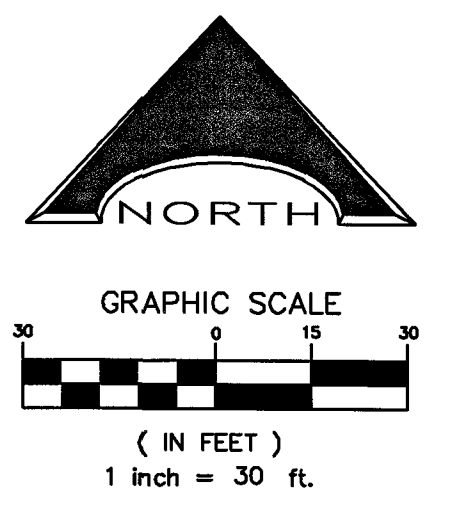
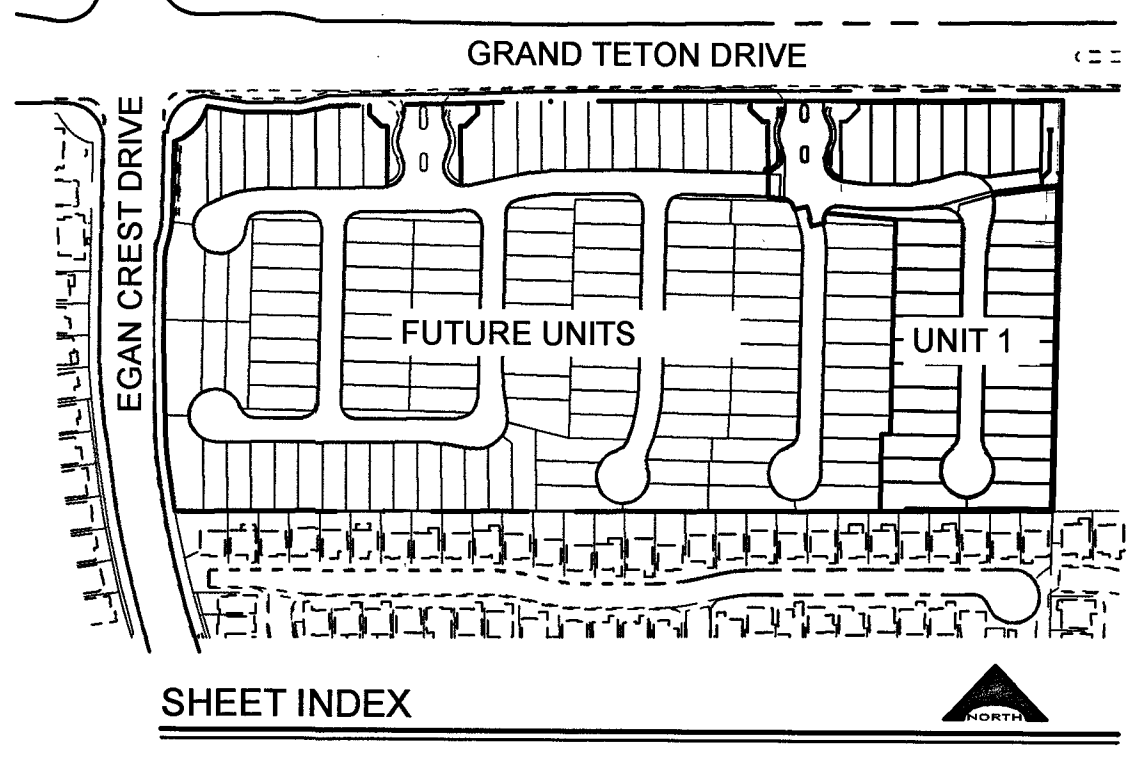
