

**TECHNICAL DRAINAGE STUDY ADDENDUM FOR  
IDEAWARE – THREE LOT PARCEL MAP  
SECTION 04, TOWNSHIP 21 SOUTH, RANGE 60 EAST  
CITY OF LAS VEGAS, NEVADA**

September 10, 2024

**PREPARED FOR:**

**BACK LISA LV, LLC**  
6570 SPENCER STREET  
LAS VEGAS, NV 89119

**PREPARED BY:**

**BAUGHMAN & TURNER, INC.**  
1210 HINSON STREET  
LAS VEGAS, NEVADA 89102  
TEL: (702) 870-8771/FAX: (702) 878-2695



# HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

## DRAINAGE STUDY INFORMATION FORM

Name of Development: Three Lot Parcel Map (PMP) Date: September 10, 2024  
 Location of Development: a) Descriptive (Cross Streets) North/South: Lisa lane  
 East/West: O'Bannon Drive  
 b) Section: 4 Township: 21 S Range: 60 E  
 c) APN: 163-04-305-004 & 006

Name of Owner: Back Lisa LV, LLC  
 Telephone No.: (949) 870-2504 Fax No.: \_\_\_\_\_ E-Mail Address: kris@mintbistro.com  
 Address 6570 Spencer Street Las Vegas NV 89119

Contact Person-Name: Pamela Pitcher Telephone No.: 702-870-8771  
 \*E-Mail Address: pamp@baughman-turner.com Fax No.: 702-878-2695

Firm: Baughman & Turner, Inc.  
 Address: 1210 Hinson Street Las Vegas, NV 89102

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision Map	<input type="checkbox"/>	Clearing and Grading Only
<input checked="" type="checkbox"/>	Parcel Map	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit		

- Total Owned Land Area: At Site: 2.41 acres Being Developed/Disturbed: 2.41 acres
- Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area?  Yes\*\*  No
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?  Yes\*\*  No
- Proposed type of development (Residential, Commercial, Etc.): Residential – Single Family
- Approximate upstream land area which drains to the subject site: 1.75 acres
- Has the site drainage been evaluated in the past?  YES  NO If yes, please identify documentation: TDS for Single Family Housing Project (Lisa Lane & O'Bannon Drive) (DS 3659)
- If known, please briefly identify the proposed discharge point(s) of runoff from the site:  
Southeast to O'Bannon Drive and through existing blockwall opening to property to the east.
- Briefly describe your proposed schedule for the subject project: Fall 2024



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study

**\*New Required Field**

**\*\*Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Local Entity File No. \_\_\_\_\_

REFERENCE:

STANDARD FORM 1

***Baughman & Turner, Inc.***  
*Consulting Engineers & Land Surveyors*  
1210 Hinson Street Las Vegas, Nevada 89102-1604  
Phone (702) 870-8771

September 10, 2024

**City of Las Vegas**  
**Department of Community Development -Building & Safety Division**  
**Attn: Mr. Jefferson Torrecampo, P.E.**  
495 S. Main Street  
Las Vegas, NV 89101

**RE: Drainage Study for Ideaware – Three Lot Parcel Map**  
**APN: 163-04-305-004 and 006**

Dear Mr. Torrecampo:

The following is our response to the comments and conditions of approval placed on the above-referenced project. In a memo dated August 20, 2024, City of Las Vegas expressed concern about the following items:

**Comment No. 1: Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.**

Response: The previously submitted study provided the conditions of approval issued by the City Council for a vacation of government patent easements. Attached herein is the conditional approval for the three-lot parcel map, 100406-PMP. See Appendix A for the parcel map conditions.

**Comment No. 2: The study assumes the full construction of O'Bannon Drive and the associated storm drain facilities and stubs being in place for flood perpetuation. No occupancy permit of the residential units will be issued prior to the substantial build out of the perimeter facilities.**

Response: Noted. It is our understanding that the improvements will begin the fourth quarter of 2024. Should this time frame change in such a way as to impede the progress of the project, revised plans may be required to provide improvements along O'Bannon as well as the storm drain system.

**Comment No. 3: It appears that lot 2 can drain to the interior street without going through the adjacent lot 3. Therefore, the proposed 10' drainage easement is not necessary. The City's policy is to minimize public drainage easements. Every attempt should be made by the developer to eliminate the public drainage easements which may require engineering, coordination with the adjacent property owner(s) or by providing additional grading offsite. All**

**attempts must be provided in writing and submitted as a part of drainage study documentation.**

Response: Lot 2 has been regraded to eliminate the 10' drainage easement. See revised plans attached.

**Comment No. 4: The Regional Flood Control District Manual requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained through per Section 1602. Provide the required slope in cul-de-sacs.**

Response: Per our meeting with City staff, the 1% slope around the bulb of the cul-de-sac is not required for this situation. The grading design suggested by the City in our meeting allowed less than 1%. See revised plans attached.

**Comment No. 5: Sheet C2.1: Show the existing wall on Sections G & H.**

Response: The existing wall has been added to Sections G & H. See revised plans attached.

**Comment No. 6: Sheet C2.1: Section C shows existing block wall along O'Bannon. Per walkthrough by the reviewer, the block wall does not exist.**

Response: The existing block wall along O'Bannon has been changed to a proposed block wall.

**Comment No. 7: Provide the standard drainage compliance note on the grading plan: "I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5794)".**

Response: The compliance note has been added to the grading plan.

We trust that this letter addresses the comments and conditions raised with the technical drainage study for Ideaware – Three Lot Parcel Map (DS5794A). If you have any further questions, please feel free to contact this office.

Sincerely,  
**Baughman & Turner, Inc.**



Pamela Pitcher  
Drainage and Traffic Manager






# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

Phone (702) 229-6217  
Fax (702) 804-8582  
www.lasvegasnevada.gov

To: Jeffrey Miller, P.L.S.  
From: Alan R Riecki, PLS - City Surveyor   
Copy: Bart Anderson, P.E. - Department of Public Works  
Steve Gebeke - Department of Planning  
Baughman & Turner, Inc.-Josh Harney  
Kris (Chintan) Parikh  
Date: April 9, 2024

RE: **Parcel Map 100406-PMP - Three lot - Parcel Map - O'Bannon**

Attached is a redlined drawing delineating comments for the above map.

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**1168463 Case Planning Status: Conditionally Approved March 19, 2024**

If you have any questions regarding the following Planning comments please call (702) 229-6301.  
100406-PMP

Department of Planning staff has conditionally approved your request for technical review of the blueline Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "100406-PMP" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Please add the following note: This amap neither creates nor confirms a commitment for the service of water or that sufficient water exists to serve the lot(s) created through this map. This map and the lot(s) created by this map are subject to the Service Rules of the Las Vegas Valley Water District. The owner of any lot created by this map must comply with the terms and conditions of the Service Rules in order to obtain a commitment for water service.

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**1168464 Development Coordination Review Status: Conditionally Approved March 20, 2024**

If you have any questions regarding the following Development Coordination comments please call (702) 229-6327.

**COMMENTS:**

Off-site improvements are required per Title 19.16.040 and such off-site requirements must be constructed or guaranteed prior to the recordation of this Parcel Map per Title 19.16.040.K.

**CONDITIONS OF APPROVAL:**

1. Construct half-street improvements on O'Bannon Drive and on Lisa Lane adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. Contact the City Engineer's Office at 702-229-2186 to coordinate the development of this project with the Meadows-Charleston Storm Drain, Via Olivero (Montessori to Buffalo) project (MWA861) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building, grading permits, submittal of any construction drawings, or the recordation of this Parcel Map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
5. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.
6. Prior to the recordation of this Parcel Map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.

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**1168472 Survey Review Status: Conditionally Approved April 9, 2024**

If you have any questions regarding the following Survey comments please call (702) 229-6217.

1. Please title the map as a merger and re-subdivision. See redlines.
2. Of paramount concern is the falling to the center 1/4 corner monument. This appears to be an original BLM monument that someone over the years preserved by placing a well over it. As an original BLM monument its position must hold. It is unclear how your establishment of the quarter section line affects your boundary. In fact, there is very little evidence shown to show your methodology. Please take this into consideration and revise as needed. If you have evidence that this monument was disturbed please provide that proof.
3. Please correct miscellaneous errors, typos, or omissions as noted on the associated redlines.

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End of Comments





<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> August 20, 2024
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Ideaware - Three Lot Parcel Map</b>	<b>COPIES TO:</b> Baughman & Turner, Inc.
<b>Cross Streets:</b>	NEC of Lisa Lane and O'Bannon Drive	Back Lisa LV, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5794A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	163-04-305-004 & 163-04-305-006	
<b>Zoning Action:</b>		
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	7/31/2024	8/19/2024	See Comments Below	\$400.00	5868242: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	----

**REMARKS:**

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. The study assumes the full construction of O'Bannon Drive and the associated storm drain facilities and stubs being in place for flood perpetuation. No occupancy permit of the residential units will be issue prior to the substantial build out of the perimeter facilities.
3. It appears that lot 2 can drain to the interior street without going through the adjacent lot 3. Therefore the proposed 10' drainage easement is not necessary. The City's policy is to minimize public drainage easements. Every attempt should be made by the developer to eliminate the public drainage easements which may require engineering, coordination with the adjacent property owner(s) or by providing additional grading offsite. All attempts must be provided in writing and submitted as a part of drainage study for documentation.

4. The Regional Flood Control District Manual requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained through per Section 1602. Provide the required slope in cul-de-sacs.
5. **Sheet C2.1:** Show the existing wall on sections G & H.
6. **Sheet C2.1:** Section C shows existing block wall along O'Bannon. Per walkthrough by the reviewer, the block wall at O'Bannon does not exist.
7. Provide the standard drainage compliance note on the grading plan: "*I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5794)*".

