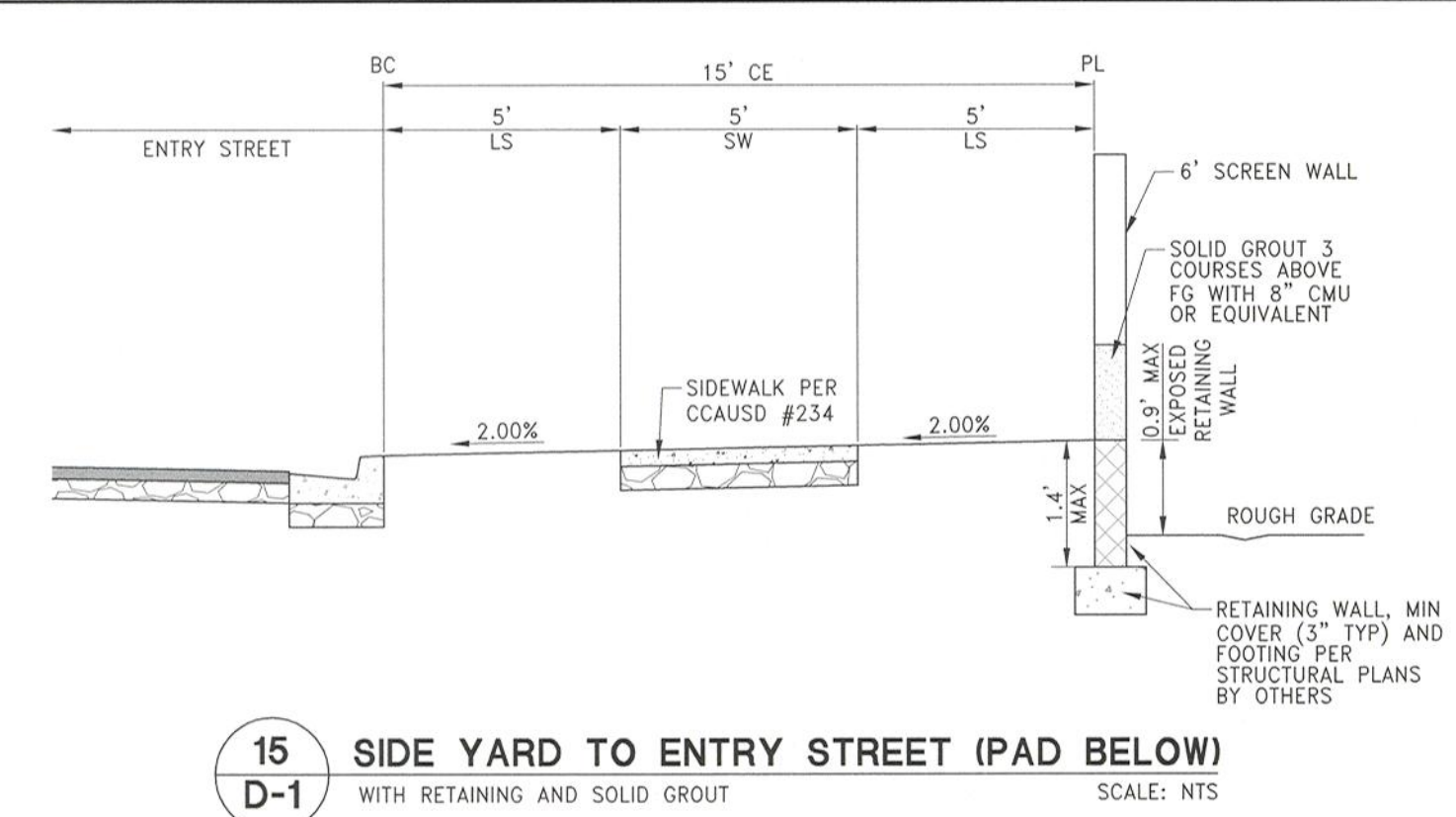
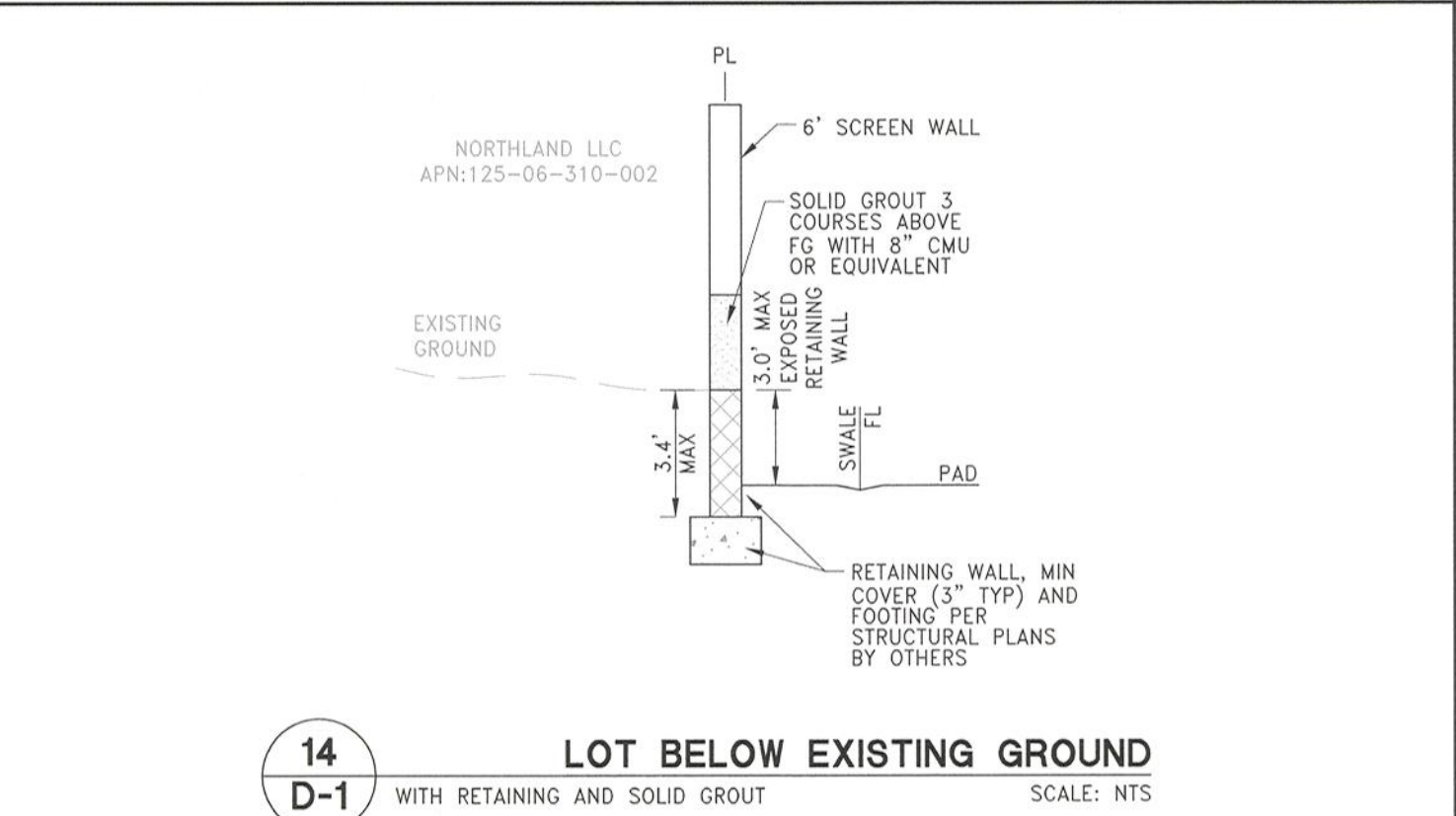
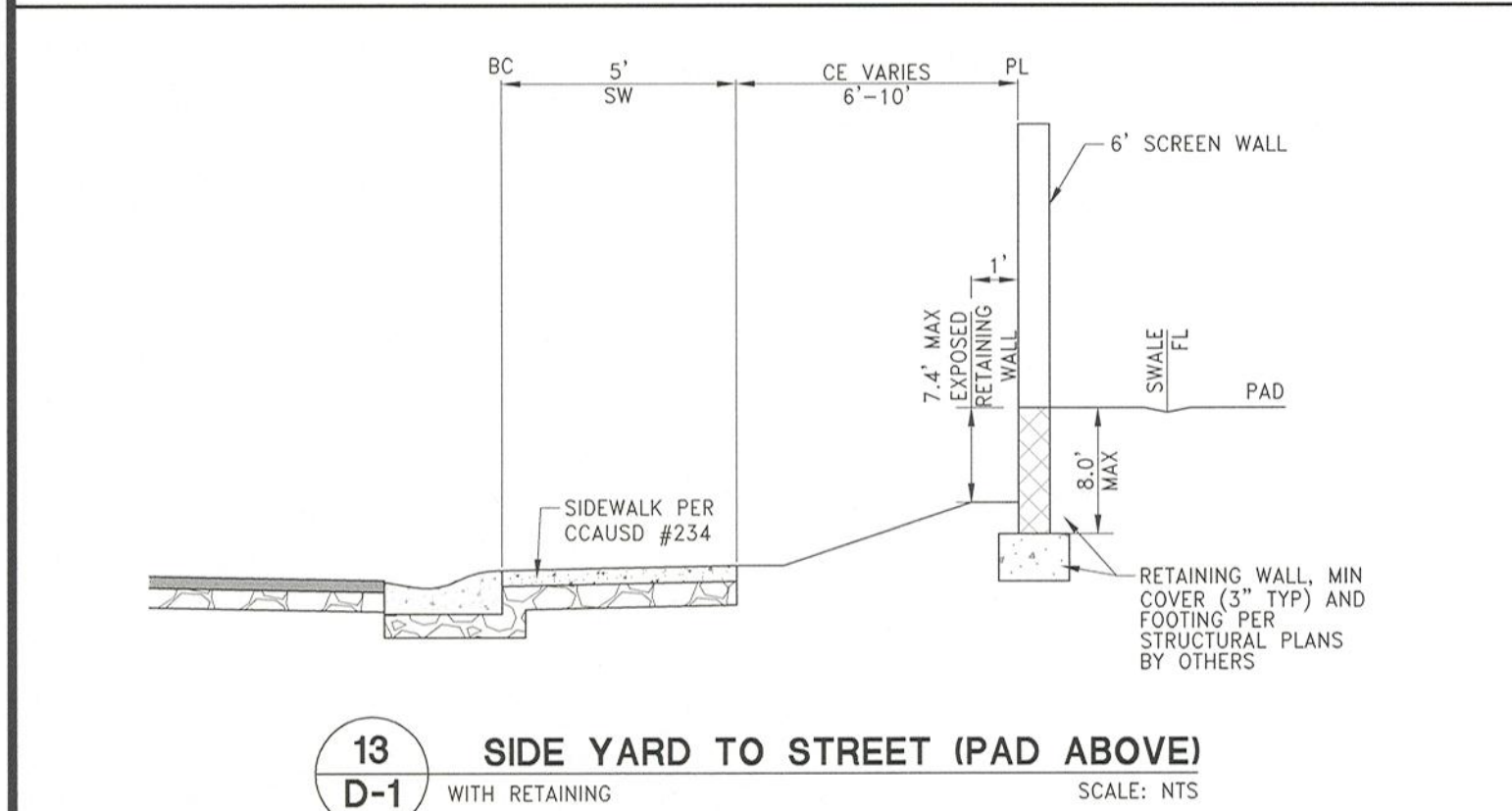
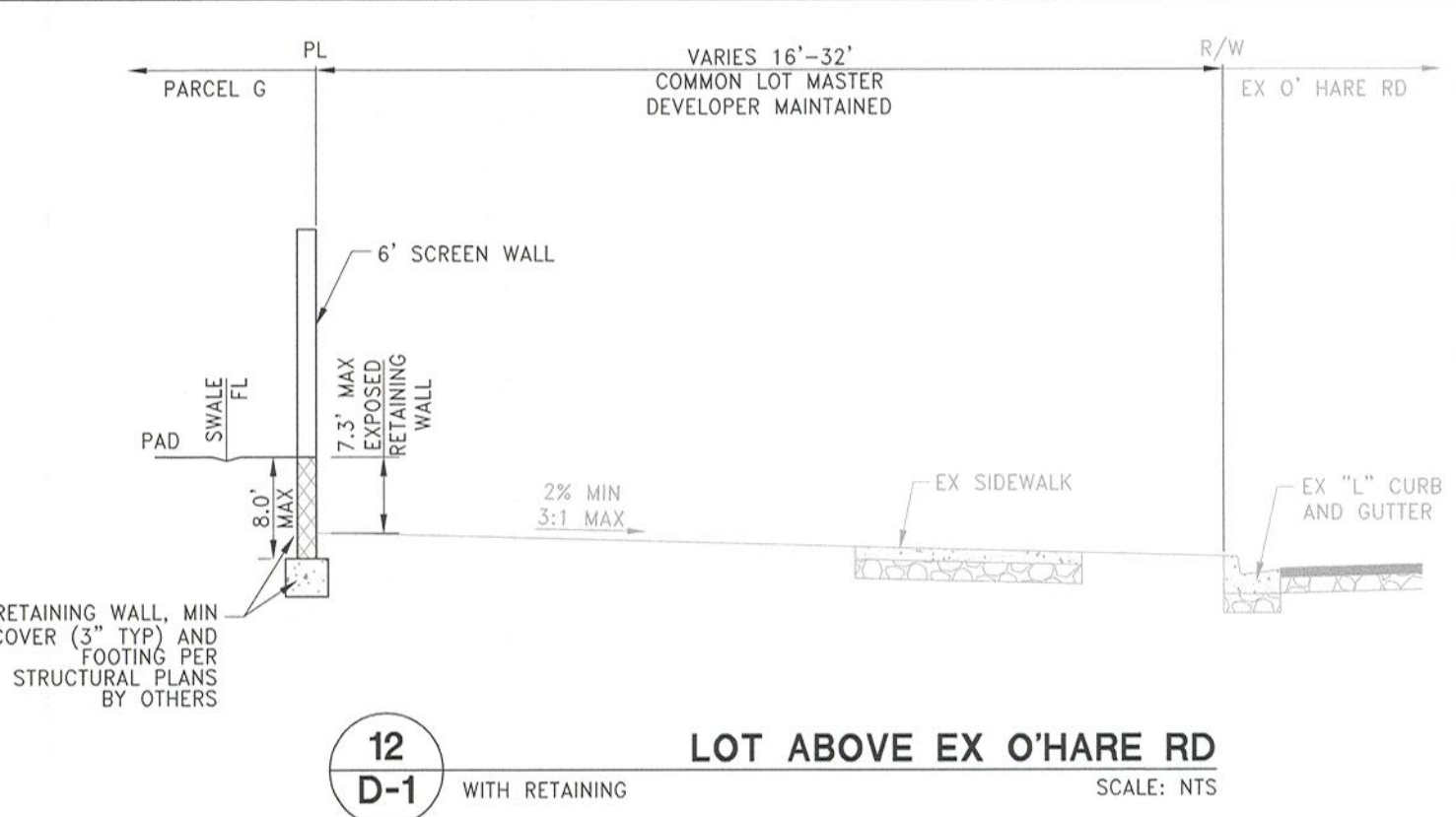
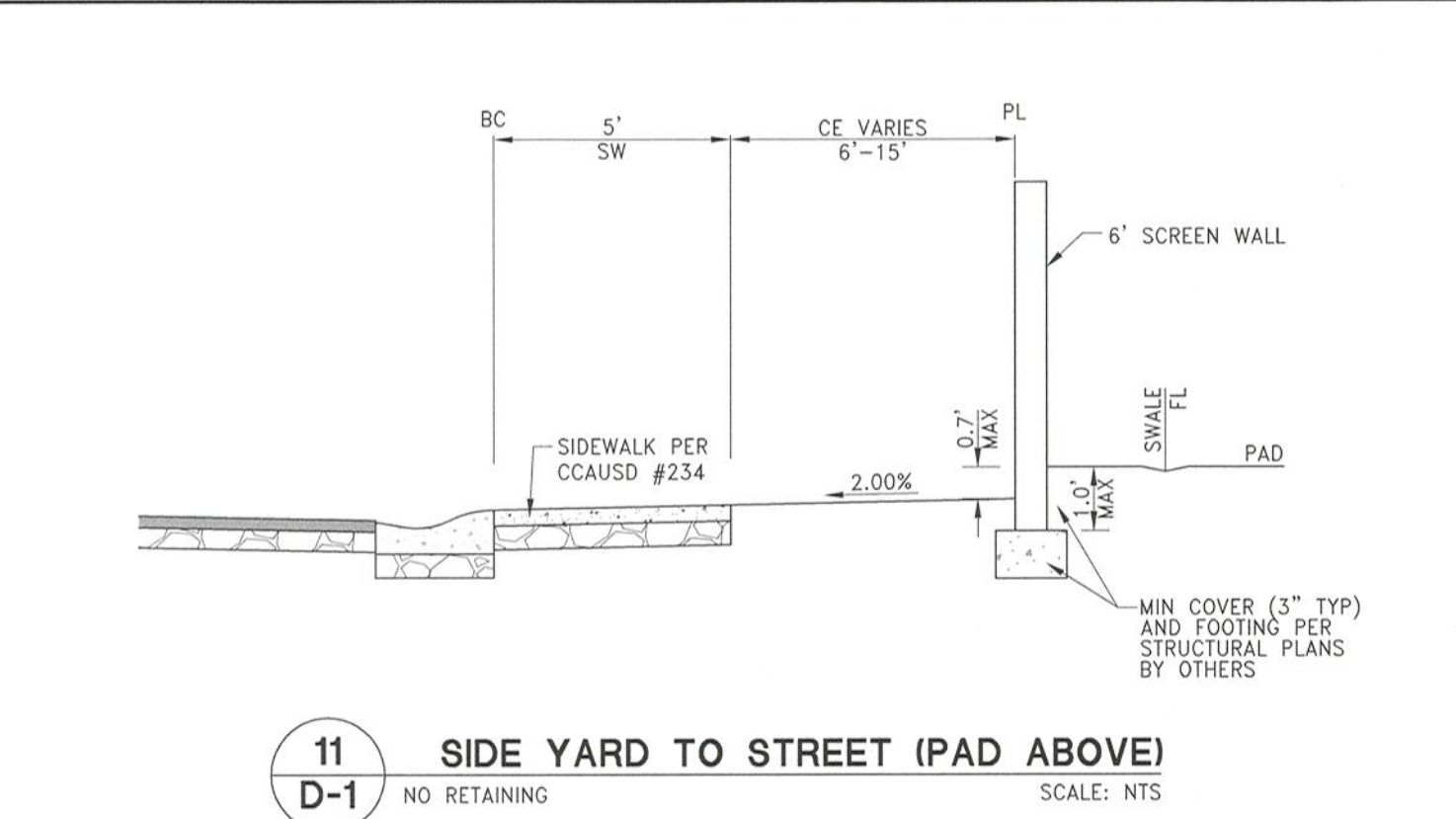
