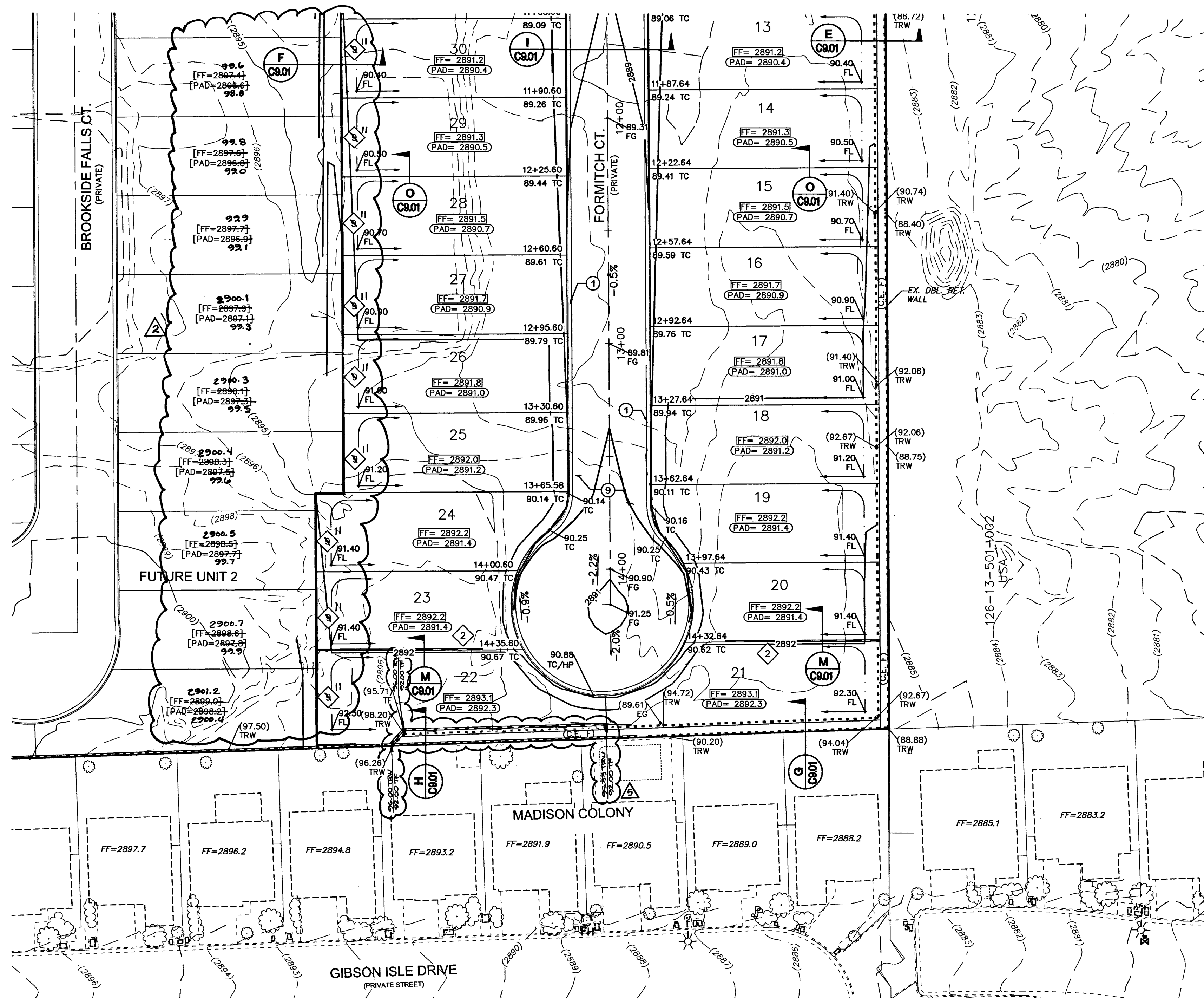


SEE SHEET 3 FOR CONTINUATION



LEGAL DESCRIPTION

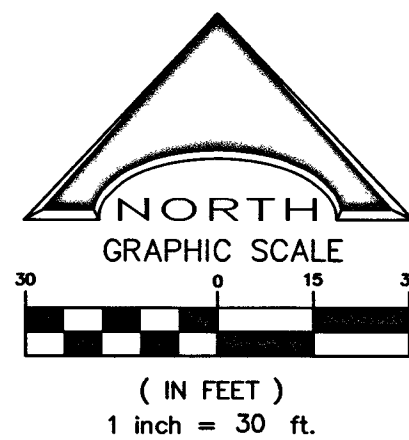
THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARINGS

NORTH 00° 36' 19" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) 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



NOTES:

1. ALL WORK PERFORMED UNDER THE GRADING PERMIT REQUIRES SPECIAL INSPECTION PER SECTION 1704. (APPENDIX SECTION J105.2).
2. THE GRADING PERMIT DOES NOT INCLUDE THE CONSTRUCTION OF RETAINING WALLS AND OTHER STRUCTURES. SEPARATE PERMITS AND APPLICATIONS ARE REQUIRED FOR THESE. (APPENDIX SECTION J103.1 AS AMENDED)
3. ALL AREAS NOT OCCUPIED BY BUILDING AREA A PUBLIC DRAINAGE DITCH MAY BE FASSED BY MAINLINE.
4. EASEMENTS FOR PRIVATE UTILITIES, ALL FIRE APPURTENANCES, TOGETHER WITH RIGHTS OF PRIVATE VEHICULAR AND PEDESTRIAN INGRESS/EGRESS AND PARKING ON ALL AREAS NOT OCCUPIED BY BUILDINGS TO BE RESERVED AND NOTED ON ALL DEVELOPMENT PARCELS CREATED WITH RECORDED PARCEL MAP DOCS.

SOILS REPORT

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

FEMA FLOOD PLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY—PANEL NUMBER 32003C1750 E, EFFECTIVE DATE 09-27-2002, THE SITE IS LOCATED WITHIN A ZONE 'X'. A ZONE 'X' IS DESCRIBED BY FEMA AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ESTIMATED EARTHWORK QUANTITIES

CUT: 10,564 CY
FILL: 945 CY
NET CUT: 9,619 CY

THESE QUANTITIES ARE FOR ESTIMATING PURPOSE ONLY. THE FILL FIGURE INCLUDES A 15% AVERAGE SHRINKAGE FACTOR. OTHER CONSIDERATIONS SUCH AS OVEREXCAVATION, CALCHE, Boulders, ETC. WILL LIKELY AFFECT THE ACTUAL FIELD FILL AND QUANTITIES. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT WITH THE SOILS ENGINEER AND PROVIDE HIS OWN FINAL QUANTITIES PRIOR TO BIDDING THE PROJECT. THE CIVIL ENGINEER ACCEPTS NO LIABILITY FOR VARIATIONS IN THE ACTUAL EARTHWORK QUANTITIES.

DRAINAGE STUDY

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE
APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR
PROJECT #DS4792

TIMOTEO S. MORENO, PE #10361

DISCLAIMER NOTE

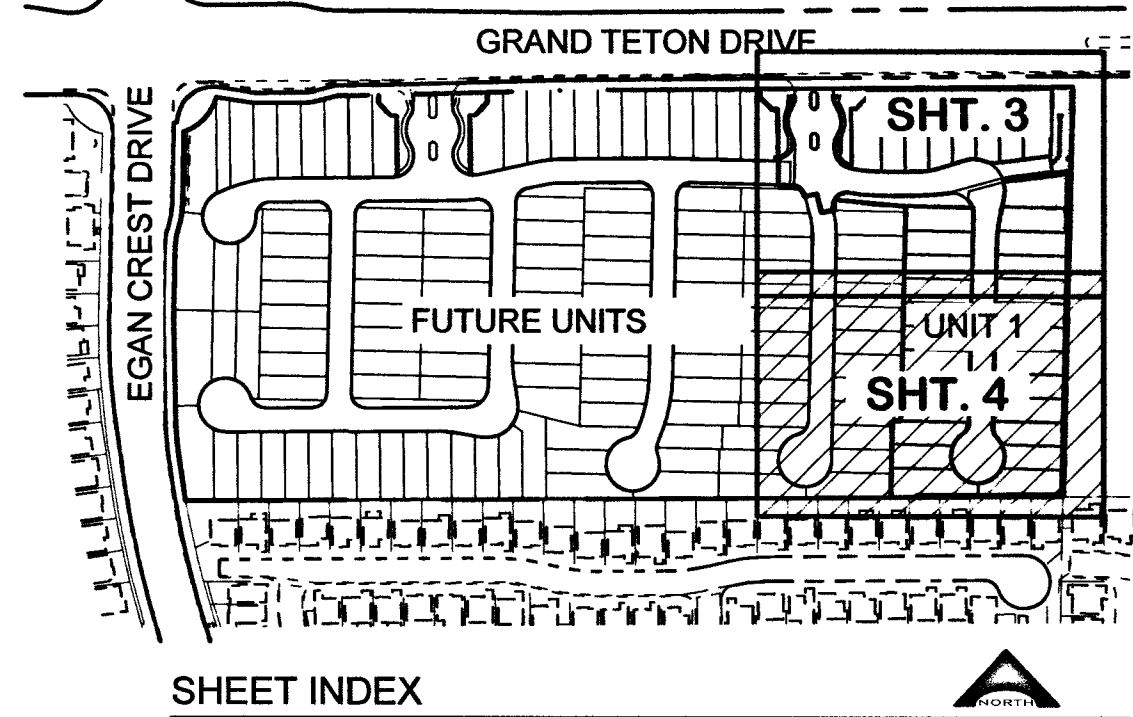
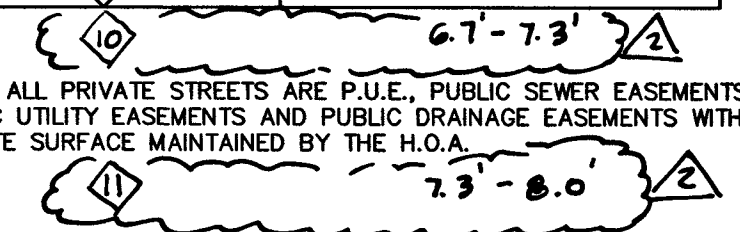
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN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