**\*\*\* The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

**If drainage study only contains one combined file, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

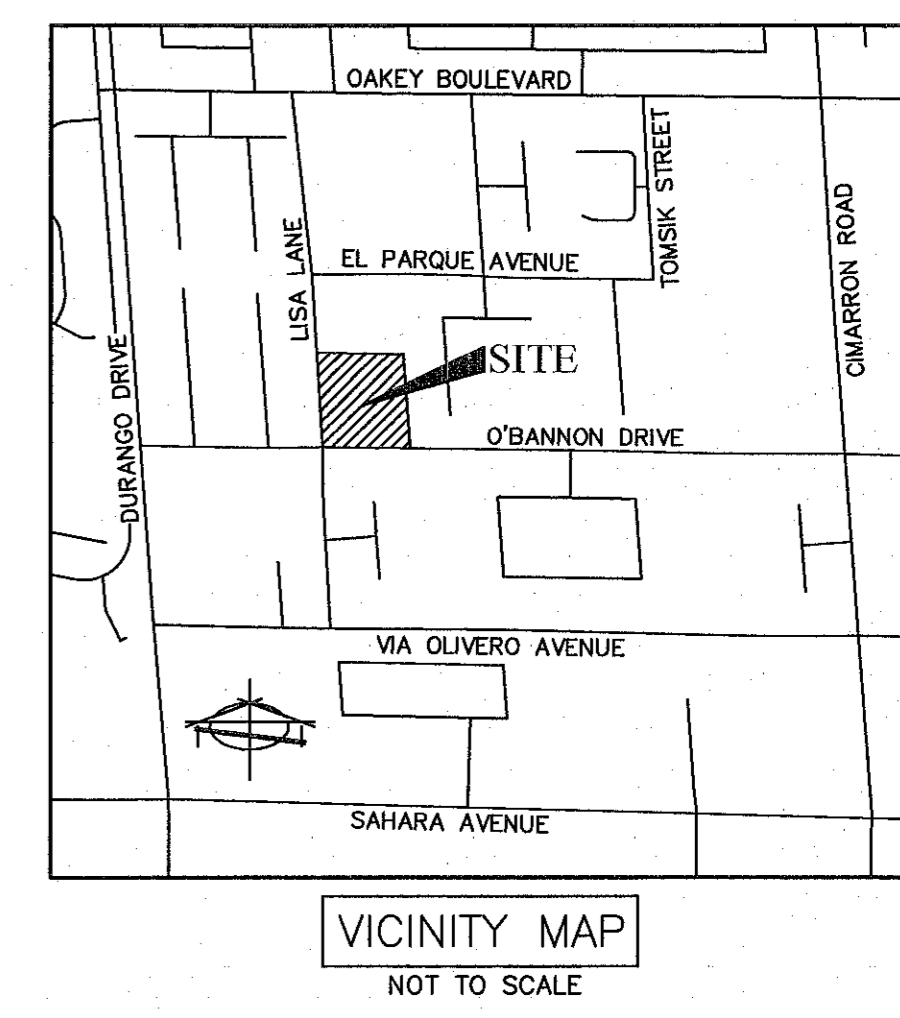
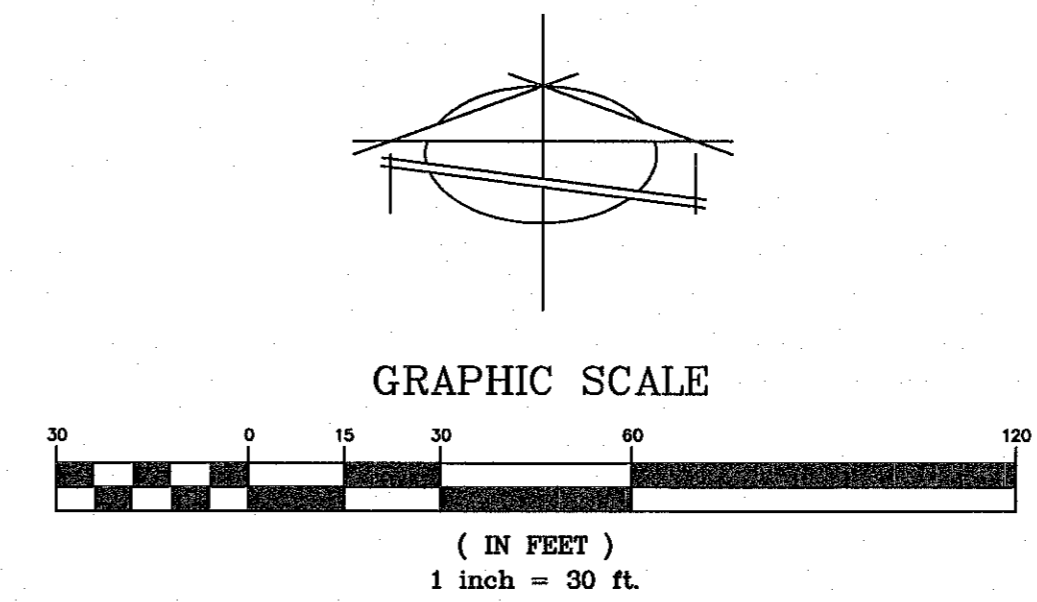
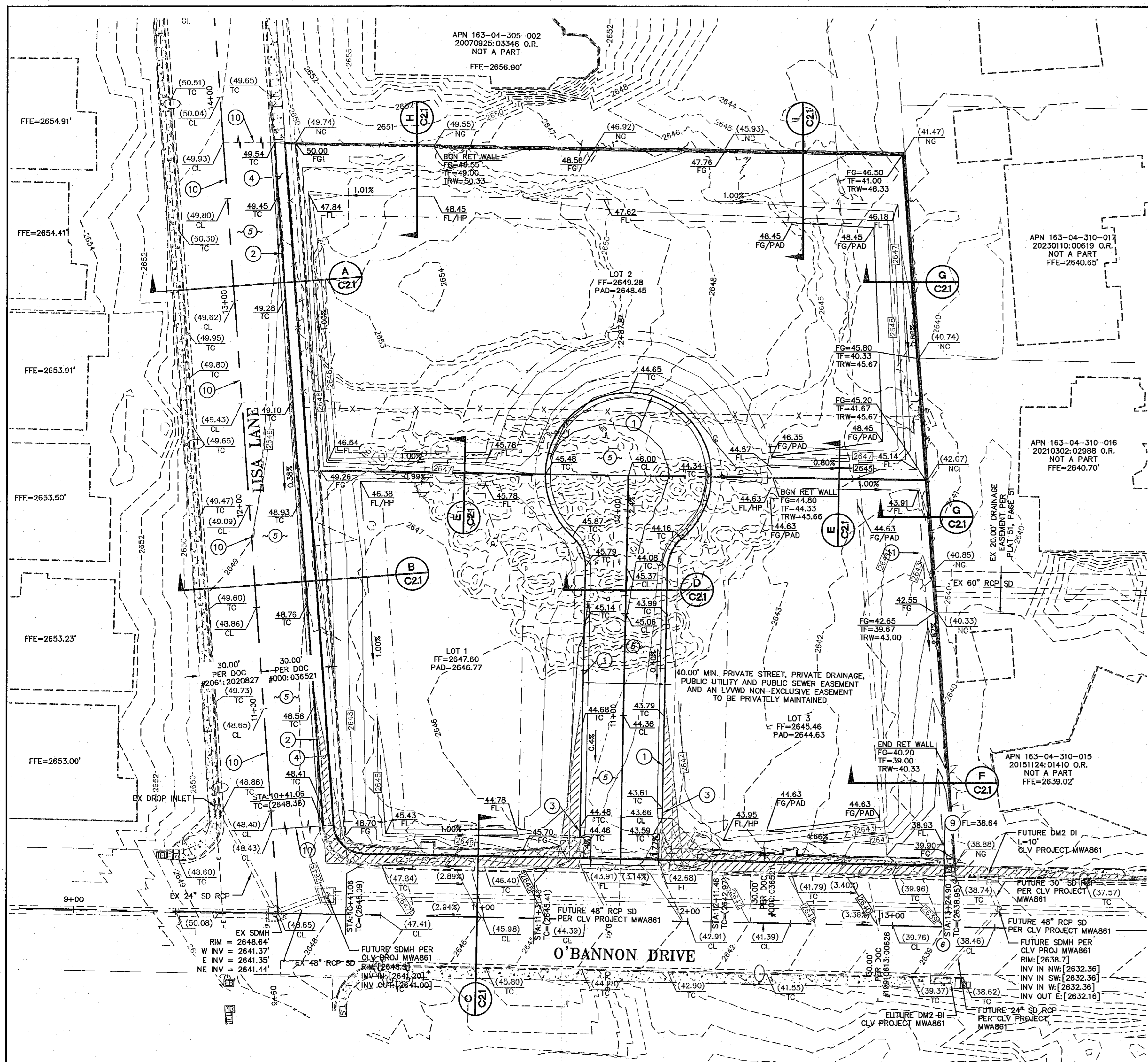
**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**NOTE:** Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

**NOTE:** Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

**END OF REMARKS**  
JRT

T/R/S: T21S/R60E/S4  
AREA Q-04



#	ITEM	QUANTITY	
		PUBLIC	PRIVATE
1	INSTALL 30" ROLL CURB CURB PER CCAUSD #217.2.S1	LF	-
2	INSTALL "L" CURB PER CCAUSD #216.	LF	-
3	INSTALL 5' LONG TRANSITION FROM "L" CURB AND GUTTER TO 30" ROLL CURB	EA	-
4	INSTALL SIDEWALK PER CCAUSD #234.	SF	-
5	CONSTRUCT 3" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	-
6	INSTALL SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	-
7	CONSTRUCT RETAINING WALL PER SNBORS DWG. B-100-2	LF	-
8	CONSTRUCT MASONRY WALL PER SNBORS DWG. B-101	LF	-
9	INSTALL 48"x16" WALL OPENING PER DETAIL 1 ON SHEET C2.1	EA	-
10	SAWCUT NEAT AND MATCH EXISTING	LF	-

LEGEND	
	PROPERTY LINE
	STREET CENTERLINE
	LOT LINE
	BUILDING SETBACK LINE
	PROPOSED ROLL CURB
	EXISTING "L" CURB & GUTTER
	EXISTING CONTOUR LINES
	PROPOSED FLOW LINE
	SAW CUT LINE
	PROPOSED EDGE OF PAVEMENT
	EXIST. EDGE OF PAVEMENT
	PROPOSED BLOCK WALL
	PROPOSED SCARF
	EXIST. BLOCK WALL
	SAW CUT AREA
	MATCHLINE
	PROPOSED ELEVATION & LOCATION
	EXISTING ELEVATION & LOCATION
	PROPOSED GRADE
	CONSTRUCTION NOTE
	PROPOSED HYDRANT
	SIGHT VISIBILITY ZONE*
	ROADWAY EASEMENT
	ASPHALT CONCRETE
	CENTERLINE
	TOP OF CURB
	EDGE OF PAVEMENT
	FINISHED GRADE
	TOP OF FOOTING
	TOP OF RETAINING WALL
	TOP OF FLOOD WALL
	BACK OF SIDEWALK
	GRADE BREAK
	BEGIN VERTICAL CURVE
	END VERTICAL CURVE
	FINISHED FLOOR
	FLOW LINE
	HIGH POINT
	INVERT
	LINEAR FEET
	LOW POINT
	LANDSCAPE
	SOUTHWEST GAS
	PUBLIC UTILITY EASEMENT
	PRIVATE DRAINAGE EASEMENT
	PRIVATE SEWER EASEMENT
	PRIVATE LANDSCAPE EASEMENT
	MINIMUM
	MAXIMUM
	TOP OF CONCRETE SLAB
	EXISTING
	PROPERTY LINE
	NATURAL GRADE
	EDGE OF PAYMENT
	ASSESSORS PARCEL NUMBER
	NOT TO SCALE
	SANITARY SEWER
	DIAMETER
	REINFORCED CONCRETE PIPE
	RIGHT-OF-WAY

**STORMWATER MANAGEMENT NOTES**

- 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 WAYS OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE LVMC 14.18.130 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 AND NO LONGER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.5.
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PROTECTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVRI00000, SECTION III.A.12.
- ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- POST-CONSTRUCTION BMPs (PCBMPs)/CONTROL MEASURES NOTED ON THE GRADING PLANS ARE MANDATORY PERMANENT REGULATORY STORMWATER POLLUTION CONTROLS. THESE PCBMPs MUST BE INSTALLED PER THE APPROVED PLANS AND MUST BE PERMANENTLY MAINTAINED.