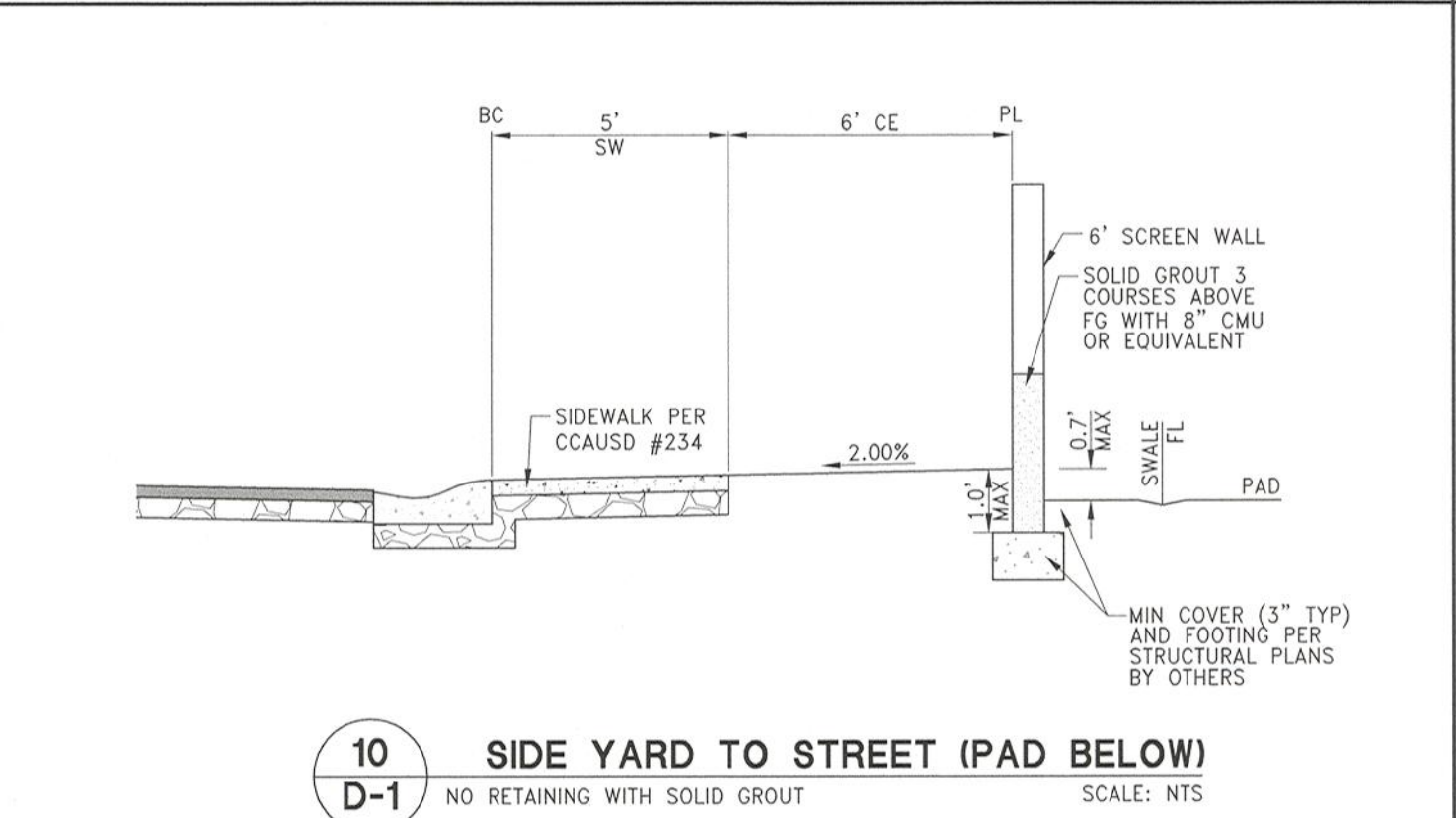
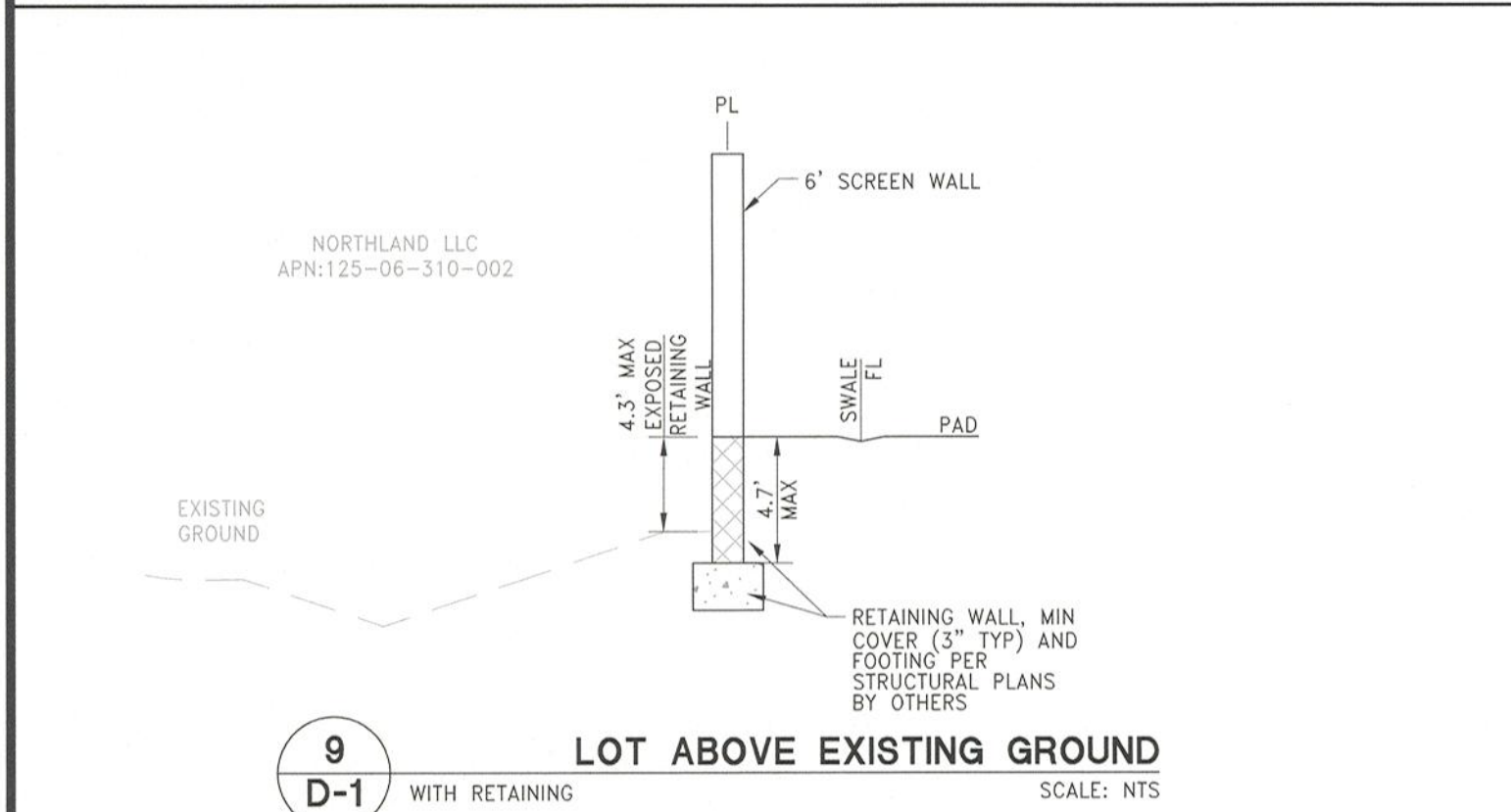
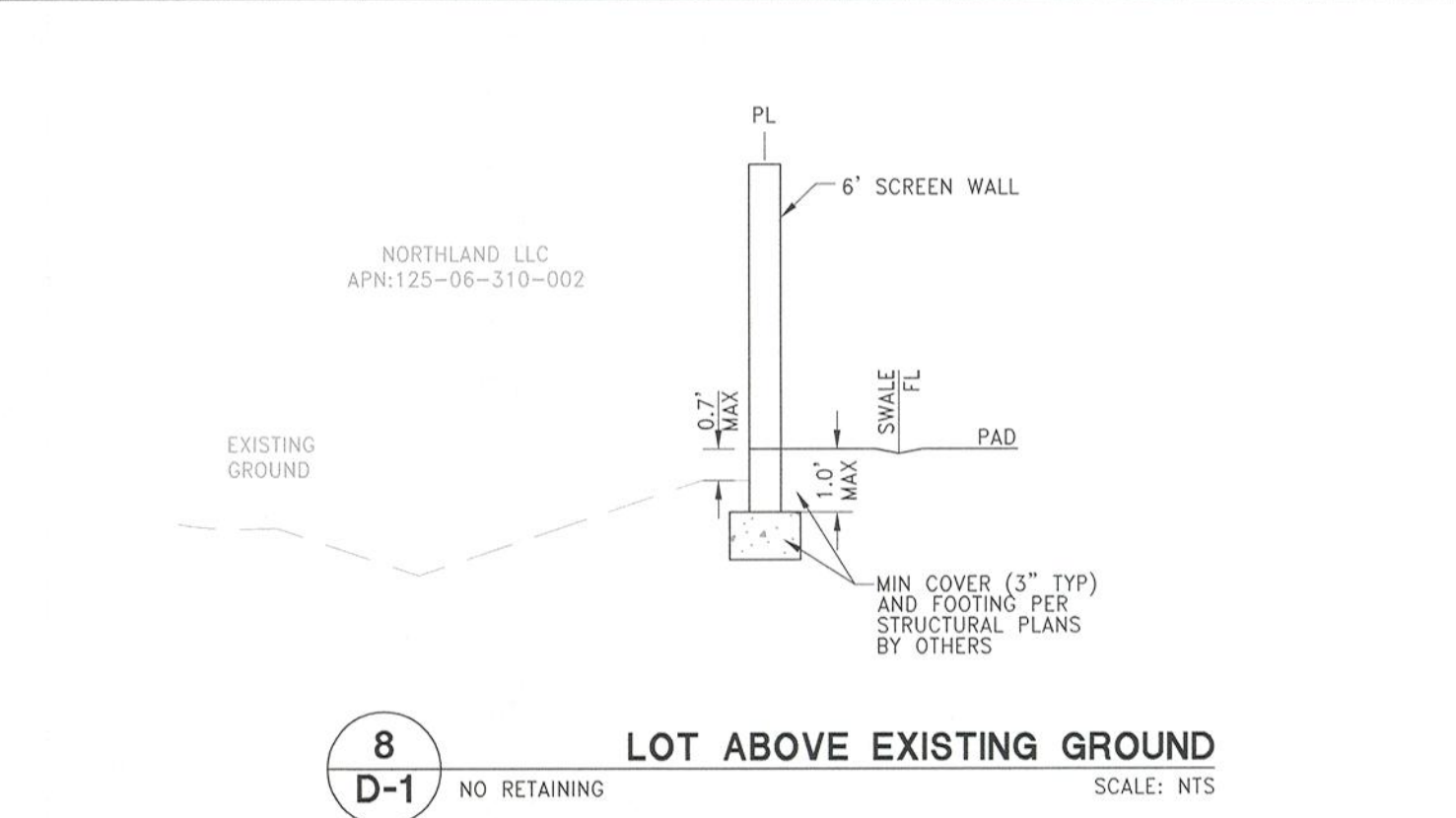
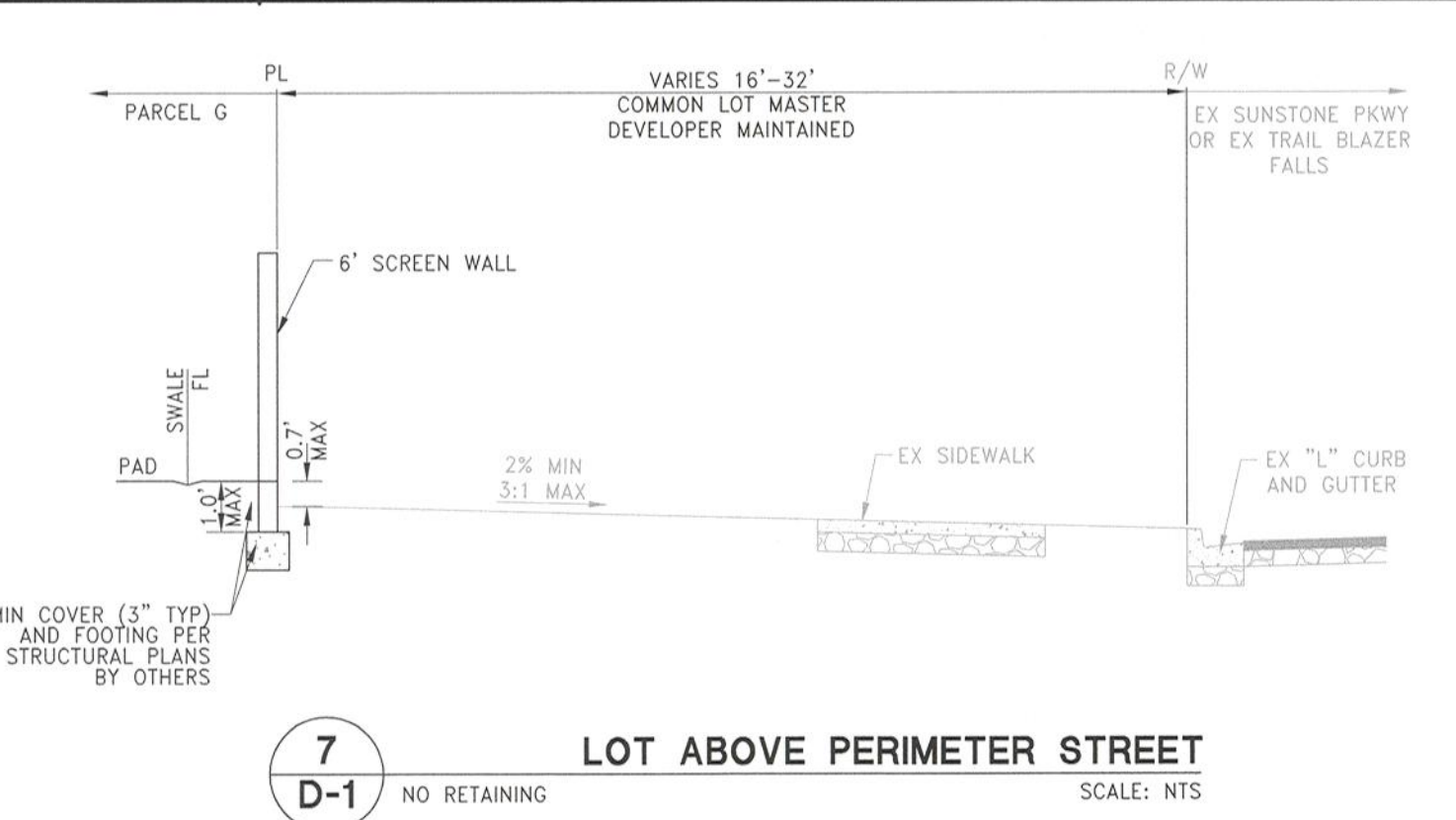
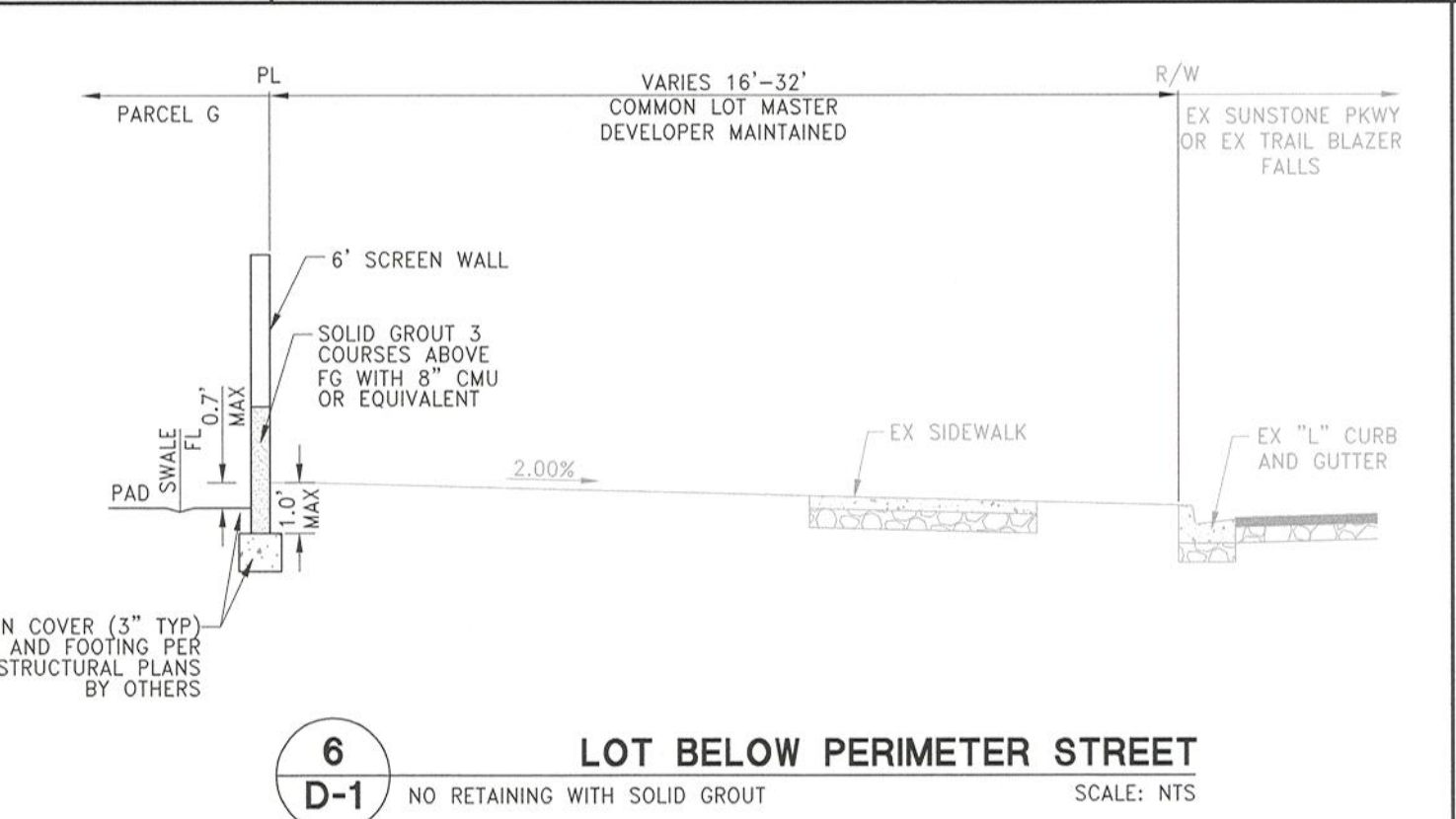
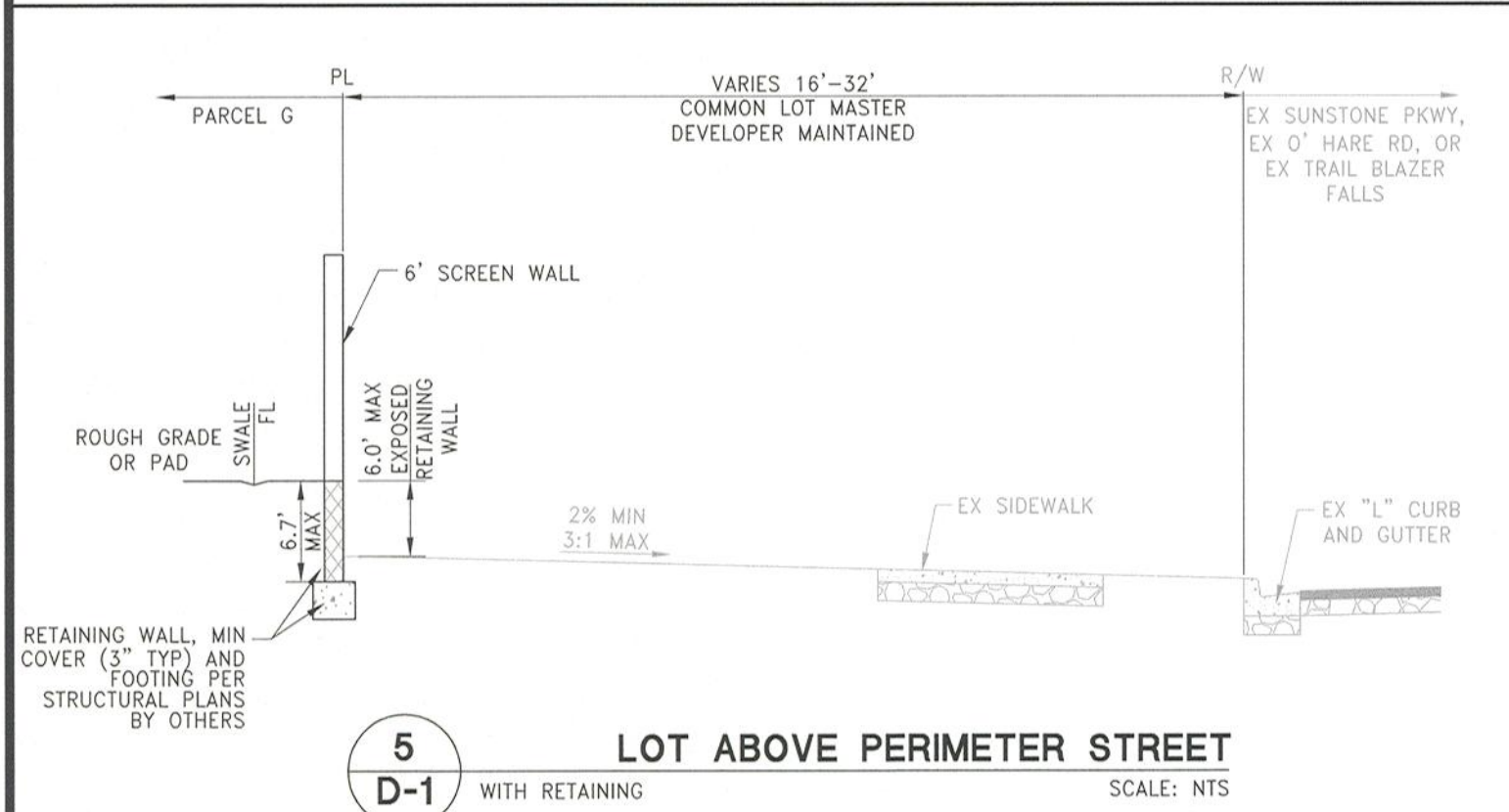