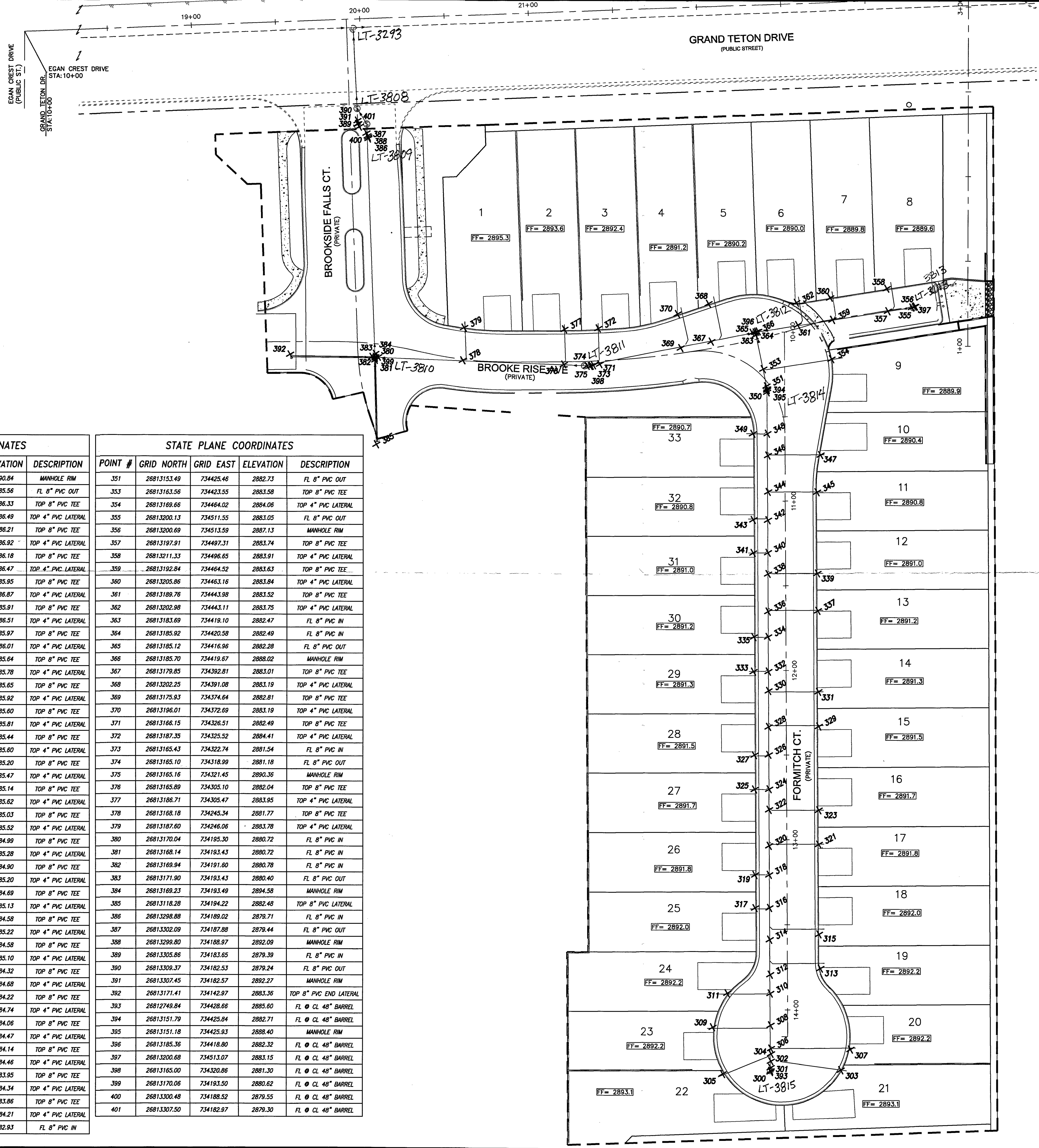
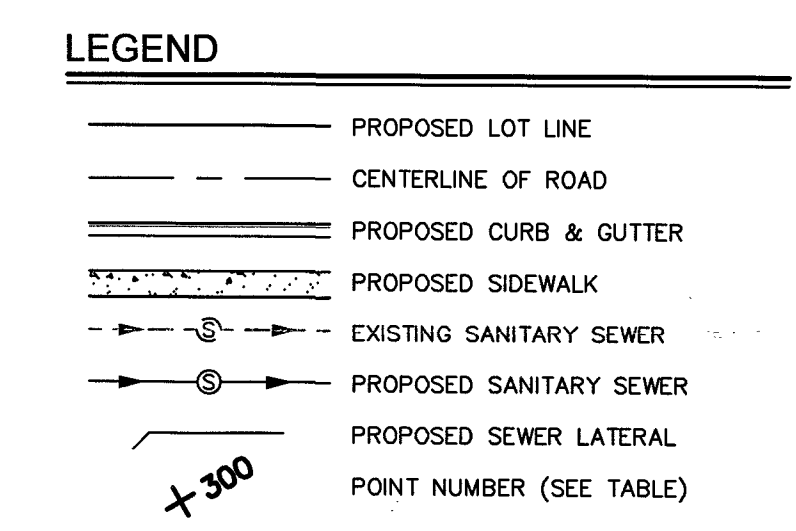