**FLOOD ZONE INFORMATION**  
 THIS SITE IS LOCATED IN A ZONE "X". ZONE "X" HAS BEEN DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, COMMUNITY PANEL NO. 32003C2145F EFFECTIVE DATE NOVEMBER 16, 2011

**RECORDED DEED LEGAL DESCRIPTION**  
 THAT PORTION OF GOVERNMENT LOT FIFTY-FIVE (55) LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:  
 LOTS THREE (3) AND FOUR (4) AS SHOWN BY MAP THEREOF ON FILE IN FILE 23 OF PARCEL MAPS, PAGE 79, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**BASIS OF BEARING**  
 NORTH 04°09'14" WEST - BEING THE CENTERLINE OF LISA LANE BETWEEN O'BANNON DRIVE AND EL PARQUE AVENUE, AS SHOWN IN FILE 23, PAGE 79 OF PARCEL MAPS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

**BENCHMARK**  
 CITY OF LAS VEGAS BENCHMARK #1LV1055EE6  
 RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, WEST SIDE OF DURANGO DRIVE AT O'BANNON DRIVE.  
 812.65 METERS      2666.17 FEET  
 NAVD 88 DATUM V.2018

ALL FUTURE IMPROVEMENTS PER CLV PROJECT MWA861 "MEADOWS-CHARLESTON STORM DRAIN VIA OLIVERO"

**AREA OF DISTURBANCE**  
 OFFSITE: 0.29 AC  
 ONSITE: 2.41 AC

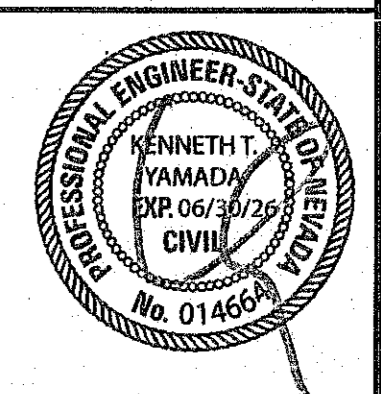
**EARTHWORK QUANTITIES**  
 CUT: 450 CY      3550 CY  
 FILL: 125 CY      5040 CY  
 NET: 325 CY CUT      1490 CY FILL

**ENGINEERS CERTIFICATE**  
 I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT THE CITY OF LAS VEGAS, NEVADA. #DS5794  
 KENNETH T. YAMADA, P.E. 014684      DATE

**DISCLAIMER NOTE**  
 UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND 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.

Call before you Dig  
 Avoid calling underground utility lines. It's costly.  
  
 OR  
 1-800-642-2444

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



CLV PROJECT # \_\_\_\_\_

DATE: 2/29/2024  
 DESIGN: MJ  
 DRAWN: MJ  
 CHECK: KTY  
 SCALE: AS SHOWN

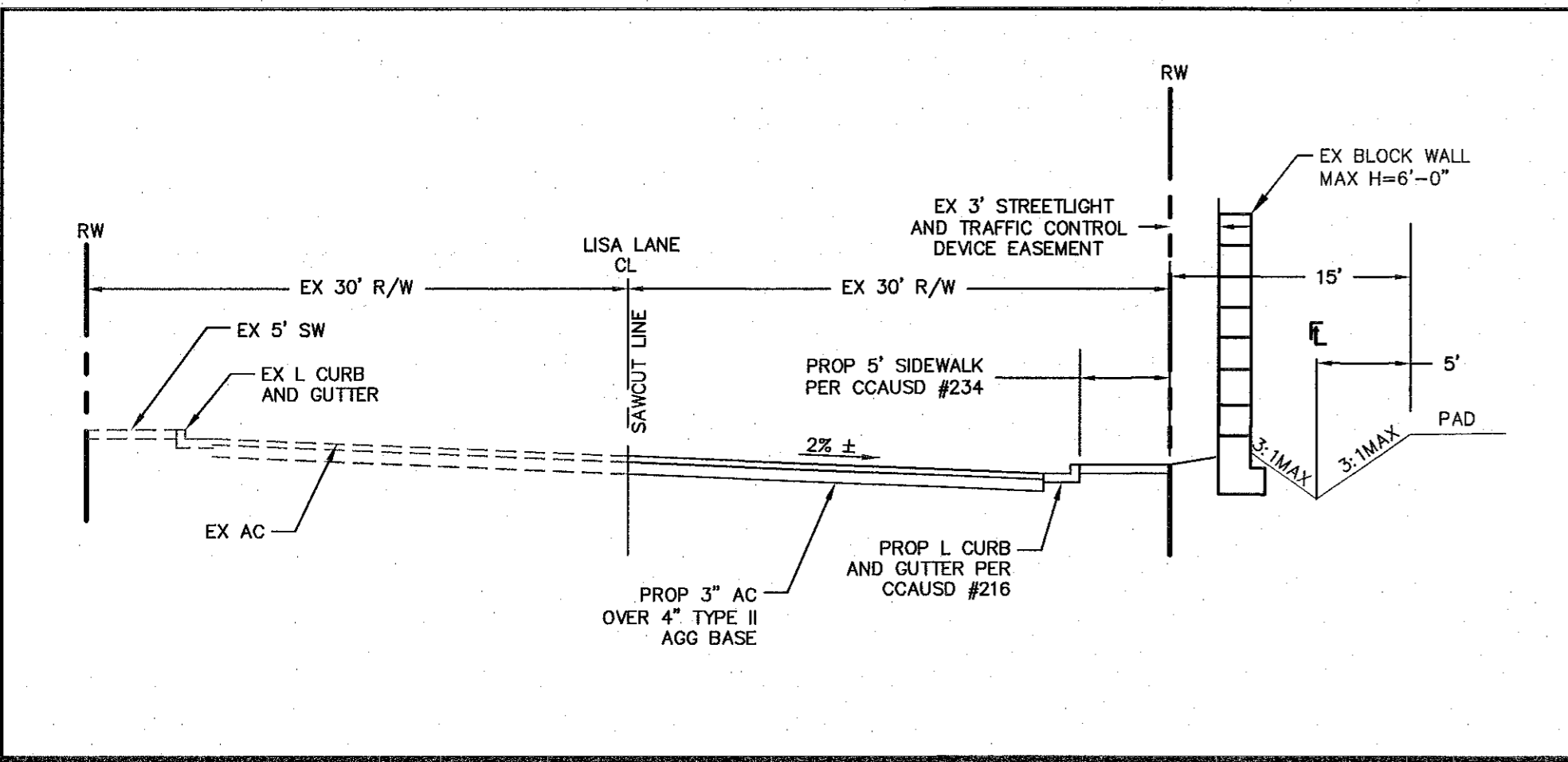
PREPARED FOR: BAUGHMAN & TURNER, INC.  
 LAND PLANNERS  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 1210 HINSON STREET  
 LAS VEGAS, NEVADA  
 PHONE: (702) 870-8771

SECTION 4 - TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M. CITY OF LAS VEGAS  
**APN 163-04-305-006 AND 004**

SHEET  
**C2.0**  
 OF  
 PROJ. NO. 1041

DATE REV. COORDINATED (CL) REVISIONS APPROVALS APPROVED

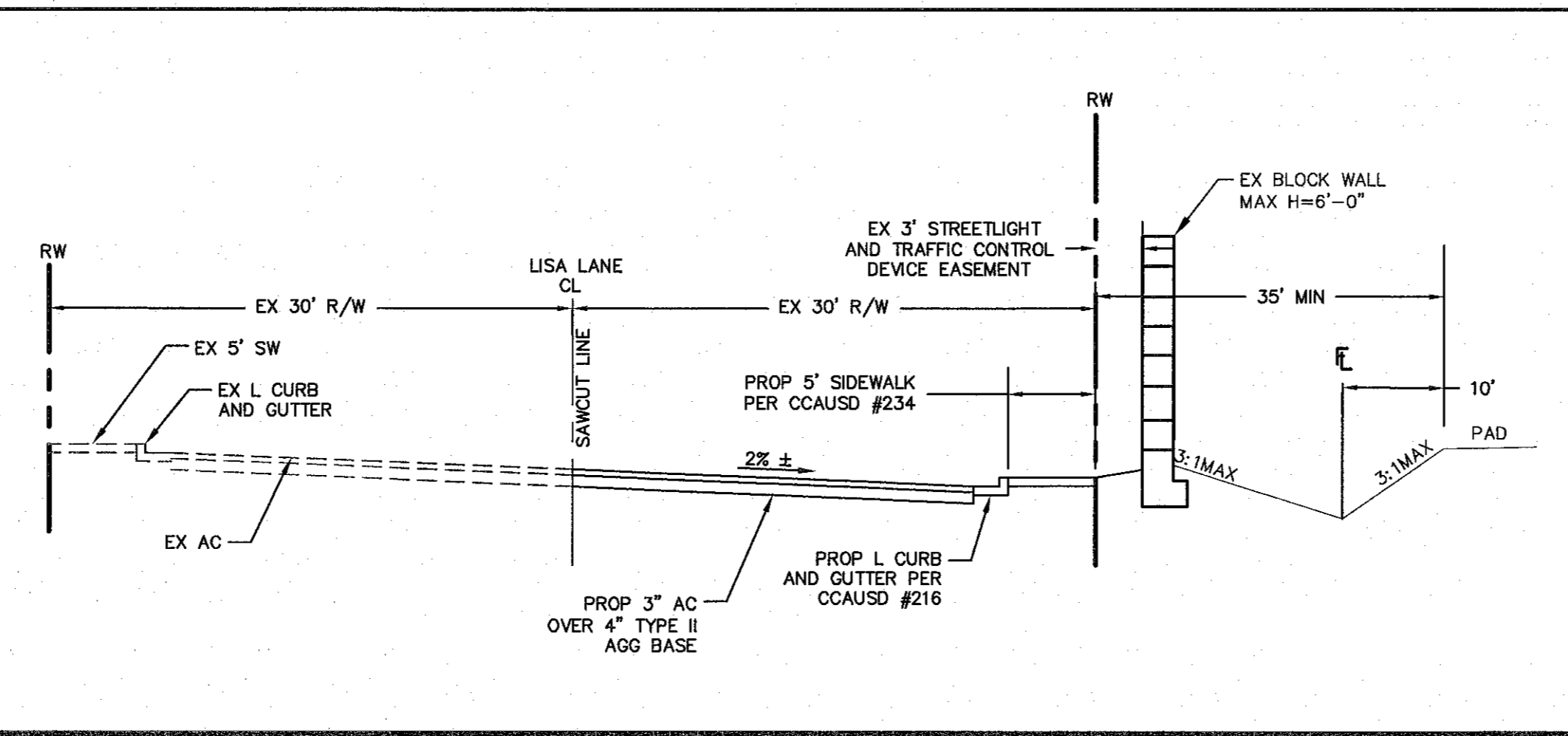
BACK LISA LV LLC  
 828 BLANCHE CT  
 HENDERSON, NV 89052  
 946-570-2504



SECTION

N.T.S.