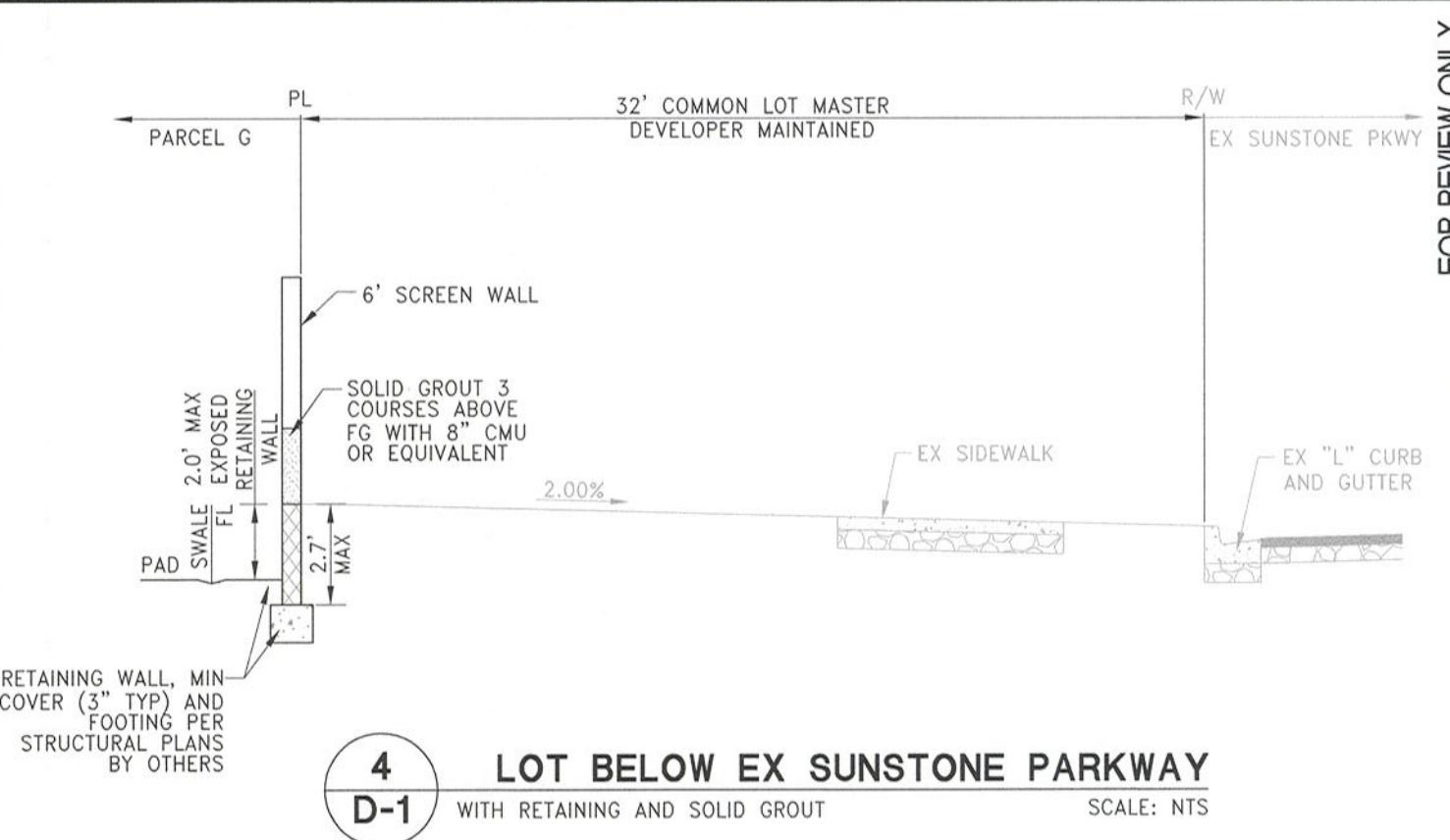
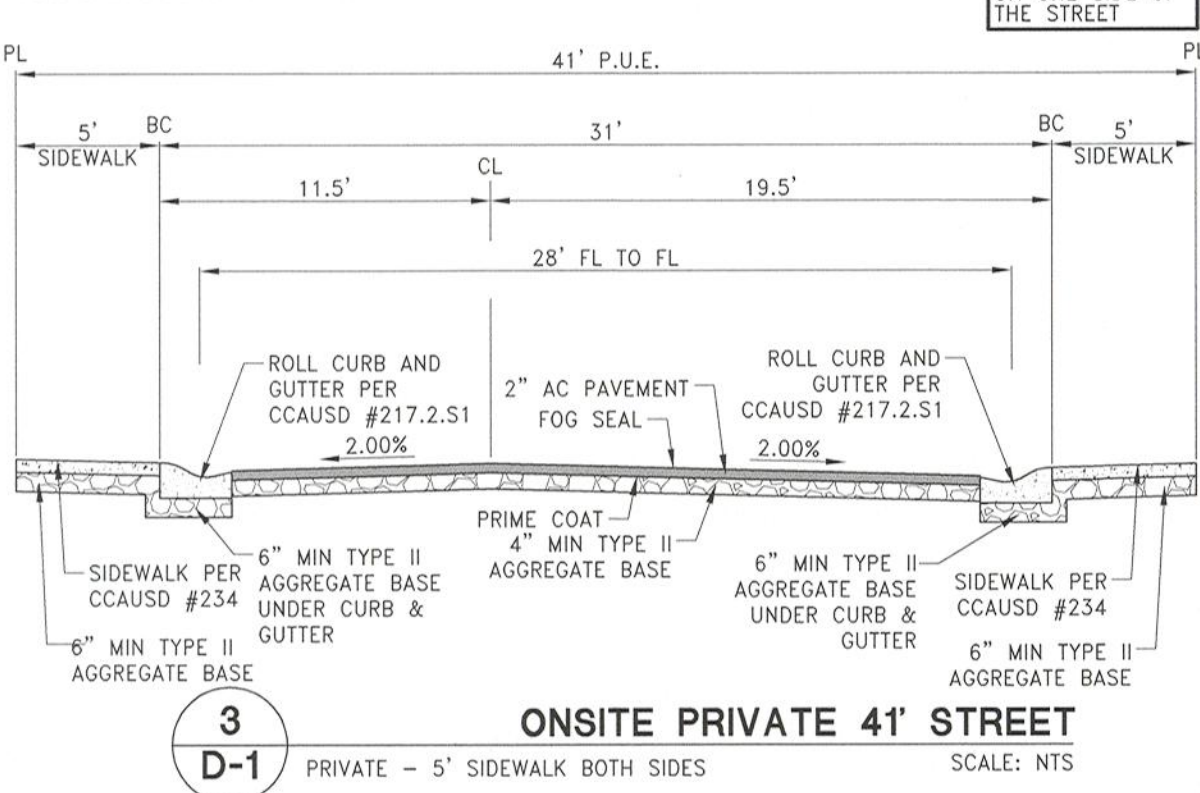
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GEOTECHNICAL NOTE:
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WALL & SCARP NOTE:
1. CONTRACTOR TO CONSTRUCT ALL SCARP AND MAINTAIN PROPER COVER OVER AND FROM ALL WALL FOOTINGS PER THE SOILS REPORT REFERRED TO ON THE GRADING PLANS. REPORT 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.

