

**FLOOD ZONE NOTE**

A PORTION OF THE SITE IS WITHIN A FEMA SPECIAL FLOOD HAZARD AREA ZONE A. NO IMPROVEMENTS OR CONSTRUCTIONS OF ANY KINDS ARE ALLOWED WITHIN THE FEMA SPECIAL FLOOD HAZARD ZONE, ZONE A WITH A BUFFER ZONE OF MINIMUM 5' FROM THE ZONE LIMIT LINE.

**BENCHMARK**

BM NO. 0L0003154  
ELEVATION = 2829.00' // 862.28 METERS  
CLV RIVET AND PLATE IN TOP OF CURB,  
NORTHEAST CORNER OF CHARLESTON BLVD. AND APPLE  
NAVD'88

**BASIS OF BEARINGS**

N83°48'46"E BEING THE CENTERLINE OF KINGS GATE COURT SOUTH OF LOTS 9 AND 10 OF BLOCK A, OF BOOK 77 OF PLATS, PAGE 31 LOCATED WITHIN THE SE 1/4 SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA RECORDS.

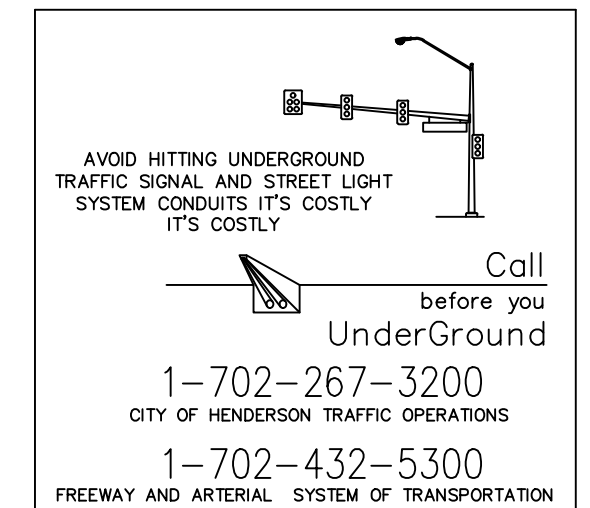
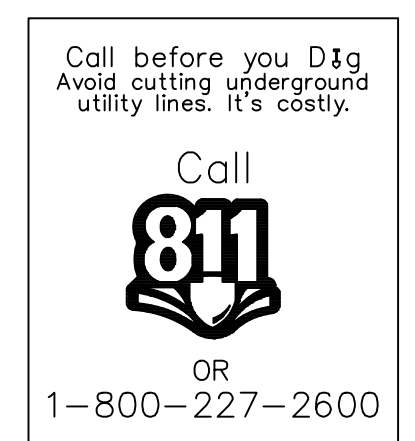
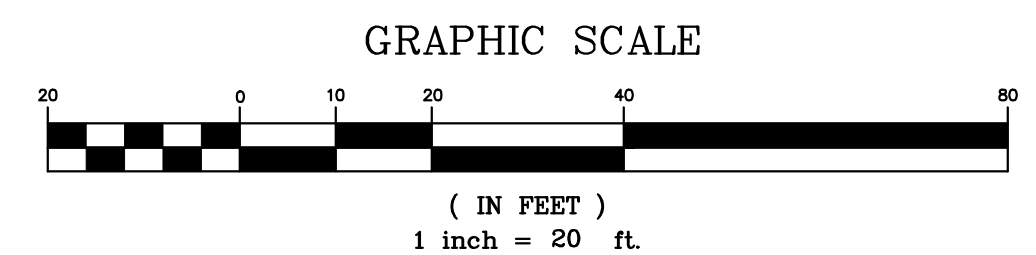
**FLOOD ZONE INFO**

FLOOD ZONE A  
FIRM PANEL 2145 MAP #32003C2145F  
MAP REVISED NOVEMBER 16, 2011

**LEGAL DESCRIPTION**

LOT 9, BLOCK A OF PECCOLE WEST - LOT 11, AS SHOWN IN BOOK 130 OF PLATS, PAGE 28, SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