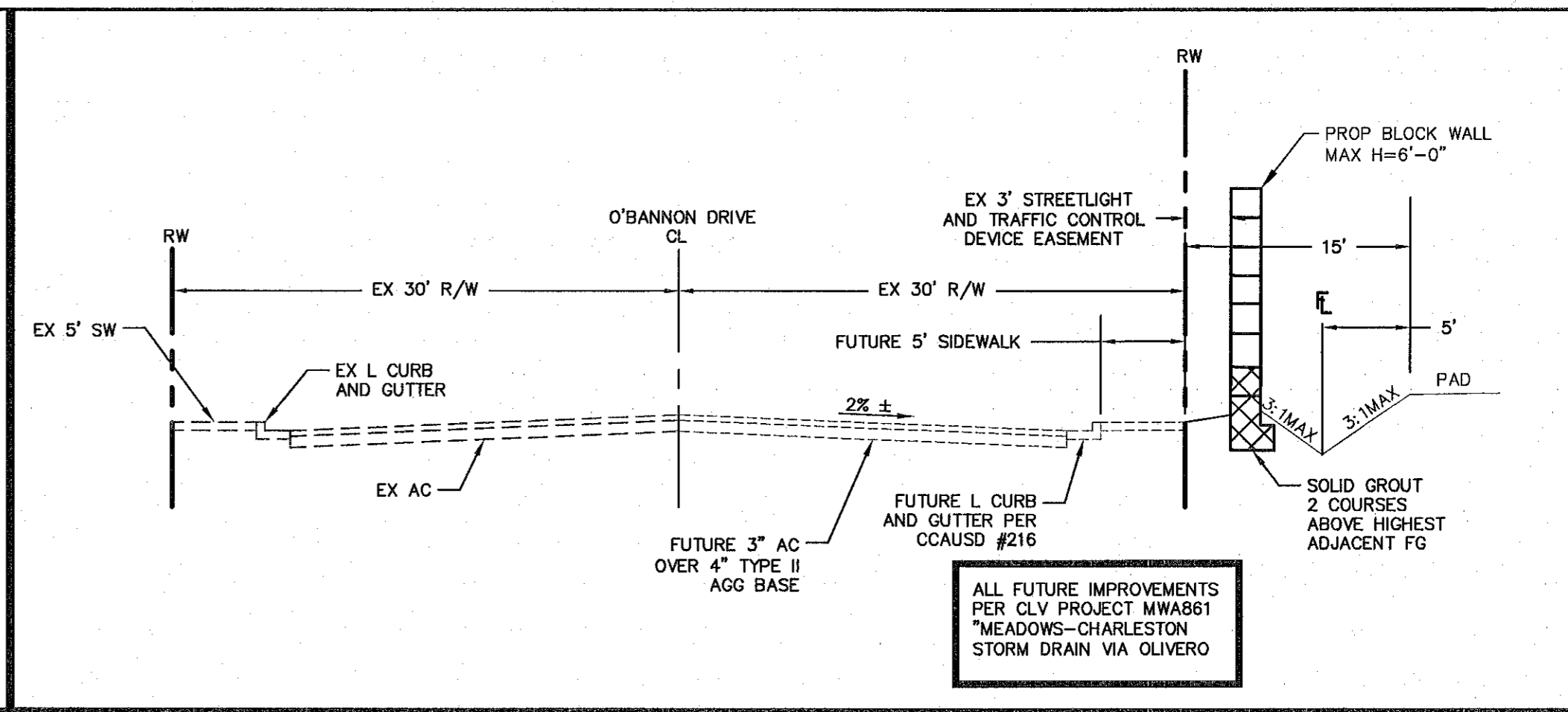
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SECTION

N.T.S.

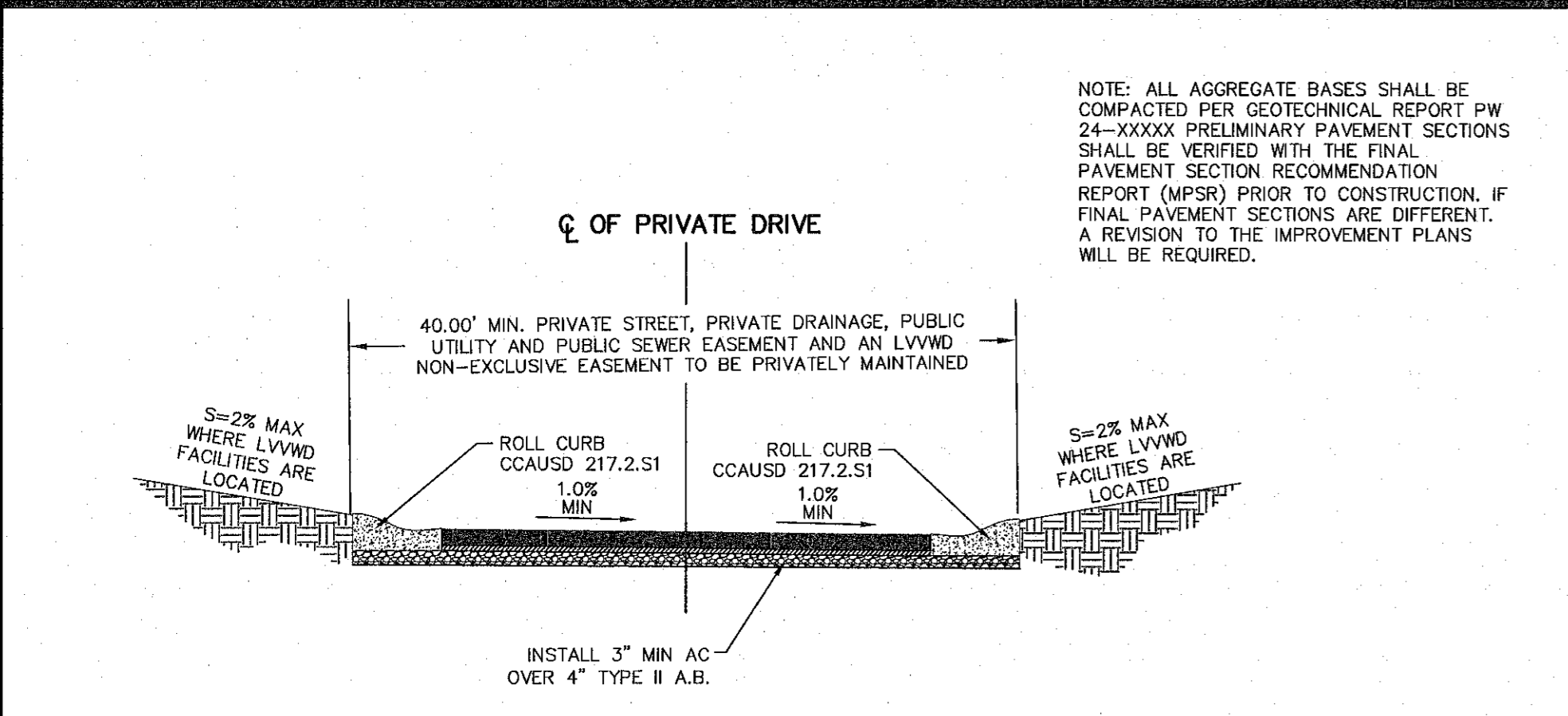
B



SECTION

N.T.S.

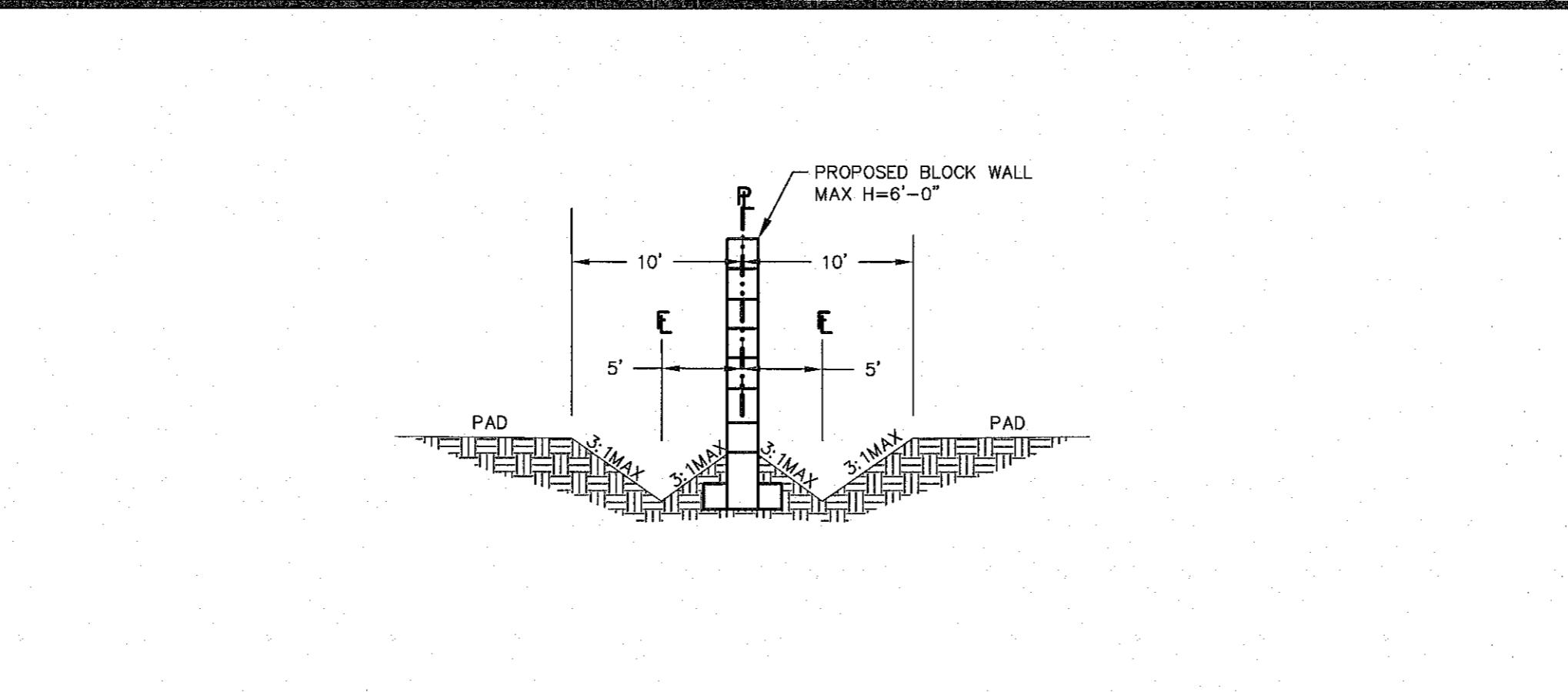
C



SECTION

N.T.S.