FOR REVIEW ONLY	
DATE	BY
APR 11, 2022	
HORIZ. SCALE	N/A
VERT. SCALE	N/A
DRAWN BY	DU
DESIGNED BY	CR
CHECKED BY	CRZ
APPROVED BY	CRZ
PROJECT #	3040.0059

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
500 SOUTH HANCOCK DRIVE, SUITE 17, LAS VEGAS, NV 89106
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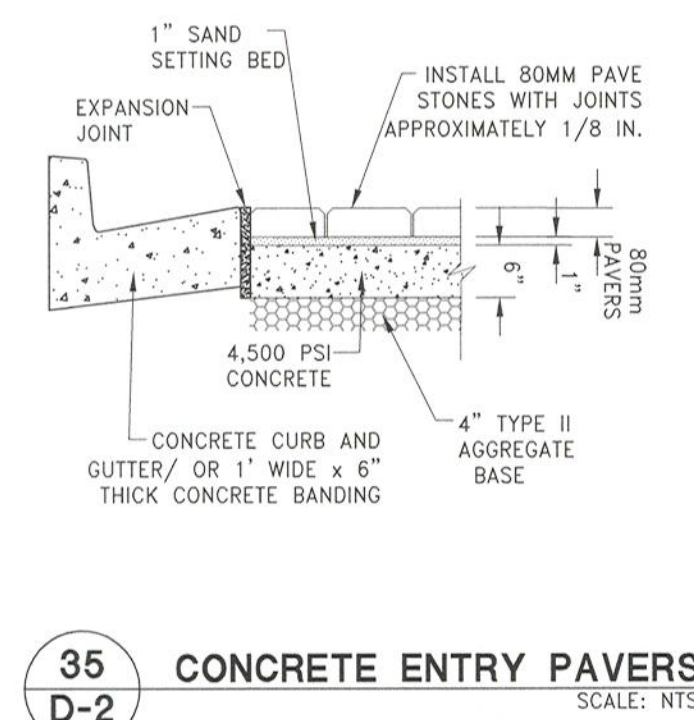
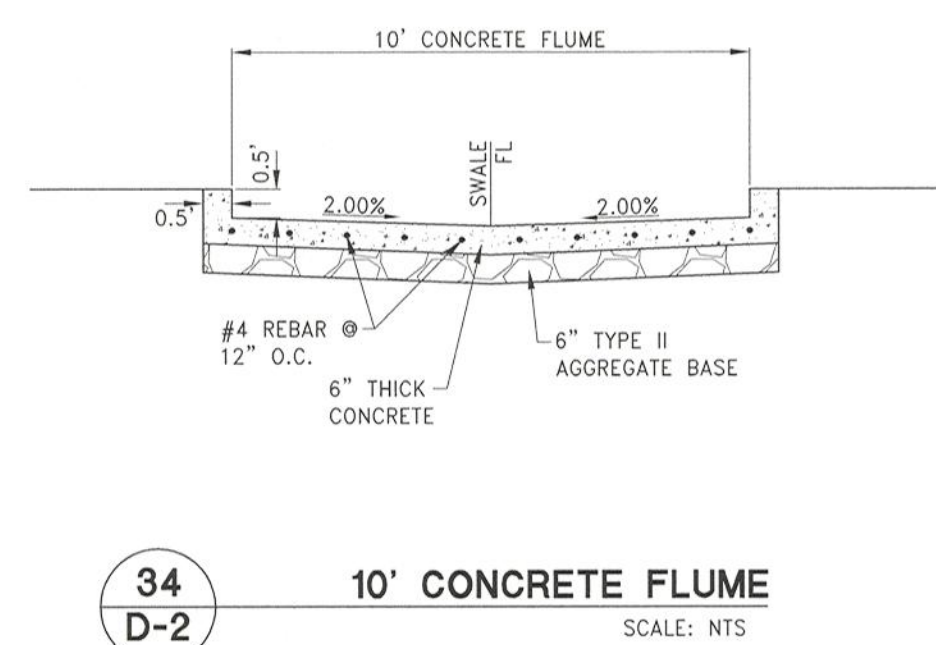
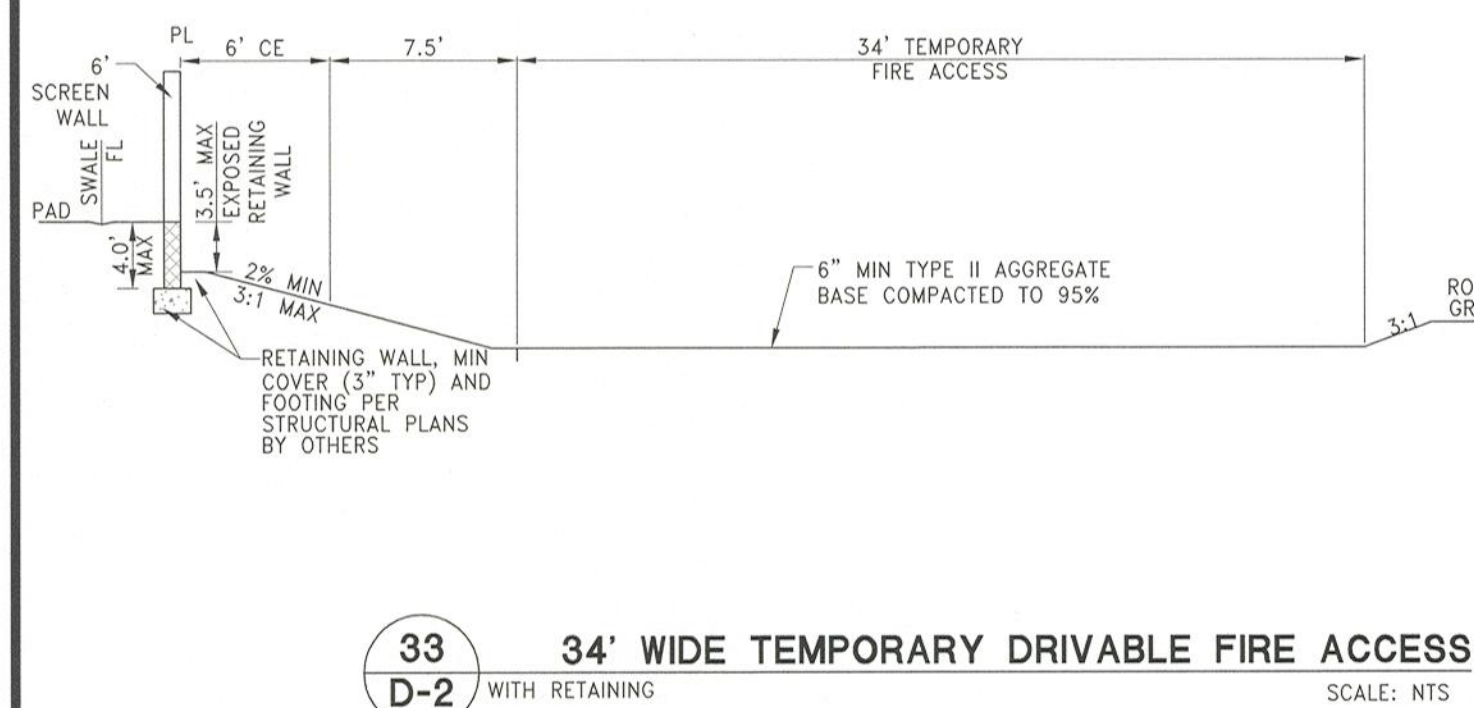