**APN 138-31-710-009**



**LEGEND**

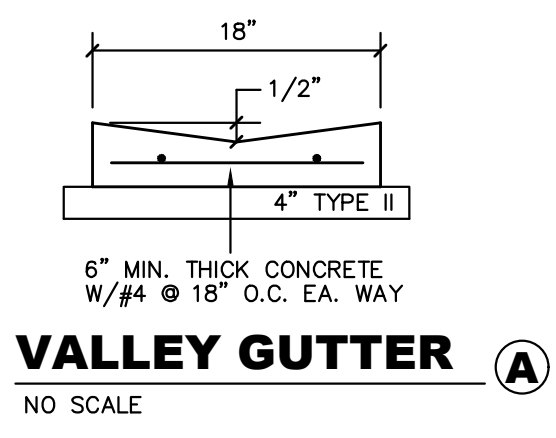
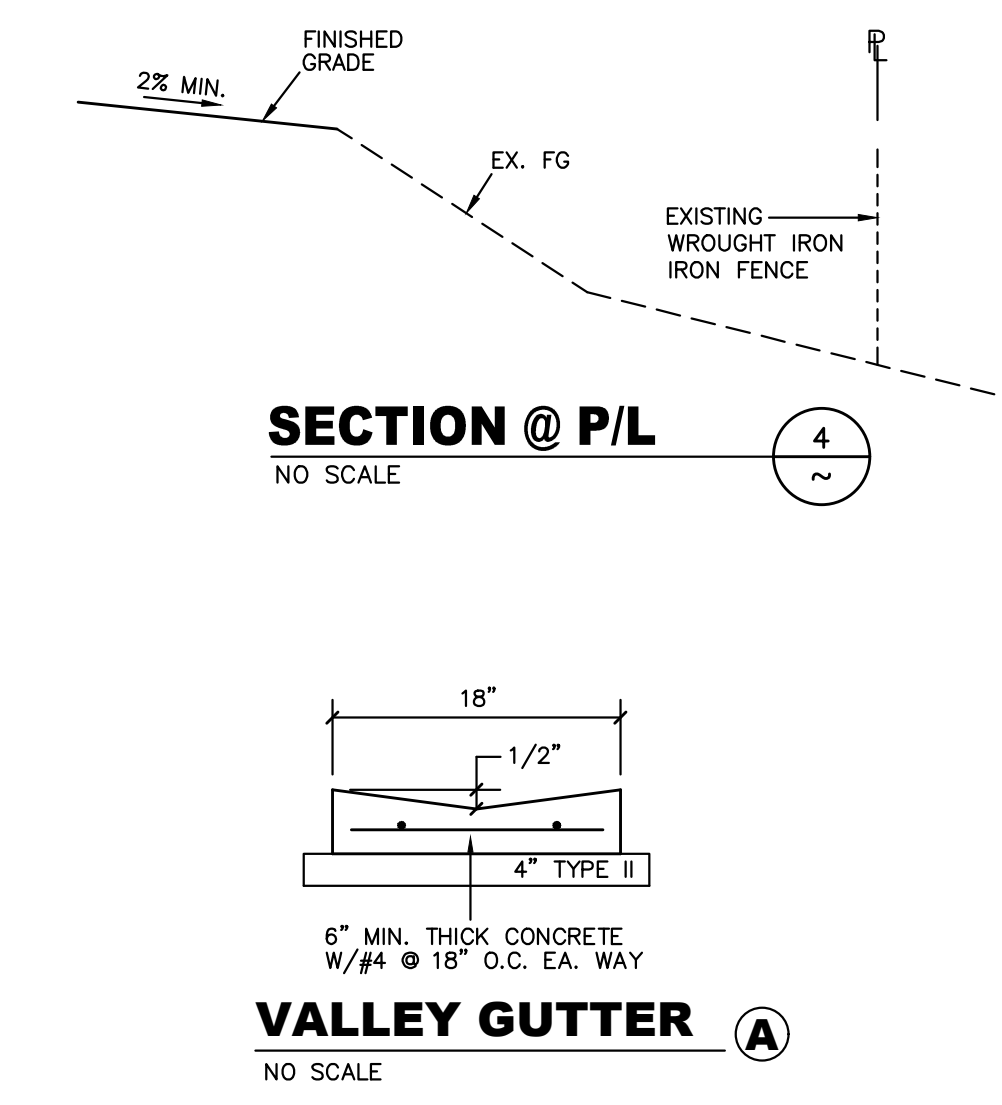
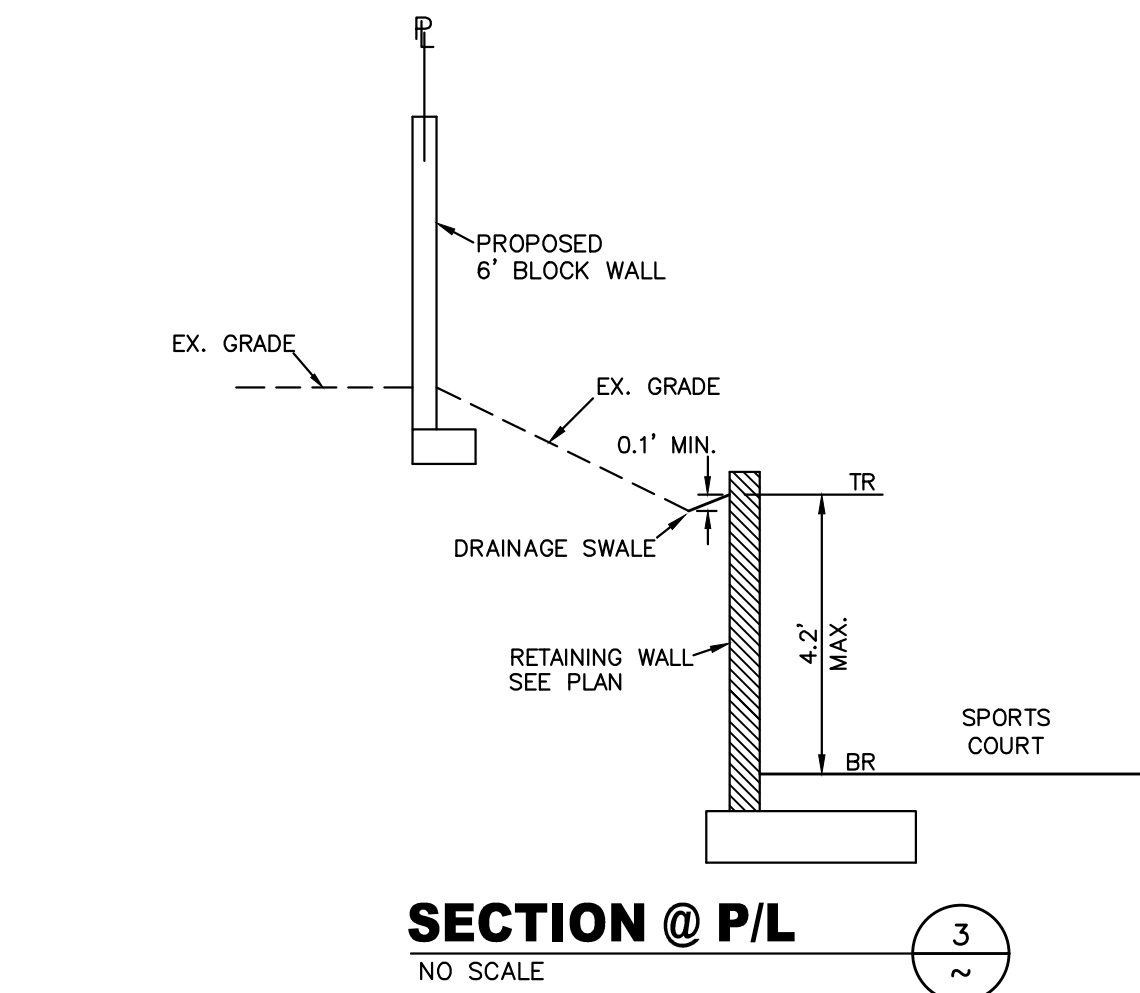
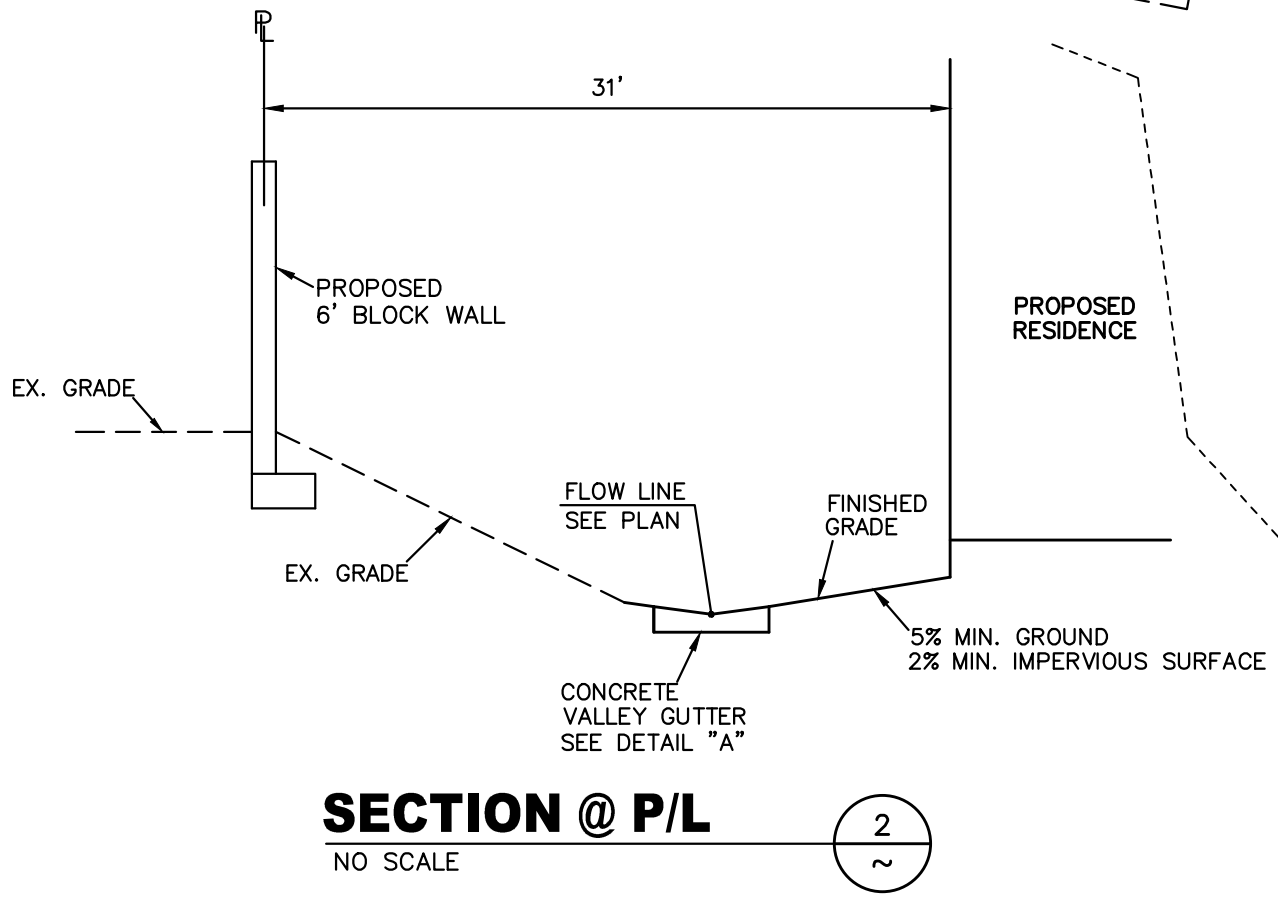
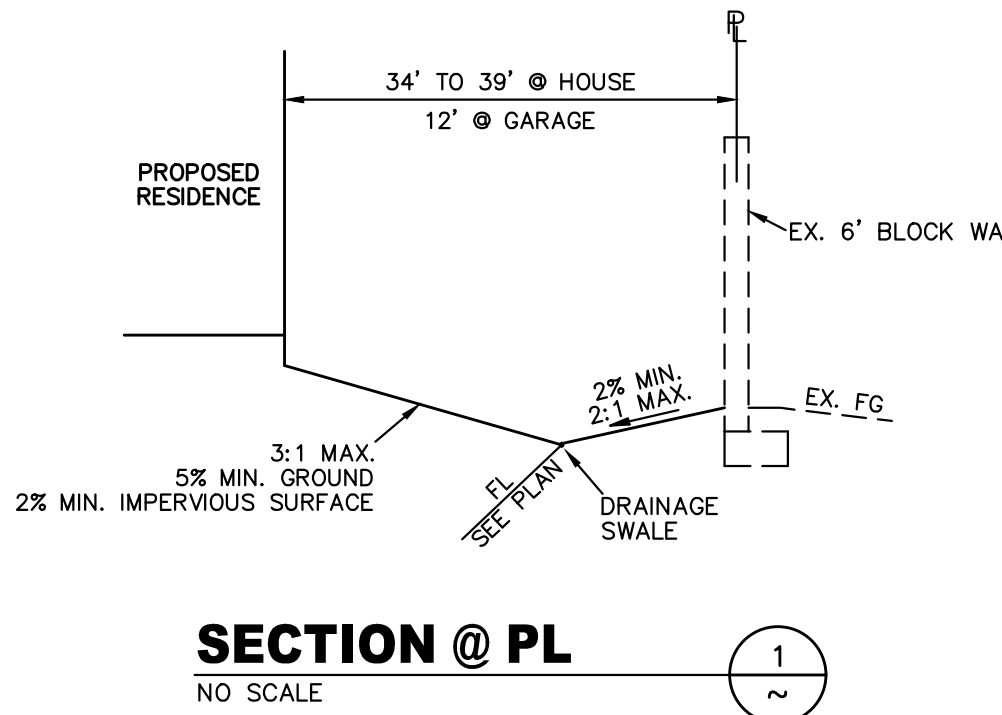
- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BR BOTTOM OF RETAINING CURB & GUTTER
- CL CENTERLINE
- DWY DRIVEWAY
- EP EDGE OF PAVEMENT
- EX EXISTING
- F.F. FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- PL PROPERTY LINE
- RW RETAINING WALL
- R/W RIGHT-OF-WAY/PROPERTY LINE
- SW SIDEWALK
- SS SANITARY SEWER
- TR TOP OF CONCRETE
- TC TOP OF RETAINING WALL
- TW TOP OF WALL
- VG VALLEY GUTTER
- (95.6) EXISTING GRADE
- [45.2] FUTURE GRADE
- 1.00% DIRECTION & RATE OF GRADE
- - - - - EXISTING IMPROVEMENTS
- - - - - RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- - - - - BLOCK WALL FENCE
- - - - - RETAINING WALL
- - - - - 2802 EXISTING CONTOUR