I:\LAND PROJECTS\28212 Oxford Commons Unit 1\DWG\SS & SD esubit\28212-SS SD Asubit.dwg (BOB EHRMAN) 2/28/2017 (1:18:07 PM)



STATE PLANE COORDINATES				
POINT #	GRID NORTH	GRID EAST	ELEVATION	DESCRIPTION
300	26812749.22	734428.55	2890.84	MANHOLE RIM
301	26812751.73	734428.63	2885.56	FL 8" PVC OUT
302	26812755.55	734428.77	2886.33	TOP 8" PVC TEE
303	26812750.32	734470.09	2886.49	TOP 4" PVC LATERAL
304	26812759.90	734428.82	2886.21	TOP 8" PVC TEE
305	26812747.91	734400.16	2886.92	TOP 4" PVC LATERAL
306	26812763.02	734428.79	2886.18	TOP 8" PVC TEE
307	26812762.51	734475.81	2886.47	TOP 4" PVC LATERAL
308	26812776.72	734428.55	2885.95	TOP 8" PVC TEE
309	26812775.40	734394.21	2886.87	TOP 4" PVC LATERAL
310	26812795.27	734428.39	2885.91	TOP 8" PVC TEE
311	26812795.30	734402.81	2886.51	TOP 4" PVC LATERAL
312	26812806.41	734428.32	2885.97	TOP 8" PVC TEE
313	26812810.10	734458.01	2886.01	TOP 4" PVC LATERAL
314	26812826.88	734428.00	2885.64	TOP 8" PVC TEE
315	26812830.11	734457.17	2885.78	TOP 4" PVC LATERAL
316	26812845.56	734427.81	2885.65	TOP 8" PVC TEE
317	26812845.43	734419.28	2885.92	TOP 4" PVC LATERAL
318	26812865.01	734427.62	2885.60	TOP 8" PVC TEE
319	26812864.89	734419.19	2885.81	TOP 4" PVC LATERAL
320	26812882.07	734427.55	2885.44	TOP 8" PVC TEE
321	26812882.92	734456.99	2885.60	TOP 4" PVC LATERAL
322	26812903.22	734427.43	2885.20	TOP 8" PVC TEE
323	26812903.09	734456.90	2885.47	TOP 4" PVC LATERAL
324	26812915.28	734427.48	2885.14	TOP 8" PVC TEE
325	26812915.07	734418.83	2885.62	TOP 4" PVC LATERAL
326	26812935.67	734427.23	2885.03	TOP 8" PVC TEE
327	26812935.39	734418.74	2885.52	TOP 4" PVC LATERAL
328	26812952.16	734427.06	2884.99	TOP 8" PVC TEE
329	26812952.51	734456.87	2885.28	TOP 4" PVC LATERAL
330	26812973.50	734427.02	2884.90	TOP 8" PVC TEE
331	26812973.14	734456.60	2885.20	TOP 4" PVC LATERAL
332	26812984.90	734426.89	2884.69	TOP 8" PVC TEE
333	26812984.83	734418.09	2885.13	TOP 4" PVC LATERAL
334	26813005.29	734426.66	2884.58	TOP 8" PVC TEE
335	26813005.21	734418.23	2885.22	TOP 4" PVC LATERAL
336	26813020.28	734426.66	2884.58	TOP 8" PVC TEE
337	26813020.91	734456.18	2885.10	TOP 4" PVC LATERAL
338	26813042.62	734426.54	2884.32	TOP 8" PVC TEE
339	26813043.08	734455.90	2884.68	TOP 4" PVC LATERAL
340	26813055.15	734426.53	2884.22	TOP 8" PVC TEE
341	26813054.92	734417.70	2884.74	TOP 4" PVC LATERAL
342	26813074.18	734426.47	2884.06	TOP 8" PVC TEE
343	26813074.34	734417.79	2884.47	TOP 4" PVC LATERAL
344	26813091.01	734426.54	2884.14	TOP 8" PVC TEE
345	26813090.99	734455.56	2884.46	TOP 4" PVC LATERAL
346	26813112.59	734426.41	2883.95	TOP 8" PVC TEE
347	26813112.99	734457.67	2884.34	TOP 4" PVC LATERAL
348	26813125.55	734421.10	2883.86	TOP 8" PVC TEE
349	26813125.48	734417.48	2884.21	TOP 4" PVC LATERAL
350	26813149.94	734425.86	2882.93	FL 8" PVC IN