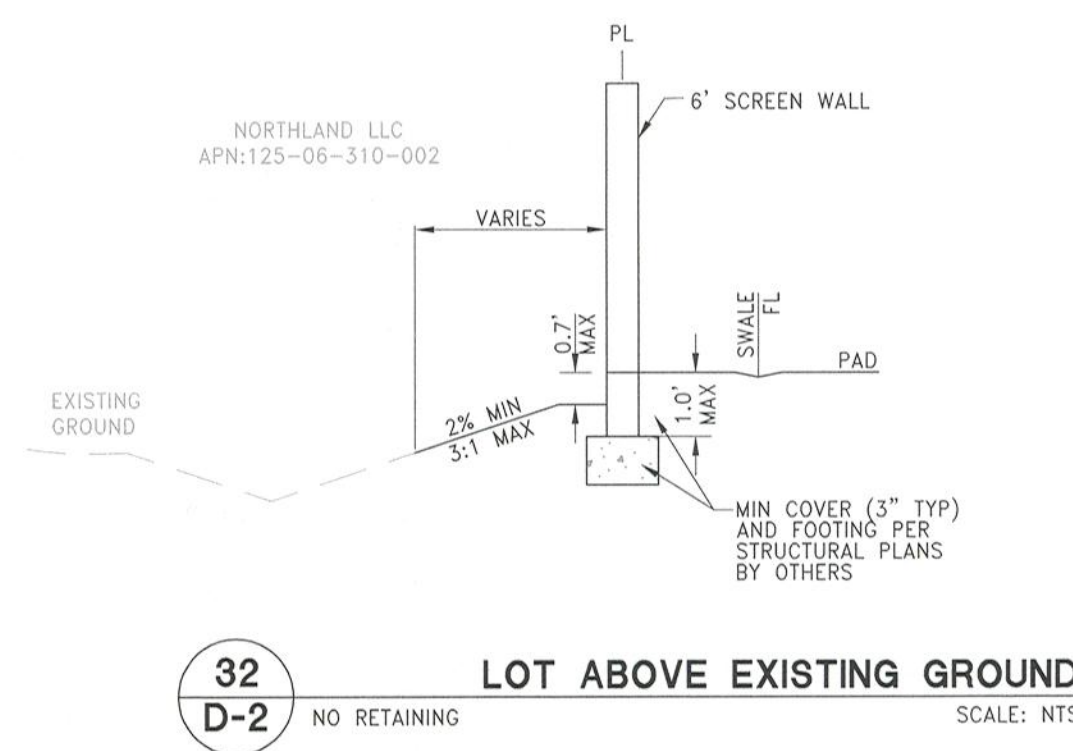
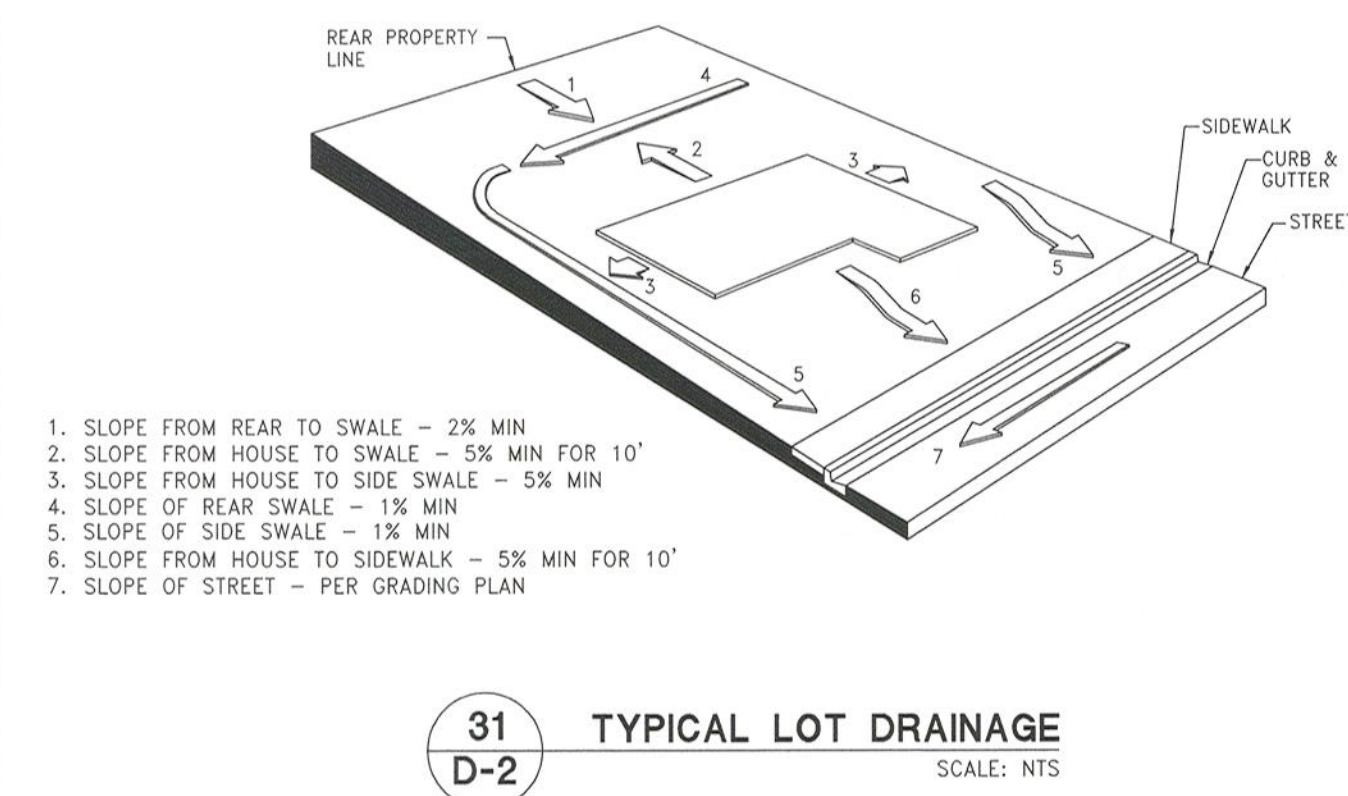
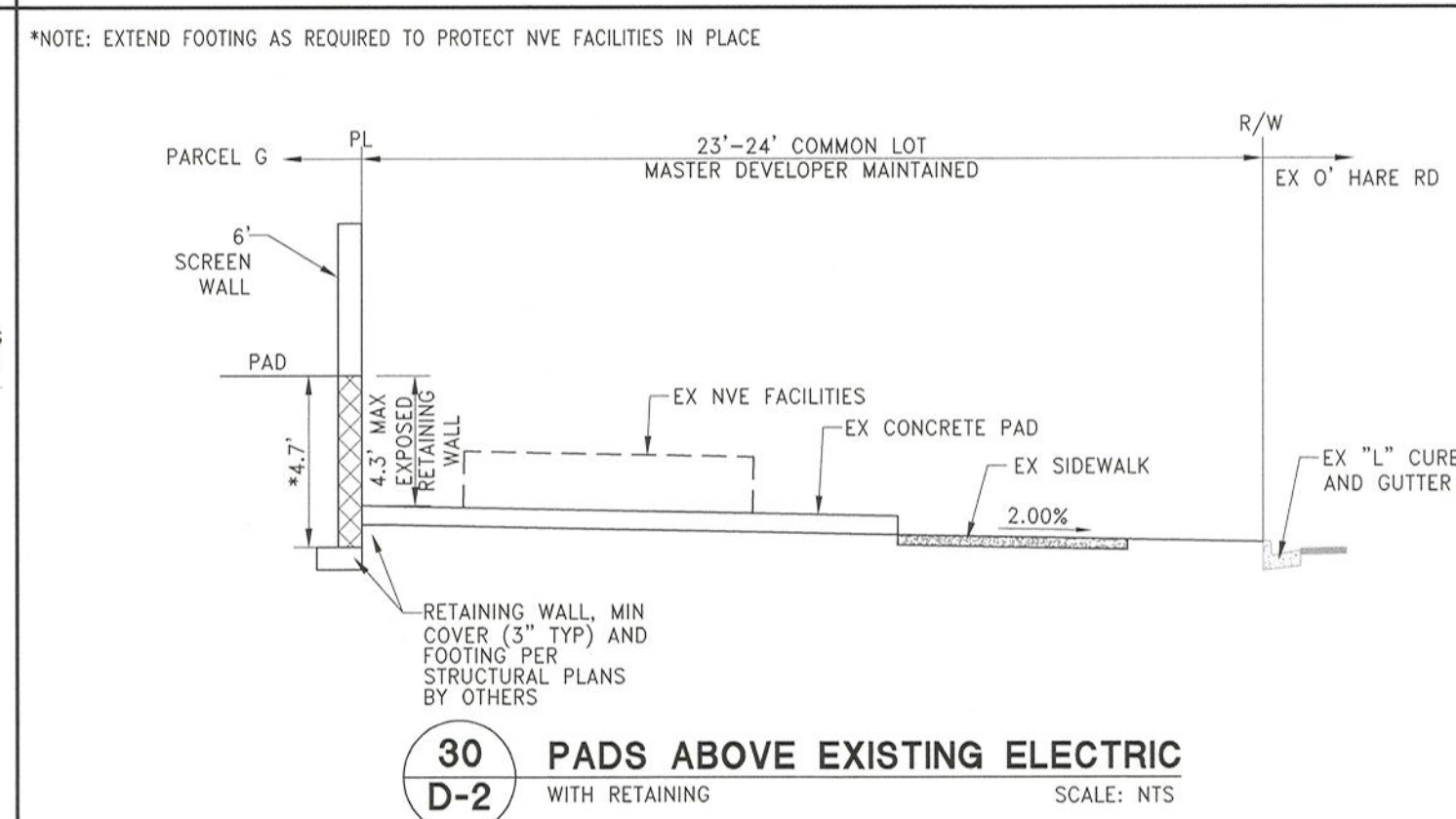
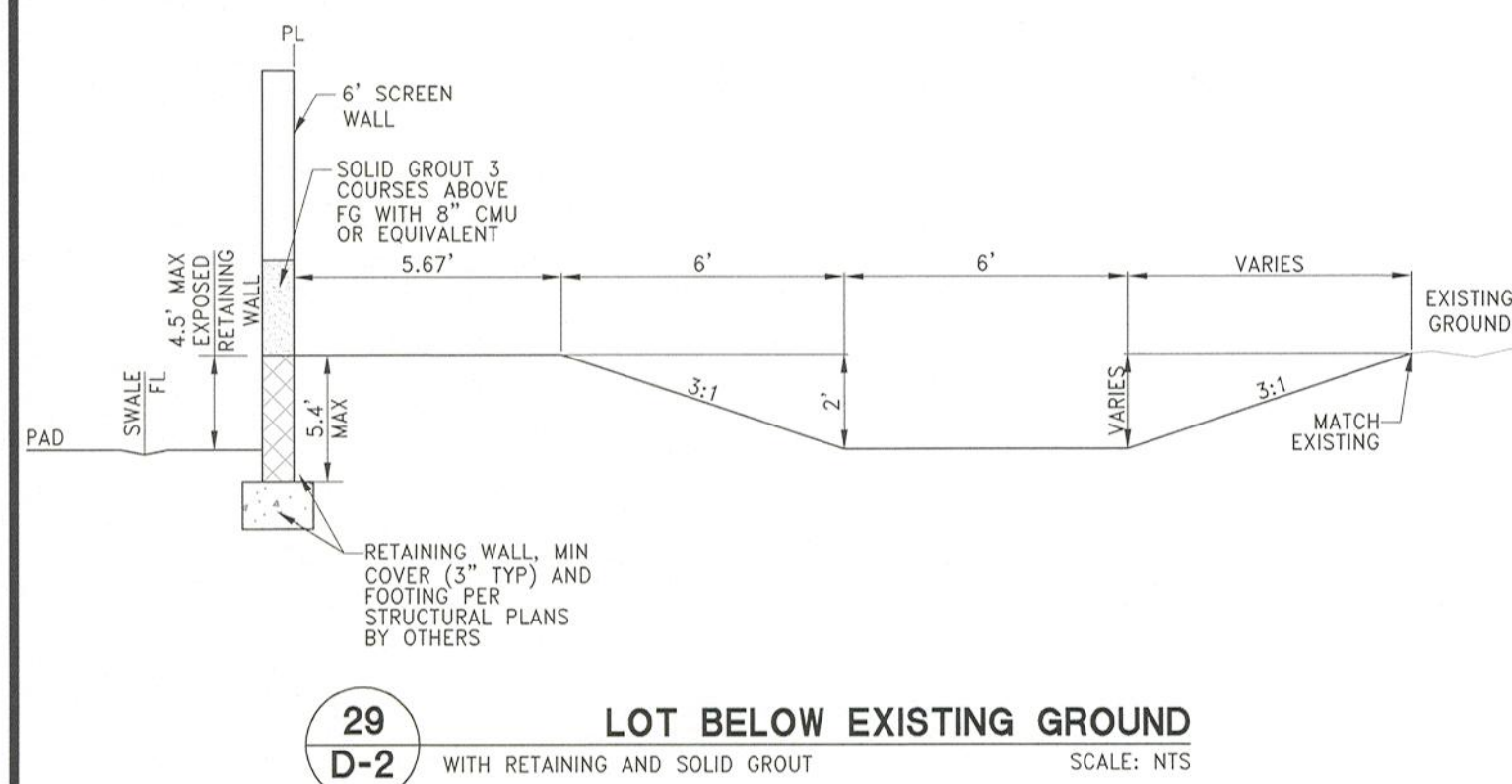
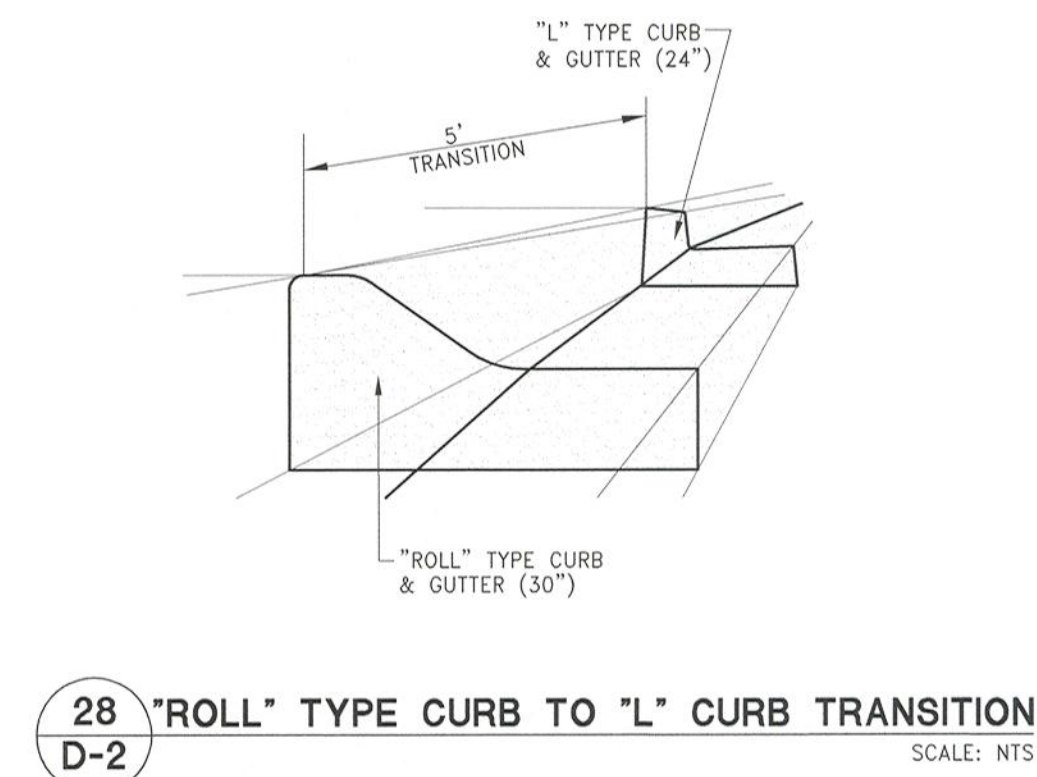
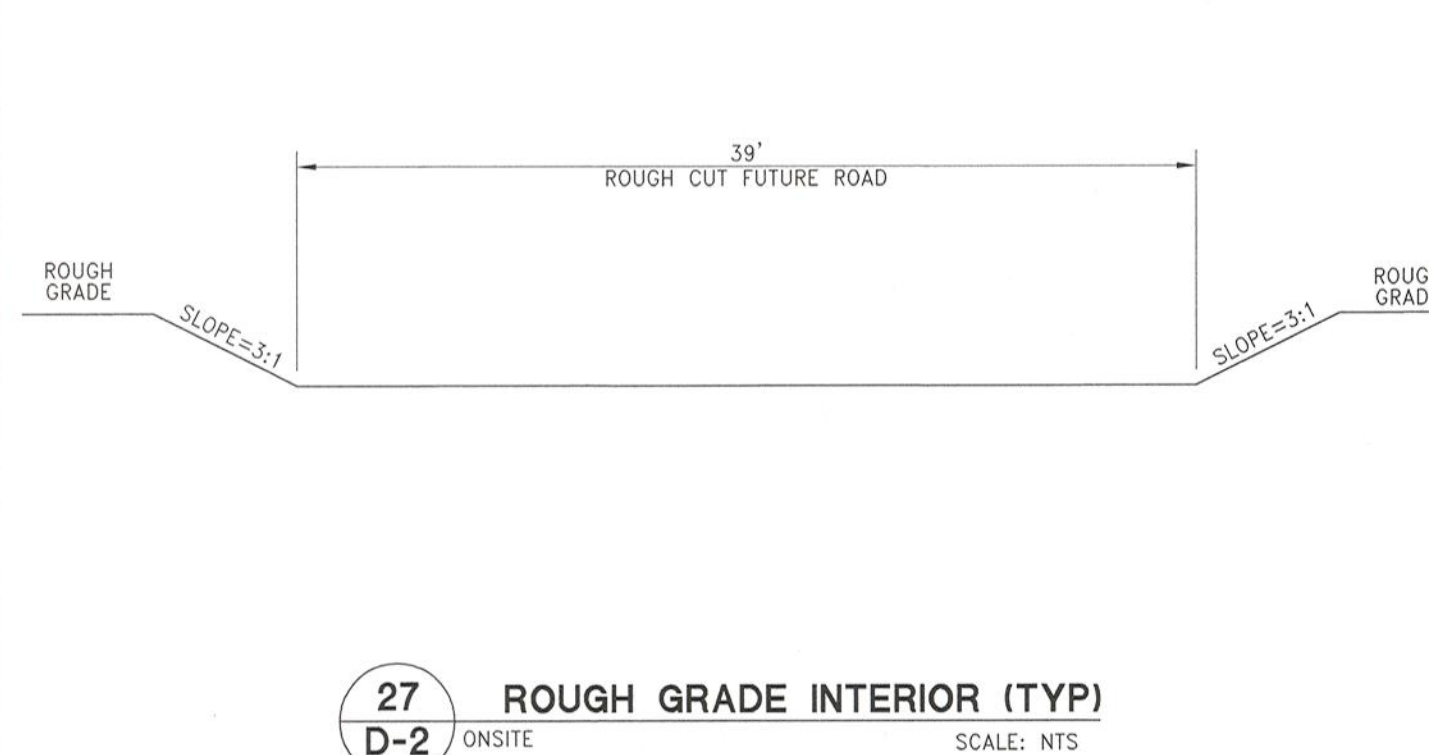
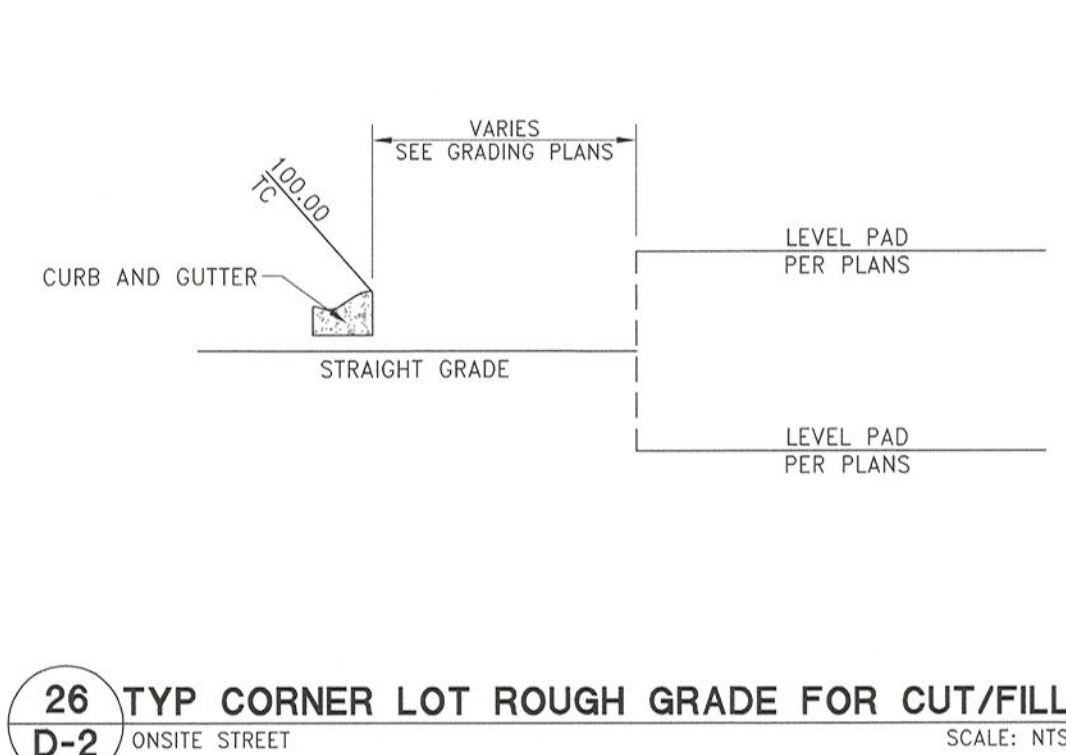
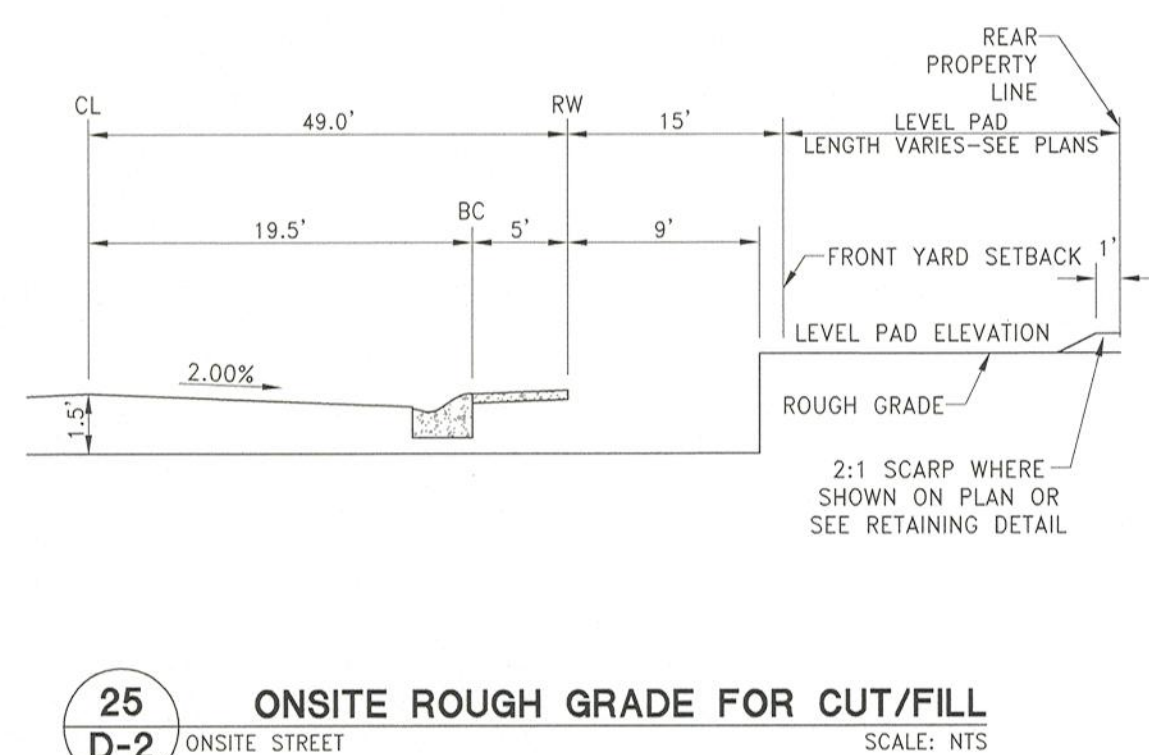
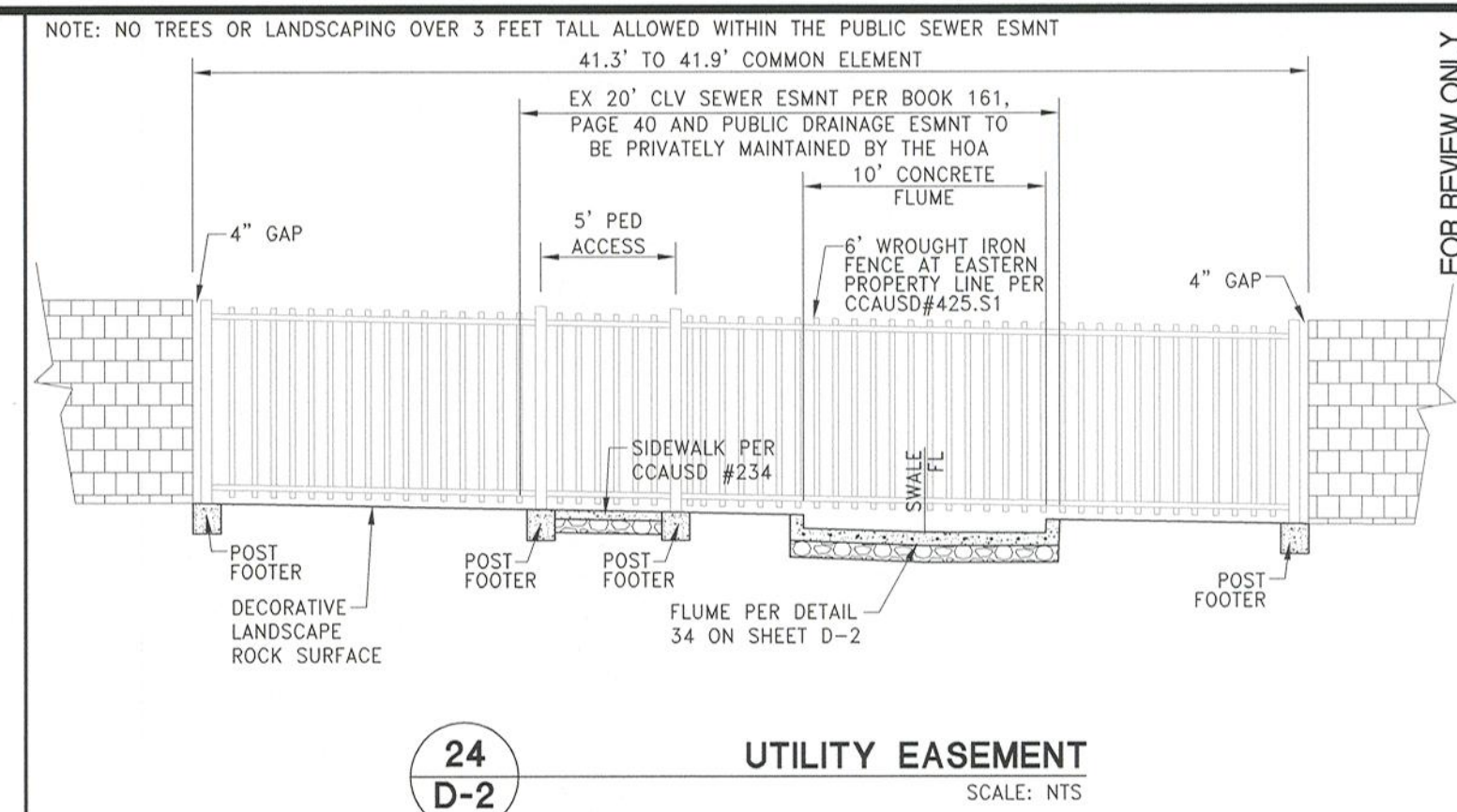
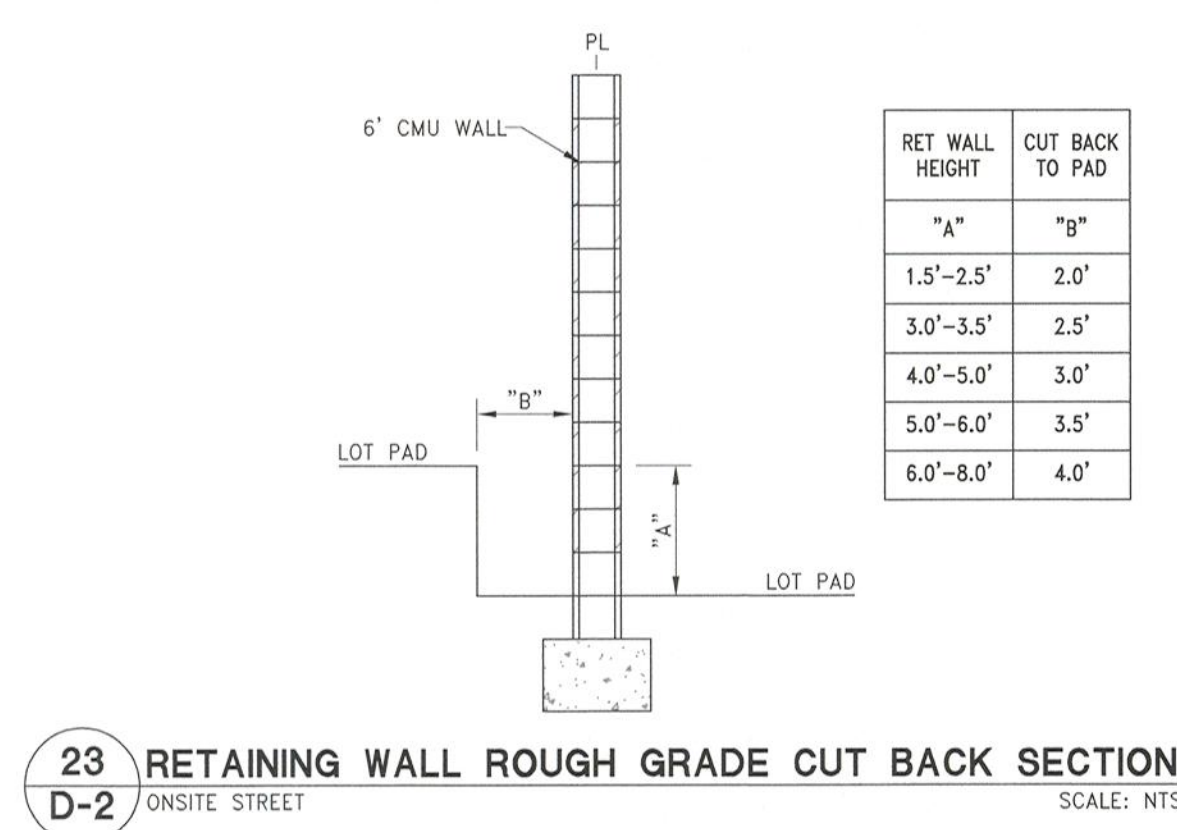