**CONSTRUCTION NOTES**

① 18" CONCRETE VALLEY GUTTER. SEE DETAIL "A"

**NOTE**  
ADD 2800 FEET TO ABBREVIATED ELEVATION TO GET TRUE ELEVATION

**NOTES**  
1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE FIELD WITH THIS PLAN PRIOR TO CONTINUING CONSTRUCTION.  
2. SEE ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND FENCES NOT SHOWN.  
3. ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT BY:  
UNIVERSAL ENGINEERING SERVICES TEL 702-873-2199  
4480 W. HACIENDA AVE. #104  
LAS VEGAS, NEVADA 89118  
PROJECT NO. 4030-2100307 DATED MARCH 3, 2022



APN 138-31-710-010  
FUTURE RESIDENCE  
FF=2818.3  
PER APPROVED PLAN

**PROPOSED RESIDENCE**  
FF=2811.00  
PAD=2810.00

APN 138-31-710-008  
EXISTING RESIDENCE  
(INACCESSIBLE)

**KINGS GATE COURT** (PRIVATE ST.)

**9408 KINGS GATE LLC**  
6655 EASTERN AVENUE #120  
LAS VEGAS, NV 89109

**PLOT & GRADING PLAN**

SHEET

DRAWN BY: R. J. LANGAN 11/13/22  
DESIGNED BY: R. J. LANGAN 11/14/22  
CHECKED BY: R. J. LANGAN 11/14/22  
PROJECT NO.: KINGSGATE

SEAL  
**ROBERT J. LANGAN**  
Exp: 12-31-23  
CIVIL  
11-14-22

SHEET  
**GP1**  
1 OF 1 SHEETS  
DRAWING NO.

**ROBERT J. LANGAN**  
ENGINEERING  
1000 N. Green Valley Pkwy., Suite 440-659  
Henderson, Nevada 89074  
Tel (702) 316-8462 Email: rob@langan77@gmail.com

**HACKMEY RESIDENCE**  
**9408 KINGS GATE**

TITLE

SCALE: 1" = 20' HOR.  
1" = 2' VER.

11-14-22

DATE