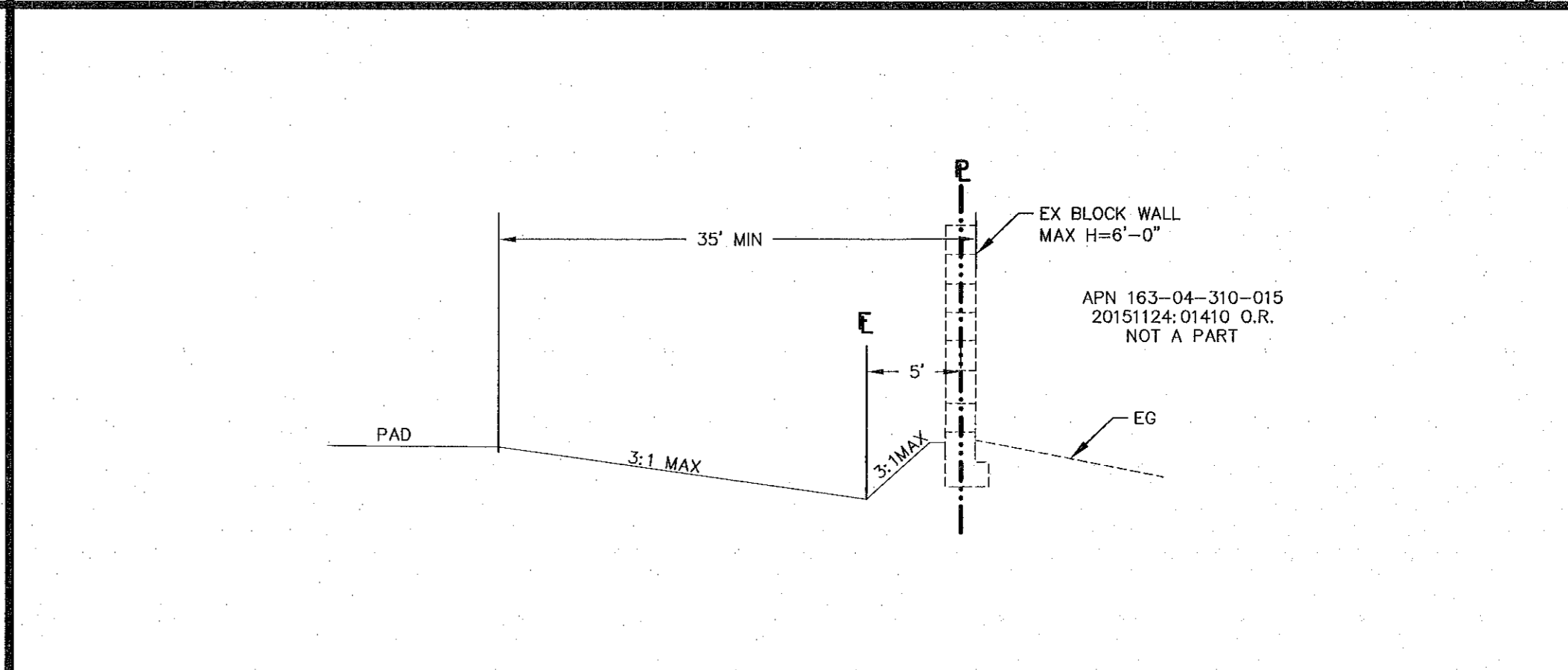
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SECTION

N.T.S.

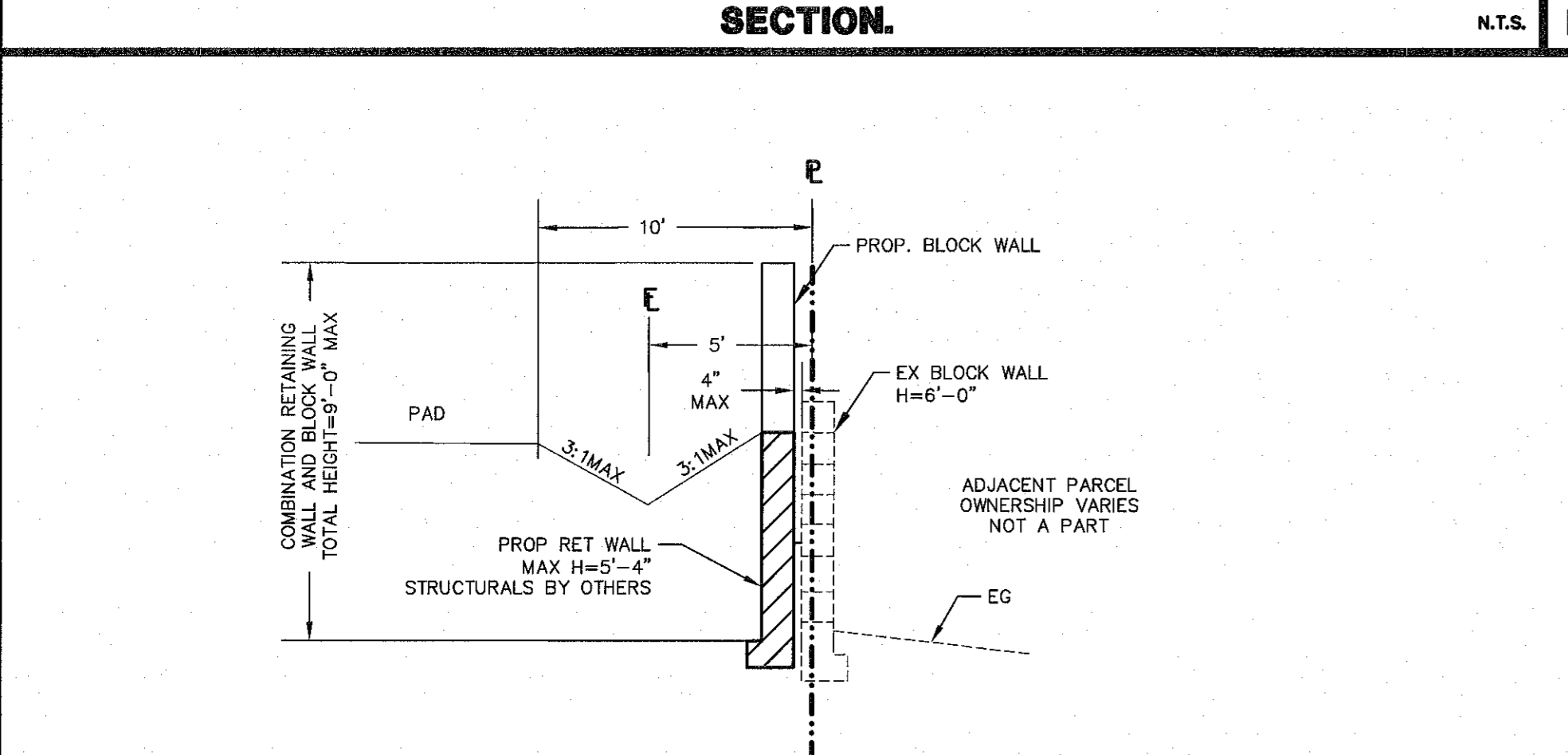
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SECTION

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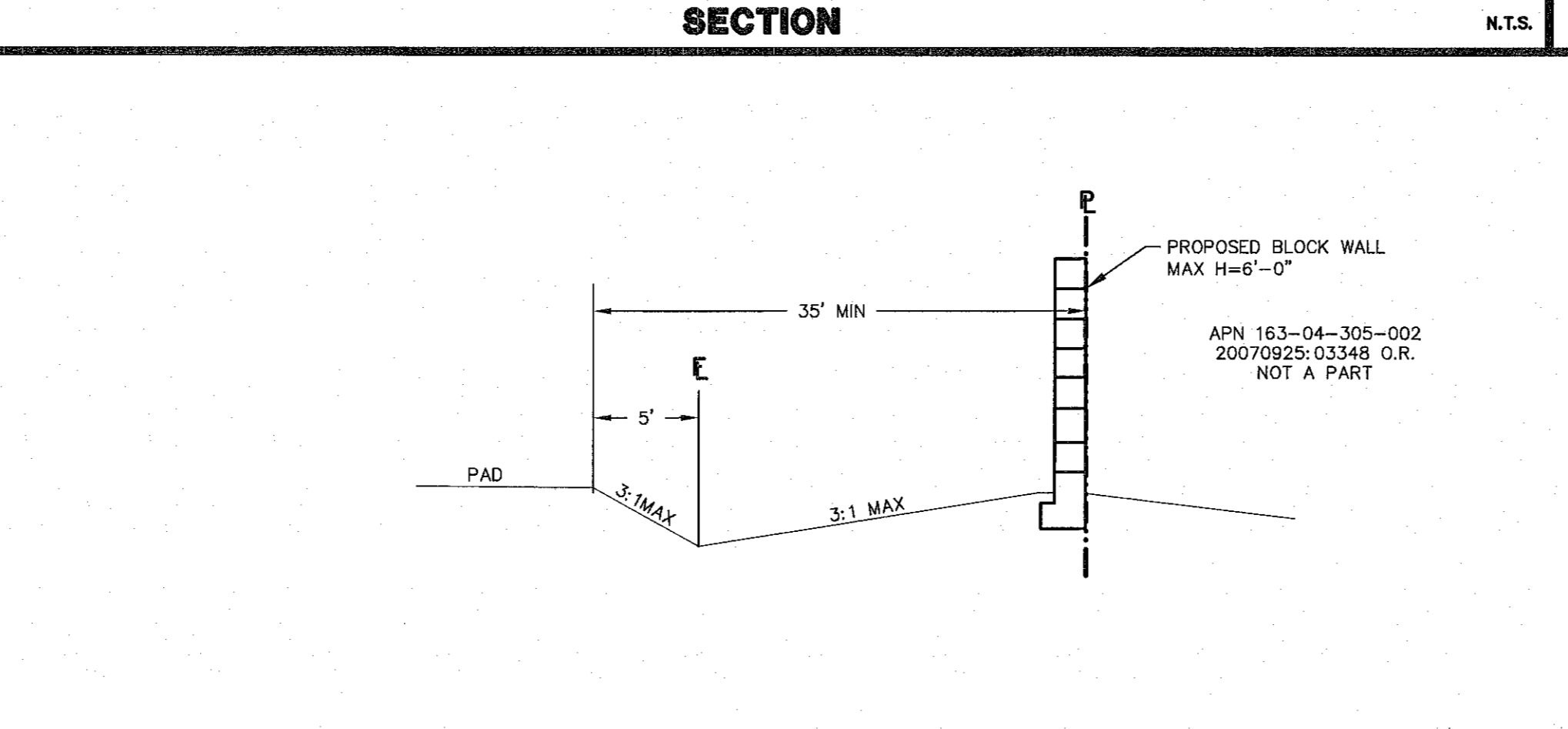
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SECTION