STATE PLANE COORDINATES				
POINT #	GRID NORTH	GRID EAST	ELEVATION	DESCRIPTION
351	26813153.49	734425.46	2882.73	FL 8" PVC OUT
353	26813163.56	734423.55	2883.58	TOP 8" PVC TEE
354	26813169.66	734464.02	2884.06	TOP 4" PVC LATERAL
355	26813200.13	734511.55	2883.05	FL 8" PVC OUT
356	26813200.69	734513.59	2887.13	MANHOLE RIM
357	26813197.91	734497.31	2883.74	TOP 8" PVC TEE
358	26813211.33	734496.65	2883.91	TOP 4" PVC LATERAL
359	26813192.84	734464.52	2883.63	TOP 8" PVC TEE
360	26813205.66	734463.16	2883.84	TOP 4" PVC LATERAL
361	26813189.76	734443.98	2883.52	TOP 8" PVC TEE
362	26813202.98	734443.11	2883.75	TOP 4" PVC LATERAL
363	26813183.69	734419.10	2882.47	FL 8" PVC IN
364	26813185.92	734420.58	2882.49	FL 8" PVC IN
365	26813185.12	734416.96	2882.28	FL 8" PVC OUT
366	26813185.70	734419.67	2882.02	MANHOLE RIM
367	26813179.85	734392.81	2883.01	TOP 8" PVC TEE
368	26813202.25	734391.08	2883.19	TOP 4" PVC LATERAL
369	26813175.93	734374.64	2882.81	TOP 8" PVC TEE
370	26813196.01	734372.69	2883.19	TOP 4" PVC LATERAL
371	26813166.15	734326.51	2882.49	TOP 8" PVC TEE
372	26813187.35	734325.52	2884.41	TOP 4" PVC LATERAL
373	26813165.43	734322.74	2881.54	FL 8" PVC IN
374	26813165.10	734318.99	2881.18	FL 8" PVC OUT
375	26813165.16	734321.45	2880.36	MANHOLE RIM
376	26813165.89	734305.10	2882.04	TOP 8" PVC TEE
377	26813166.71	734305.47	2883.95	TOP 4" PVC LATERAL
378	26813168.18	734245.34	2881.77	TOP 8" PVC TEE
379	26813187.60	734246.06	2883.78	TOP 4" PVC LATERAL
380	26813170.04	734195.30	2880.72	FL 8" PVC IN
381	26813168.14	734193.43	2880.72	FL 8" PVC IN
382	26813169.94	734191.60	2880.78	FL 8" PVC IN
383	26813171.90	734193.43	2880.40	FL 8" PVC OUT
384	26813169.23	734193.49	2884.58	MANHOLE RIM
385	26813118.28	734194.22	2882.48	TOP 8" PVC LATERAL
386	26813298.88	734189.02	2879.71	FL 8" PVC IN
387	26813302.09	734187.88	2879.44	FL 8" PVC OUT
388	26813299.80	734188.97	2892.09	MANHOLE RIM
389	26813305.86	734183.65	2879.39	FL 8" PVC IN
390	26813309.37	734182.53	2879.24	FL 8" PVC OUT
391	26813307.45	734182.57	2892.27	MANHOLE RIM
392	26813171.41	734142.97	2883.36	TOP 8" PVC END LATERAL
393	26812749.84	734428.66	2885.60	FL 8" CL 48" BARREL
394	26813151.79	734425.84	2882.71	FL 8" CL 48" BARREL
395	26813151.18	734425.93	2882.40	MANHOLE RIM
396	26813185.36	734418.80	2882.32	FL 8" CL 48" BARREL
397	26813200.68	734513.07	2883.15	FL 8" CL 48" BARREL
398	26813165.00	734320.86	2881.30	FL 8" CL 48" BARREL
399	26813170.06	734193.50	2880.62	FL 8" CL 48" BARREL
400	26813300.48	734188.52	2879.55	FL 8" CL 48" BARREL
401	26813307.50	734182.97	2879.30	FL 8" CL 48" BARREL



HORIZONTAL DATUM
 THE HORIZONTAL DATUM FOR THE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (N.A.D. 1983), NEVADA STATE PLANE COORDINATE SYSTEM EAST ZONE (2701). THE COORDINATE REFERENCE FRAME FOR THE NETWORK USED IS NAD83 (2011) (EPOCH: 2010.00000).

