OXFORD COMMONS II
IMPROVEMENT PLANS
UNIT 1

CITY OF LAS VEGAS
STATE OF NEVADA
APN #126-13-501-022
18.02 ACRES
UNIT 1 = 4.125 ACRES
33 UNITS

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Sheet Number	Sheet Title
C1.01	COVER SHEET
C1.02	GENERAL NOTES
C4.01	GRADING 1
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C5.01	UTILITY PLAN
C6.01	PLAN & PROFILES 1
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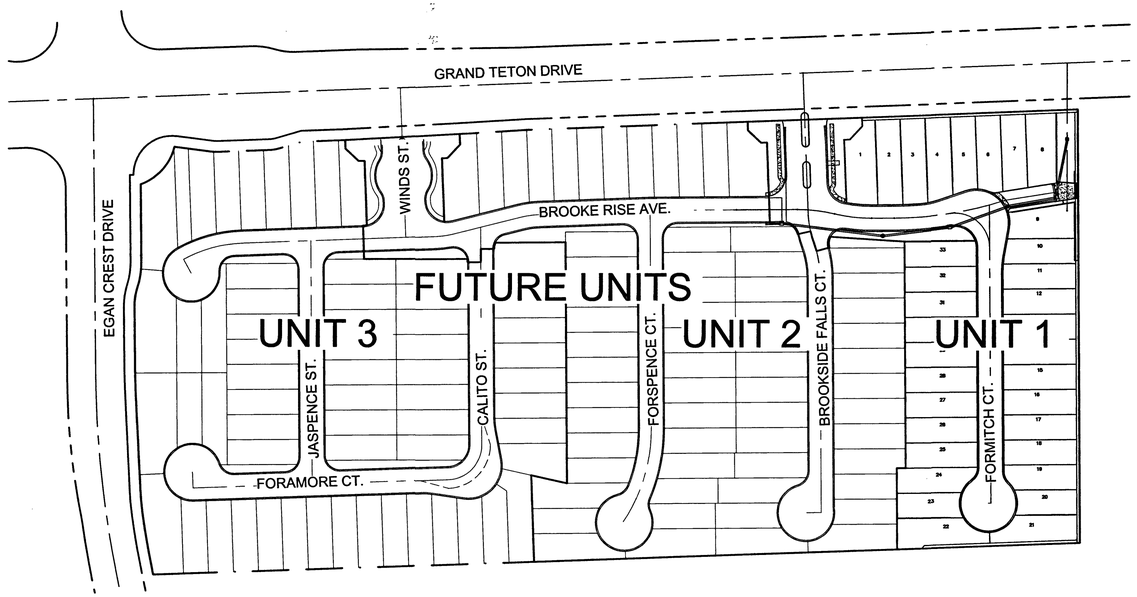
C6.03	PLAN & PROFILES 3
C7.01	TRAFFIC PLAN
C9.01	DETAILS 1
C9.02	DETAILS 2

SOUTHWEST GAS PLANS: (2)
SWG1 COVERSHEET
SWG2 MATERIAL & SIGNATURE SHEET
SWG3 DESIGN PLAN



SITE MAP

NORTH

SCALE: NTS

OWNER

KB HOME
5795 BADURA AVENUE, SUITE 180
PHONE: 702-266-8512
FAX: 702-266-8623

DEVELOPER

KB HOME
5795 BADURA AVENUE, SUITE 180
PHONE: 702-266-8512
FAX: 702-266-8623
CONTACT: MICHAEL GRAY
PHONE: 702-266-8451

ENGINEER

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118-1811
CONTACT:
PHONE: (702)798-7978

SOILS REPORT

WRIGHT ENGINEERS
DATED: JANUARY 06, 2016
PROJECT NO. 152531

LEGAL DESCRIPTION

THE NORTH HALF (N ½) OF THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.DM., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARINGS

NORTH 00° 36' 19" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 123, PAGE 32 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION 8LV99 13NEE6
RIVET AND PLATE IN CONCRETE CYLINDER AT THE SW CORNER OF HUALAPAI AND GILCREASE

PROJECT LOCATION

VICINITY MAP

NORTH

SCALE: NTS

APPROVED FOR CONSTRUCTION

Khela Swallow FOR ALLEN PAVELKA 8/10/16
ALLEN PAVELKA, P.E. No. 9029 KRISTINA L. SWALLOW #13714 DATE
CITY OF LAS VEGAS CITY ENGINEER

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

Chris Knight 8-16-16
CHRIS KNIGHT, DIRECTOR OF BUILDING & SAFETY DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

[illegible] FOR [illegible] 8/11/16
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES DATE
MANAGER. PROJECT No. 124693 (SHEETS C1.01, C1.02, C5.01, C6.01, C6.02, C6.03)
LVVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL

[signature] 7/7/16
CITY FIRE DEPARTMENT DATE

Barbara Garrison 6.23.16
NEVADA POWER d.b.a. NV ENERGY DATE
NEVADA POWER d.b.a. NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICES TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER d.b.a. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

Veronica Figueroa 6/21/2016
CENTRAL TELEPHONE CO. d.b.a. CENTURYLINK DATE
"THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."

[signature] 6/23/16
COX COMMUNICATIONS LAS VEGAS, INC. DATE

Maria S. Rushing 6/23/16
SOUTHWEST GAS CORPORATION 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 — Call 811 — 1-800-227-2600
CALL BEFORE YOU DIG OVERHEAD — 1-702-227-2929
FAST Call before you UnderGround. 1-702-432-5300

H# 65134

APP'D PLANNING VAR
SEE SHEETS C4.02 & C6.01 8/3/17

NO.	REVISION	DATE	APPL
3	REVISED FH LOCATION, C5.01, C6.01, C7.01	8/3/17	
2	REVISED UNIT 2 PAD ELEV AND SECTION	7/28/17	
1	INSTALL ADD SWG PLANS APP'D COUNTY	6/21/16	
0	REVISED SEWER AND ISLAND, SHEETS C1.01, C5.01, C6.01, C6.03	4/28/16	

DESIGNED BY: CP, MH | DRAWN BY: CP, MH | CHKD BY: TSM
JOB NUMBER: 262-112-162 | DATE: June 16

L. R. NELSON CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
• STRUCTURAL (702) 798-7978
• CIVIL (702) 451-2296 FAX
• PLANNING
• SURVEY

KBHOME

COVER SHEET
OXFORD COMMONS II
UNIT 1
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
TIMOTEO S. MORENO
EXP 12/31/17
CIVIL
No. 10361
6/21/16

PROJ#:124693 AGR#: 115937 QS:126-13-NE XC 11174

SHEET NUMBER
C1.01
OF 11 SHEETS
CLV# 10749/8-21

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