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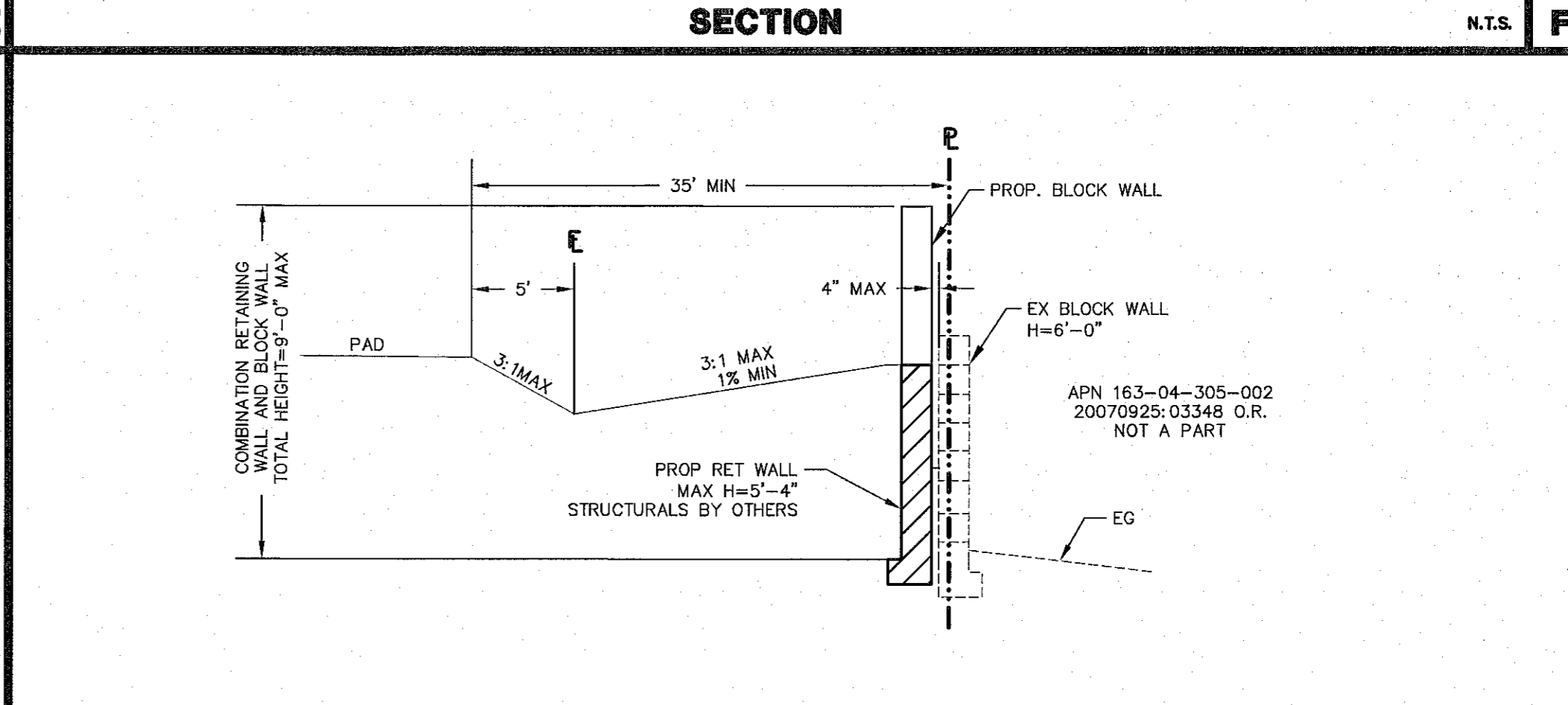
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SECTION

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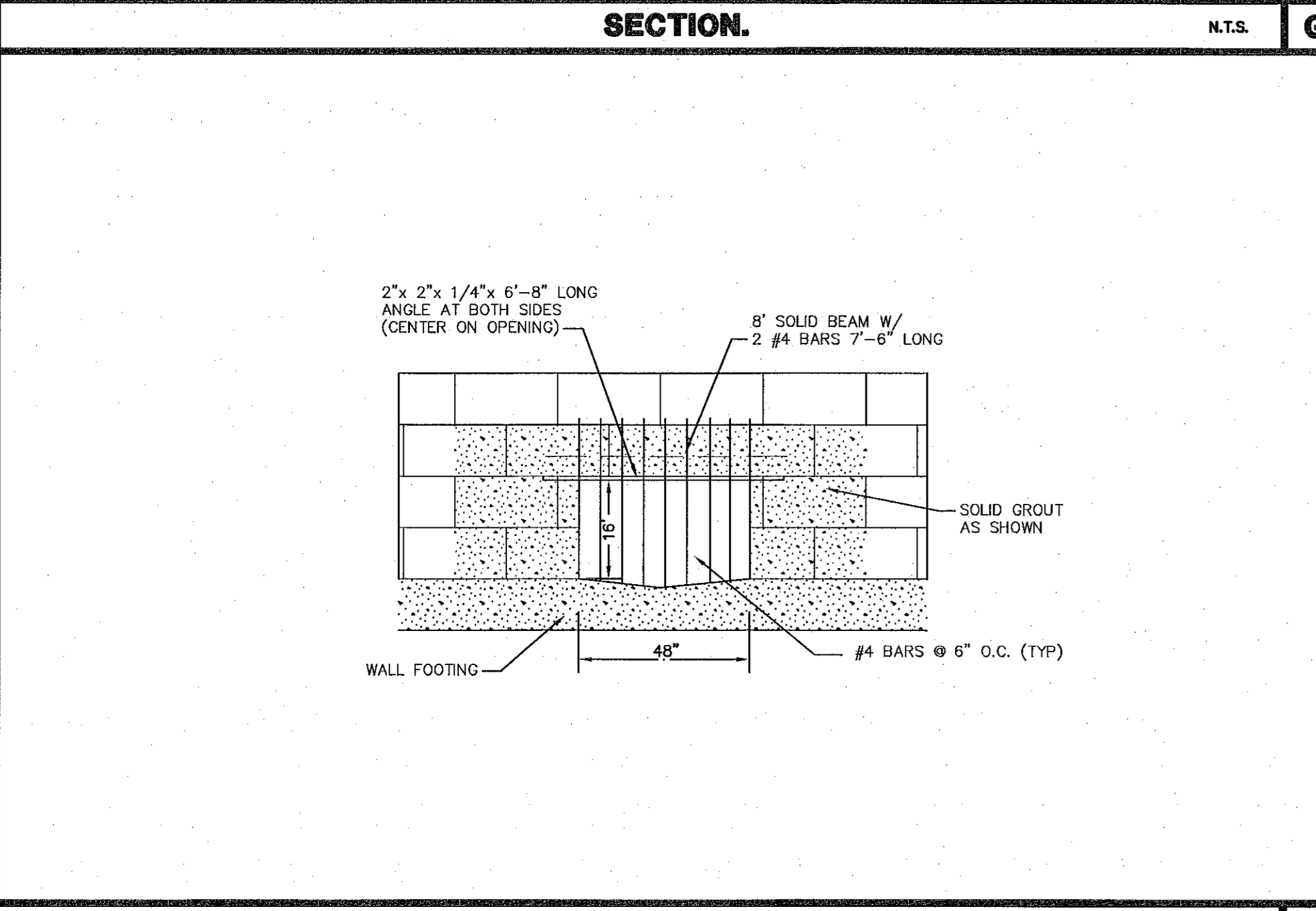
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SECTION

N.T.S.

I



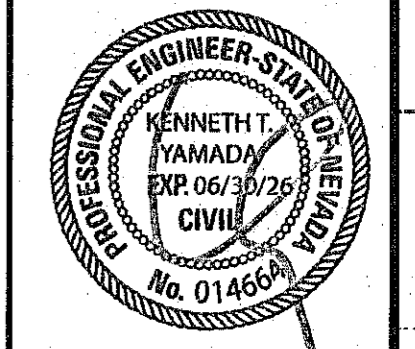
DETAIL - 48\"/>

N.T.S.

1

**DISCLAIMER NOTE**

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DATE: 11/14/2018  
 DESIGN: MJ  
 DRAWN: MJ  
 CHECK: KTY  
 SCALE: 1/8\"/>

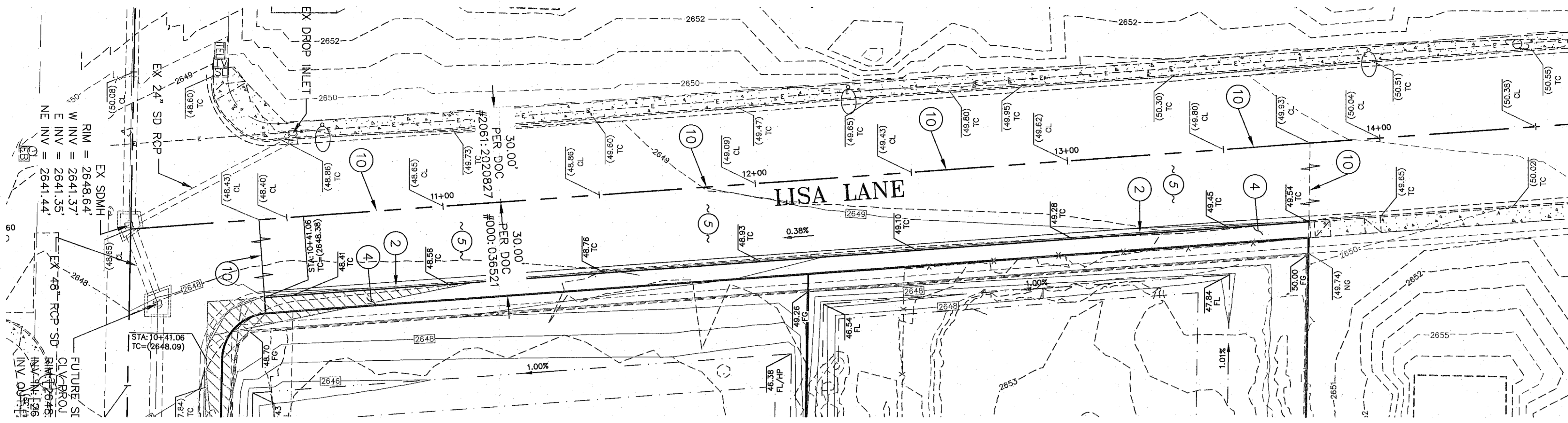
PREPARED FOR:  
 BAUGHMAN & TURNER, INC.  
 CIVIL ENGINEERS  
 1210 HINSON STREET  
 LAS VEGAS, NEVADA 89102  
 PHONE: (702) 870-8771 FAX: (702) 878-2695