NOTES
 THE PURPOSE OF THIS SURVEY IS TO PROVIDE AS-BUILT INFORMATION FOR THE SANITARY SEWER FACILITIES IN "OXFORD COMMONS II - UNIT 1". THE SURVEY WAS COMPLETED ON 01/17/2017. THE POSITIONAL ACCURACY OF THE COORDINATES SHOWN HEREON IS WITHIN 0.3', HORIZONTALLY AND VERTICALLY.

LEGAL DESCRIPTION
 THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK
 CITY OF LAS VEGAS BENCHMARK 10LV99 13NES RIVET AND PLATE IN TOP OF CURB AT THE SW CORNER OF HUALAPAI WAY AND GRAND TETON DRIVE. ELEVATION = 2858.75 FEET (871.349 METERS) N.A.D. 1988

DESIGNED BY: ###	DRAWN BY: ##	CHECK BY: ##
JOB NUMBER: 282-112-162	DATE: January 17	DATE: APRIL
NO.	REVISION	

L. R. NELSON CONSULTING ENGINEERS, INC.
 STRUCTURAL
 CIVIL
 PLANNING
 SURVEYING
 6765 West Russell Road, Suite 200
 Las Vegas, Nevada 89116
 (702) 798-7978
 (702) 451-2266 FAX

KBHOME
 NEVADA

**SANITARY SEWER
 FINAL LOCATION MAP
 OXFORD COMMONS II
 UNIT 1**
 CITY OF LAS VEGAS

PROFESSIONAL SURVEYOR
 BRUCE L. STRATTON
 EXP. 6-30-18
 28 Feb 2017

SHEET NUMBER
1
 OF 1 SHEETS
 CLV# 107Y4919-2.1

H# 65134

Memorandum

Department of Public Works
City Engineer Division
Survey Section
333 North Rancho Dr., 8th Floor
Las Vegas, Nevada 89106

Phone (702) 229-6217
Fax (702) 804-8582

To: Michael Cunningham, Manager
Building and Safety Department

From: Alan R. Riecki, PLS
City Surveyor

C: Bruce Stratton, PLS
L.R. Nelson

Tim Parks, P.E., Engineering Project Manager
Sanitary Sewers Section, Engineering Planning

Date: March 16, 2017

Re: Sanitary Sewer Final Location Map
OXFORD COMMONS II UNIT 1
(Drawing No. 107Y4919-2.1, L-Civil No. 65134)

The Survey Section has reviewed the Final Location Map and as far as our jurisdiction of this project is concerned, we find that the map is:

Acceptable: March 16, 2017


Signature

City Surveyor
Title

Public Works/Survey
Department/Division

ARR/OS:js

CITY OF LAS VEGAS

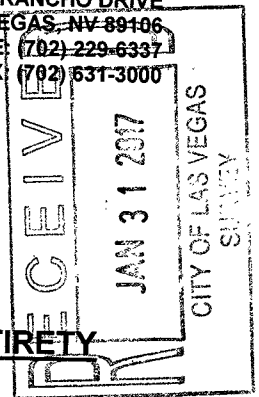
BUILDING AND SAFETY DEPARTMENT

OFFSITE INSPECTION & TESTING
333 NORTH RANCHO DRIVE
LAS VEGAS, NV 89106
PHONE: (702) 229-6337
FAX: (702) 631-3000

DEVELOPER'S SUBMITTAL OF LOCATION COORDINATES

- Sewer Storm Drain
- Electronic Comma Delineated File
- Final Location Map (2 copies each for either sewer OR storm drain)

NOTE: THE TOP PART OF THIS FORM MUST BE FILLED OUT IN ITS ENTIRETY



PROJECT NAME: Oxford Commons II UNIT: 1 PHASE: _____
PROJECT LOCATION: Grand Tenton Dr. & Egan Crest Dr.
CLV PLAN #: 107Y4919-2.1 CLV PROJECT # 65134 SHEET NO. (S): _____
OF MANHOLES 8 PUB. SEWER/STORM DRAIN LIN. FT. 1007 # OF PRIVATE LATERALS 33

DEVELOPER: KB Homes PHONE: 702-266-8500 FAX: _____
SURVEY CO.: L.R. Nelson Consulting Engineers PHONE: 702-798-7978 FAX: 702-451-2296
CONTRACTOR: _____ PHONE: _____ FAX: _____
CONTRACTOR'S SUPERVISOR NAME: _____ MOBILE: _____
DATE OF REQUEST: _____

**SUBMIT DIRECTLY TO THE OFFICE OF THE CITY
SURVEYOR LOCATED ON THE 8th FLOOR OF THE
DSC / 333 N Rancho, 89106**

Please get a stamped copy of this form for your records.