H# 65134

NUMBER OF COURSES	RETAINING WALL HEIGHT
2	1.0' - 1.4'
3	1.4' - 2.0'
4	2.0' - 2.7'
5	2.7' - 3.3'
6	3.3' - 4.0'
7	4.0' - 5.3'
8	5.3' - 6.0'
9	6.0' - 6.7'

NOTE: ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS AND PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS WITH PRIVATE SURFACE MAINTAINED BY THE H.O.A.



GRADING CONSTRUCTION NOTES

- ① CONSTRUCT "L" TYPE CURB & GUTTER PER CCAUSD #216
- ② CONSTRUCT A-CURB PER CCAUSD#219
- ③ CONSTRUCT 5' CONCRETE SIDEWALK PER CCAUSD #234
- ④ CONSTRUCT DRIVEWAY APRON PER CCAUSD #227.51
- ⑤ CONNECT TO EXIST. RETAINING WALL
- ⑥ CONSTRUCT 8' CROSS GUTTER PER CCAUSD #228
- ⑦ CONSTRUCT SIDEWALK RAMPS WITH ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235 (CASE III). A & B = 6'
- ⑧ INSTALL 6" WROUGHT IRON FENCE PER CLV STD DWG. 425.51. SEE ELEVATION VIEW J/C9.01
- ⑨ CONSTRUCT 2" AC PAVEMENT WITH 4" TYPE II AGGREGATE BASE
- ⑩ CONSTRUCT RESIDENTIAL DRIVEWAYS PER CCAUSD #223
- ⑪ INSTALL GROUTED RIP-RAP D50=12" THK=48"
- ⑫ CONSTRUCT RETAINING WALL AND CONNECT TO EXIST., SEE STRUCTURAL PLANS
- ⑬ DEMOLISH EX. CMU WALL
- ⑭ INSTALL 4" DIA. CONC. FILLED BOLLARDS @ 8' O.C., SEE DETAIL L/C9.01
- ⑮ "TRIM CURB HEIGHT FROM 6" TO 10".

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT NDOT TYPE 2 DROP INLET WITH SINGLE 2'X2' GRATE (PRIVATE). CONFORM WITH USCSA DRAWING NO.421
2. CONSTRUCT TYPE-CM CURB INLET, L=5' (PRIVATE) SEE DETAIL ON SHEET C9.02. CONFORM WITH USCSA DRAWING NO.422
3. REMOVE EXISTING MH AND DROP INLET
4. REMOVE EXISTING 18"RCP
5. CONSTRUCT CCAUSD #403 TYPE 1 MANHOLE (PRIVATE)
6. EXIST. DI. BOX TO REMAIN. ADJUST RM TO ELEVATION SHOWN AND INSTALL LD. AND 2'X2' GRATE. CONFORM WITH USCSA DRAWING NO.421

[illegible]

L. R. NELSON CONSULTING ENGINEERS, INC.

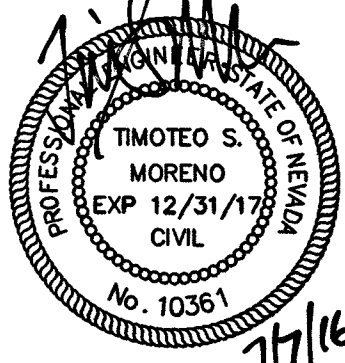
- **STRUCTURAL**
- **CIVIL**
- **PLANNING**
- **SURVEY**

KBHOME

GRADING 2

OXFORD COMMONS II
UNIT 1

CITY OF LAS VEGAS



SHEET NUMBER

C4.02

OF 11 SHEETS
CLV#107V49/9-2