APN 163-04-305-006 AND 004

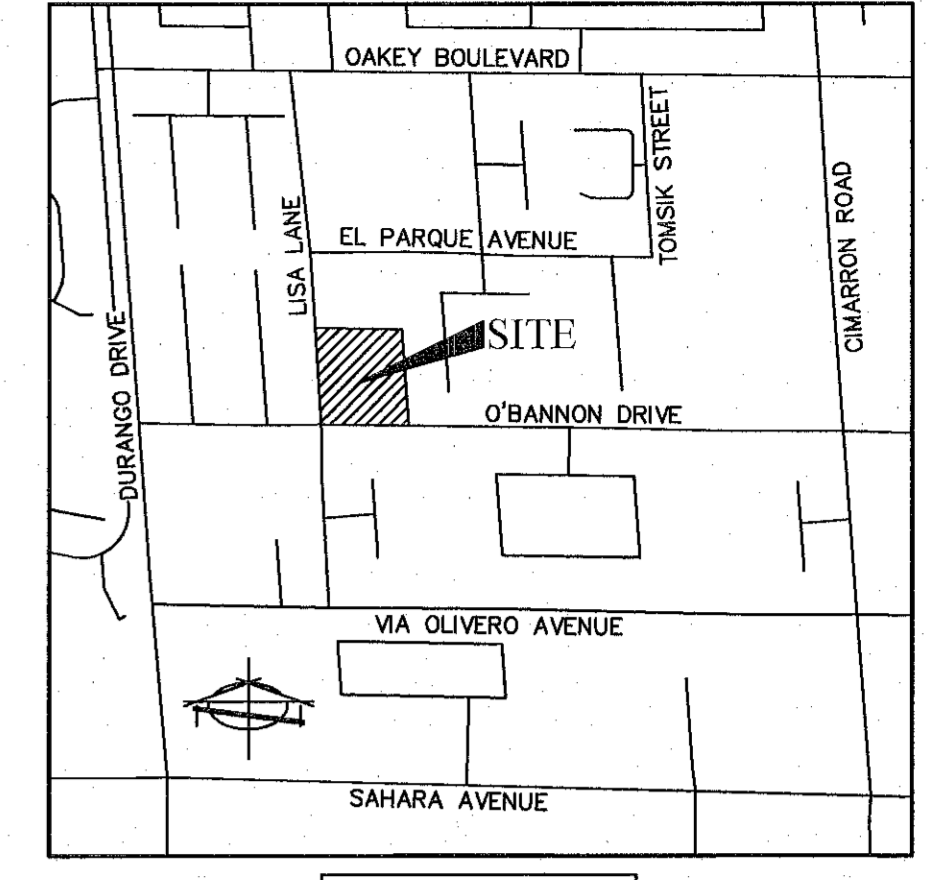
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA CITY OF LAS VEGAS

IDEAWARE SECTIONS AND DETAIL SHEET

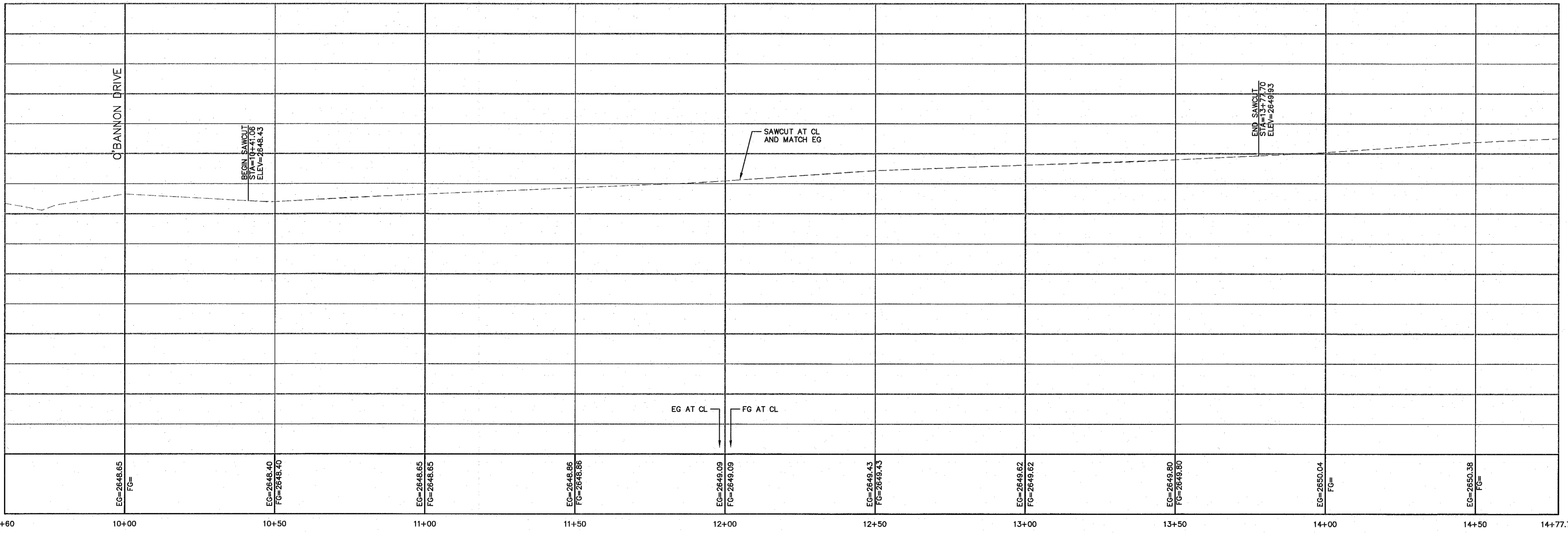
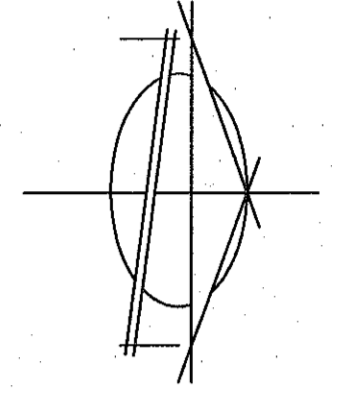
SHEET C2.1 OF PROJ. NO. 1041



**LISA LANE - PLAN**  
(PUBLIC)  
SCALE: HORIZONTAL 1"=20'



**VICINITY MAP**  
NOT TO SCALE



**LISA LANE - PROFILE**  
(PUBLIC)  
SCALE: HORIZONTAL 1"=20'  
VERTICAL 1"=2'

**BASIS OF BEARING**  
NORTH 04°09'14" WEST - BEING THE CENTERLINE OF LISA LANE BETWEEN O'BANNON DRIVE AND EL PARQUE AVENUE, AS SHOWN IN FILE 23, PAGE 79 OF PARCEL MAPS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

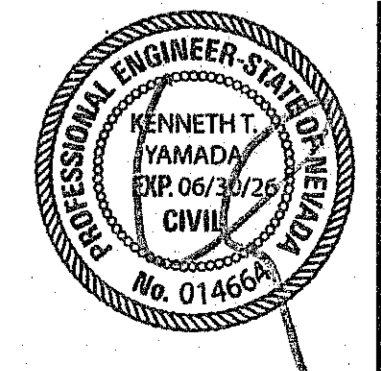
**BENCHMARK**  
CITY OF LAS VEGAS BENCHMARK #1LV105SEE6  
RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, WEST SIDE OF DURANGO DRIVE AT O'BANNON DRIVE.  
812.65 METERS NAVD 88 DATUM V.2018      2666.17 FEET

CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	PUBLIC PRIVATE
1	INSTALL 30" ROLL CURB PER CCAUSD #217.2.S1	LF	- -
2	INSTALL "L" CURB PER CCAUSD #216.	LF	- -
3	INSTALL 5' LONG TRANSITION FROM "L" CURB AND GUTTER TO 30" ROLL CURB	EA	- -
4	INSTALL SIDEWALK PER CCAUSD #234.	SF	- -
5	CONSTRUCT 3" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	- -
6	INSTALL SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	- -
7	CONSTRUCT RETAINING WALL PER SNBORS DWG. B-100-2	LF	- -
8	CONSTRUCT MASONARY WALL PER SNBORS DWG. B-101	LF	- -
9	INSTALL 48"x16" WALL OPENING PER DETAIL 1 ON SHEET C2.1	EA	- -
10	SAWCUT NEAT AND MATCH EXISTING	LF	- -

**DISCLAIMER NOTE**  
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CLV PROJECT # ---



DATE	11/14/2018	DESIGN	MJ
DATE	REVISION	CHECK	MJ
DATE	APPROVED	SCALE	KTY

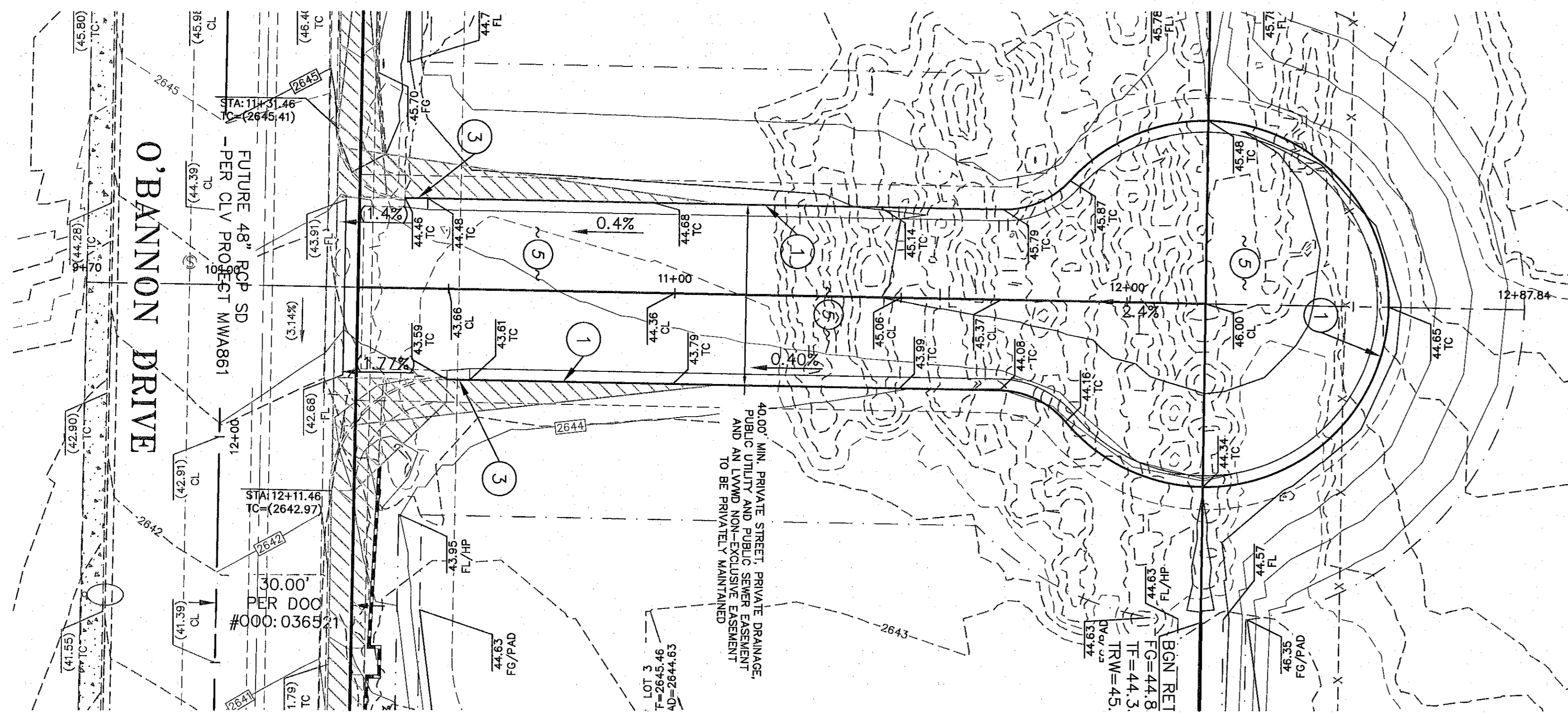
PREPARED FOR: **BACK LISA IV LLC**  
222 BLANCHETT  
HENDERSON, NV 89052  
948-870-2504