CITY USE ONLY

DATE AND INITIALS / RECEIVED BY THE CITY SURVEYOR _____

ACCEPTABLE BY CITY SURVEYOR DATE: 3/16/17 NOT ACCEPTABLE BY CITY SURVEYOR DATE _____

CLV SURVEYOR'S SIGNATURE: *Christy R. Rith* DATE: 3/16/17

THE CITY OF LAS VEGAS RECOMMENDS THAT ALL DEFICIENCIES NOTED ON THE ATTACHED SURVEY REPORT BE CORRECTED PRIOR TO THE FINAL ACCEPTANCE.

Notes: _____

ROUTING:

- > Once "ACCEPTABLE"; SURVEY to forward a copy of this form to O.I.T. for the file.
- > Final Location Maps to be forwarded to and retained by Flood Control or Sanitation Engineer respectively.



City of Las Vegas
Department of Public Works
Survey Section

REVIEW CHECKLIST
SANITARY SEWER
FINAL LOCATION MAP

JOB NUMBER H65134 SS2
 PROJECT NAME OXFORD COMMONS II UNIT 1.
 WORK AUTH. NO. P28000
 SUBMITTED BY L.R. Nelson (Bruce Stratton)
 PROJECT TYPE CIP Land Dev Street Rehab
 DATE 3/15/17
 REVIEWED BY D. SANTANA

REVIEW DETERMINATION

- Approved
 Not Acceptable

TO BE RE-SUBMITTED

- Two bond copies (no mylar)
 Electronic media with comma-separated coordinate file

REVIEW ITEM	OK	SEE R/L	N/A	COMMENTS
Submittal Contents				
Two bond copies (no mylar)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electronic media containing comma-separated coordinate file	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
General Map Contents				
Sheet size 24" x 36"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sheet number and number of sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
North arrow (pointing up, left or right)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Scale (written & graphic, correctly shown, appropriate scale used)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lettering legibility (minimum text size 0.08")	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Map title shown ("Sanitary Sewer Final Location Map")	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CLV project name shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CLV Hansen No. shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CLV Drawing No. shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preparer's company name and contact information shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Legend (all linetypes and symbols defined)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non-standard abbreviations defined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Distances, coordinates and elevations labeled using decimal feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approximate limits of streets shown (improvements or right-of-way)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street names labeled (identified as public or private)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

REVIEW CHECKLIST – SANITARY SEWER FINAL LOCATION MAP

REVIEW ITEM	OK	SEE R/L	N/A	COMMENTS
Sanitary Sewer Improvements Data				
*NOTE As of December 1, 2015 manhole cover locations are no longer required.				
Manhole Barrel/Base: (measured horizontally at centerline of structure barrel/base, vertical location does not apply)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vaults and Junction Structures: (measured horizontally at all outer extents of structure, vertically at top of structure)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Lateral/Main/Interceptor Pipes: locate at all connections to other pipes and structures, all horizontal and vertical deflections, points of termination (stubs), point at which pipe exits the public right-of-way or easement (measured horizontally at centerline of pipe, vertically at top of pipe)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*NOTE All pipe connections to manholes and other structures should be located at outside face of structure before backfilling due to accuracy limitations of pipe measurements from the structure's surface access point.				
Coordinate Information				
Data acquisition completion date indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Coordinate system indicated (only CLV approved coordinate systems are to be used)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Horizontal datum, datum adjustment, and epoch date indicated (only CLV approved datums are to be used)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Benchmark ID, description, elevation indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement of positional accuracy per the tolerances indicated below	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*NOTE For all projects with improvement plans approved prior to March 1, 2015 coordinates provided must be accurate to within ±0.5 feet horizontally and vertically. For all projects with improvement plans approved after March 1, 2015 coordinates provided must be accurate to within ±0.3 feet horizontally and vertically.				
Coordinate accuracy QA/QC (when available)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ADDITIONAL COMMENTS