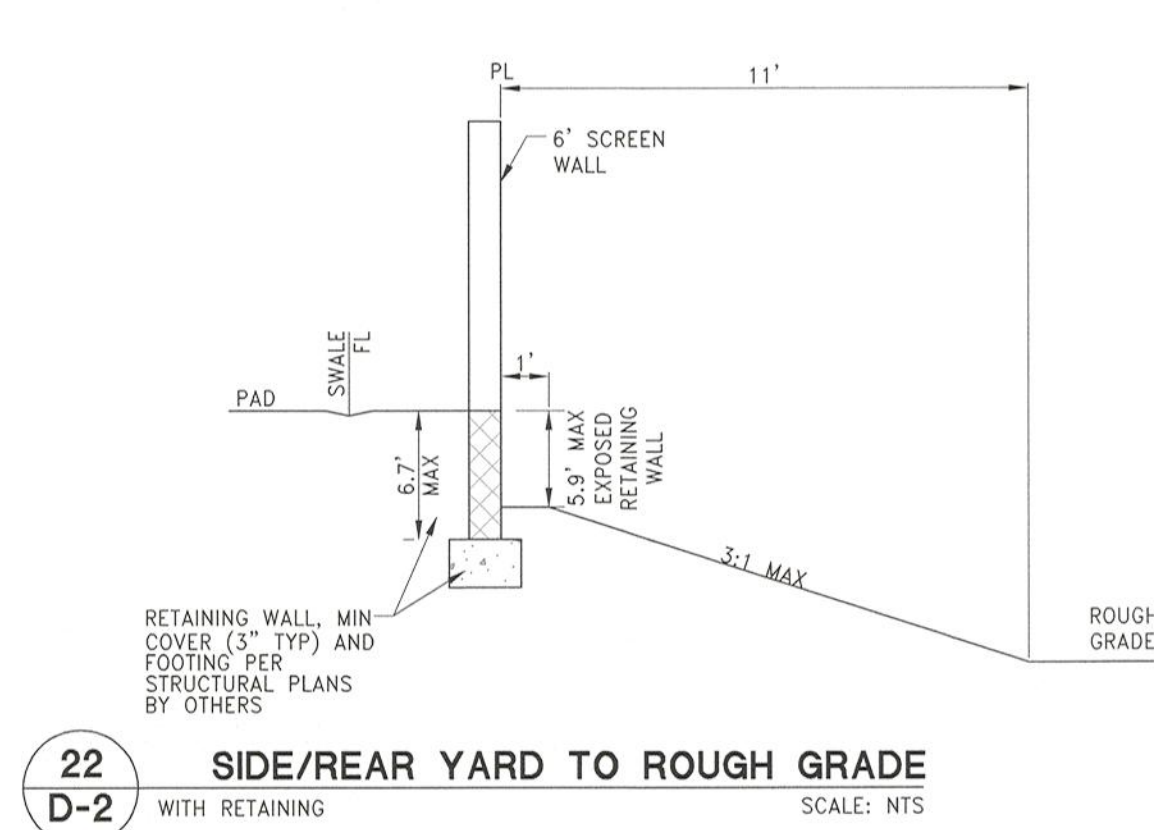
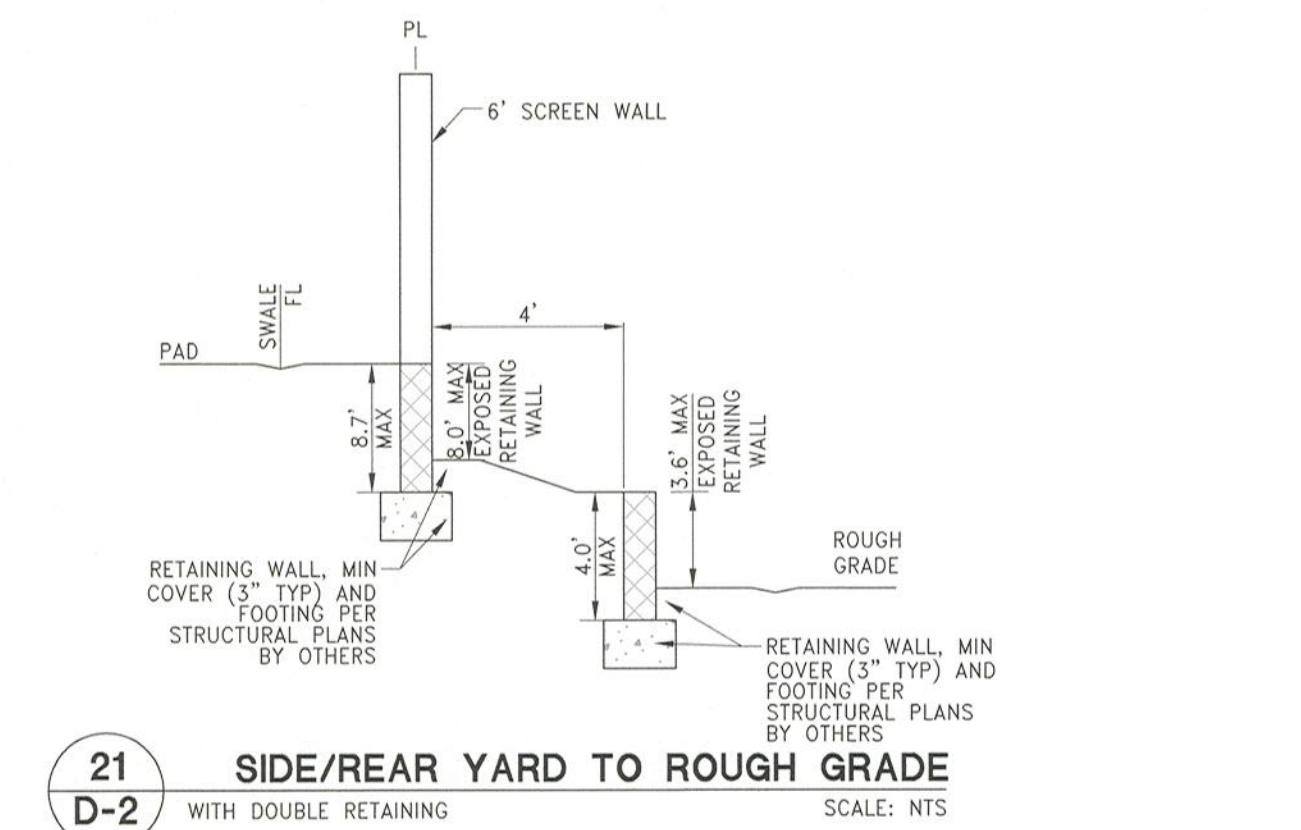
IMPROVEMENT PLANS FOR
SUNSTONE PARCEL G UNIT 1
(AKA ASHER AT SUNSTONE)
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRADING DETAILS (SHEET 1 OF 2)

CITY OF LAS VEGAS
4/11/22 5:55pm

GEOTECHNICAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2022
13976 WYOMING

DATE: 4.11.22
DRAWING
D-1
SHT 9 OF 28
CLV DRAWING NUMBER
CLV PROJECT #



GEOTECHNICAL NOTE:
A GEOLOGIST OR GEOTECHNICAL ENGINEER SHALL BE ON SITE DURING EXCAVATION AND MASS GRADING OPERATIONS TO EXAMINE THE SOIL CHARACTERISTICS AND SOIL CONDITIONS ENCOUNTERED, AND TO PROVIDE PROFESSIONAL ADVICE TO THE OWNER IN THE EVENT THAT THERE IS A SOIL PROBLEM, SOIL RISE AND/OR SURFACE SITE CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN DEFINED BY PRE EXPLORATION AND TESTS.

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