**BAUGHMAN & TURNER, INC.**  
CIVIL ENGINEERS  
1210 HINSON STREET  
PHONE: (702) 870-8771

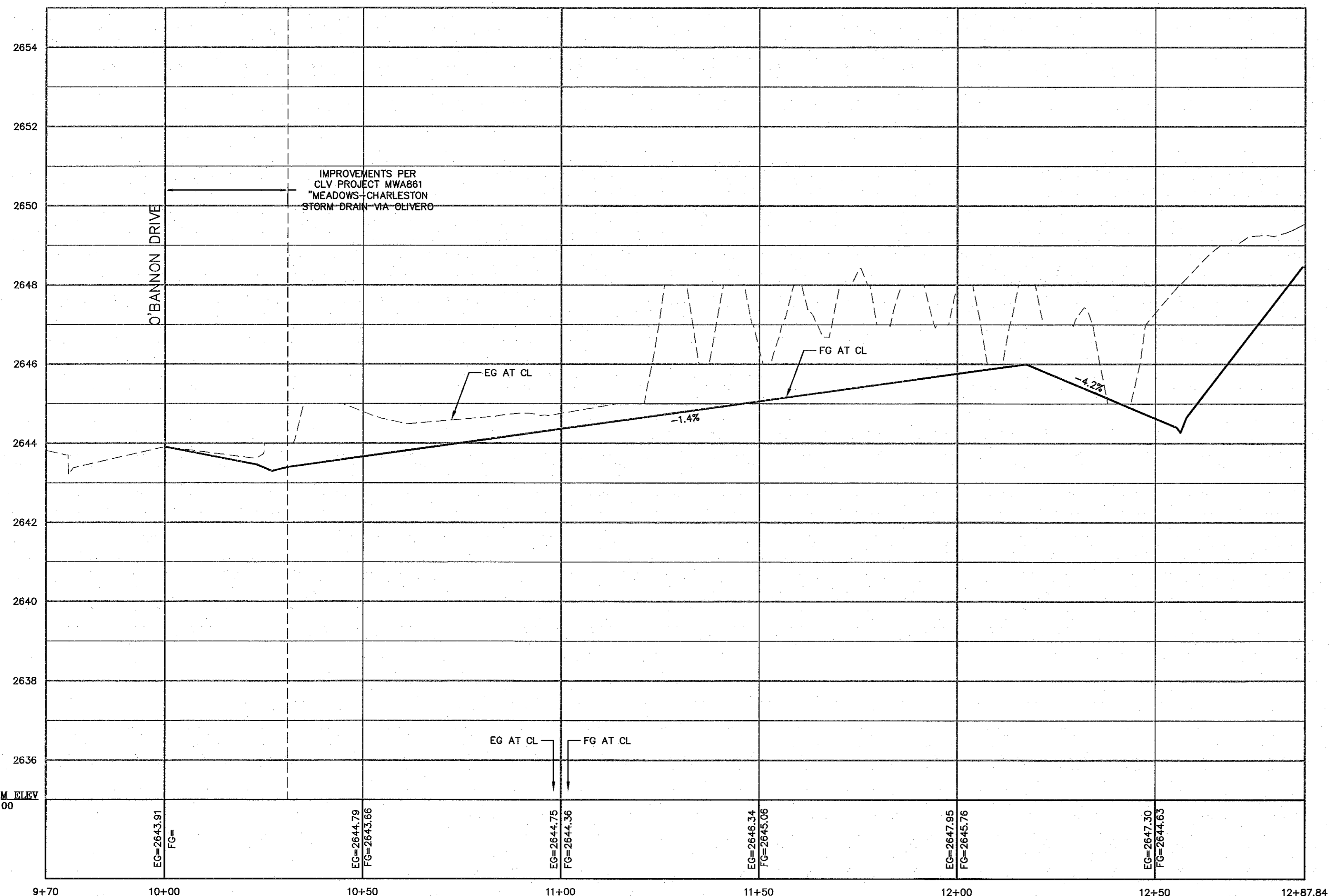
**IDEAWARE**  
**PLAN AND PROFILE - LISA LANE**  
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & NEVADA  
CITY OF LAS VEGAS  
APN 163-04-305-006 AND 004

SHEET **C2.2** OF 1041

9/11/2024

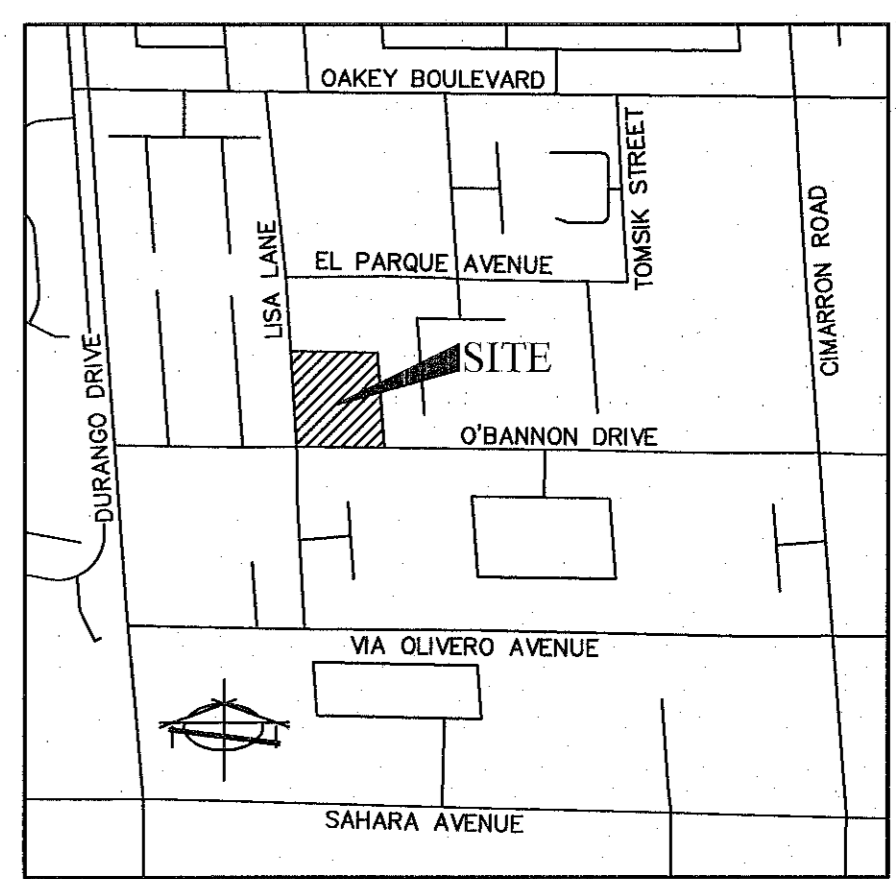


**PRIVATE DRIVE - PLAN**  
(PUBLIC)  
SCALE: HORIZONTAL 1"=20'

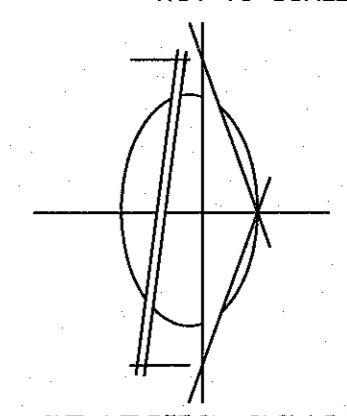


**PRIVATE DRIVE - PROFILE**  
(PUBLIC)  
SCALE: HORIZONTAL 1"=20'  
VERTICAL 1"=2'

CONSTRUCTION NOTES		QUANTITY	
#	ITEM	UNIT	PUBLIC PRIVATE
1	INSTALL 30" ROLL CURB PER CCAUSD #217.2.S1	LF	- -
2	INSTALL "L" CURB PER CCAUSD #216.	LF	- -
3	INSTALL 5' LONG TRANSITION FROM "L" CURB AND GUTTER TO 30" ROLL CURB	EA	- -
4	INSTALL SIDEWALK PER CCAUSD #234.	SF	- -
5	CONSTRUCT 3" MIN AC PAVEMENT OVER 4" MIN TYPE II A.G. BASE.	SY	- -
6	INSTALL SIDEWALK UNDERDRAIN PER CCAUSD #236	EA	- -
7	CONSTRUCT RETAINING WALL PER SNBORS DWG. B-100-2	LF	- -
8	CONSTRUCT MASONRY WALL PER SNBORS DWG. B-101	LF	- -
9	INSTALL 48"x16" WALL OPENING PER DETAIL 1 ON SHEET C2.1	EA	- -
10	SAWCUT NEAT AND MATCH EXISTING	LF	- -



**VICINITY MAP**  
NOT TO SCALE

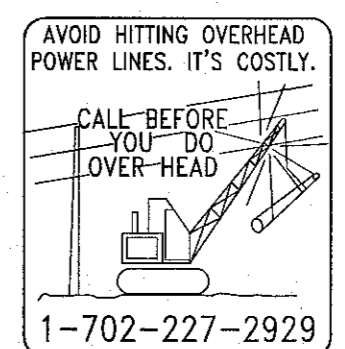


**BASIS OF BEARING**  
NORTH 04°09'14" WEST - BEING THE CENTERLINE OF LISA LANE BETWEEN O'BANNON DRIVE AND EL PARQUE AVENUE, AS SHOWN IN FILE 23, PAGE 79 OF PARCEL MAPS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

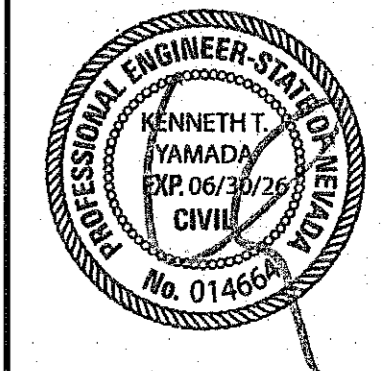
**BENCHMARK**  
CITY OF LAS VEGAS BENCHMARK #1LV10S5EE6  
RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, WEST SIDE OF DURANGO DRIVE AT O'BANNON DRIVE.  
812.65 METERS 2666.17 FEET  
NAVD 88 DATUM V.2018

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CLV PROJECT # ---



DATE: 11/14/2018  
 DESIGN: MJ  
 DRAWN: MJ  
 CHECK: KTY  
 SCALE:  
 PREPARED FOR: **BACK LISA IV LLC**  
 HENDERSON, NV 89052  
 946-870-2504  
**BAUGHMAN & TURNER, INC.**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 LAS VEGAS, NEVADA  
 1210 HINSON STREET  
 PHONE: (702) 870-8771  
 FAX: (702) 878-2695  
**IDEAWARE**  
**PLAN AND PROFILE - PRIVATE DRIVE**  
 SECTION 4 - TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.  
 CITY OF LAS VEGAS  
**APN 163-04-305-006 AND 004**  
 SHEET  
**C2.3**  
 OF  
 PROJ. NO. 1041  
 DATE APPROVED: \_\_\_\_\_  
 INITIALS: \_\_\_\_\_