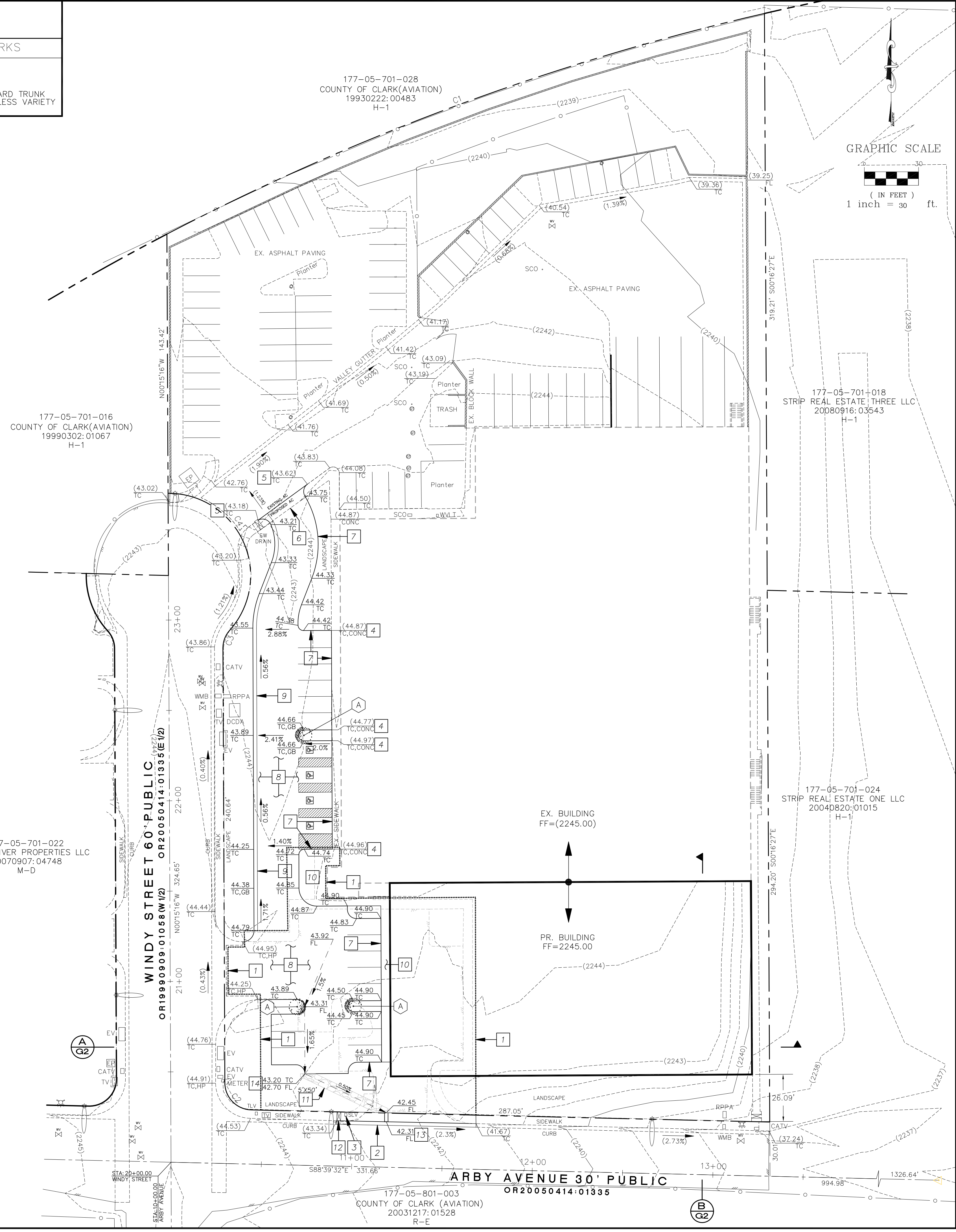


**LANDSCAPE LEGEND**

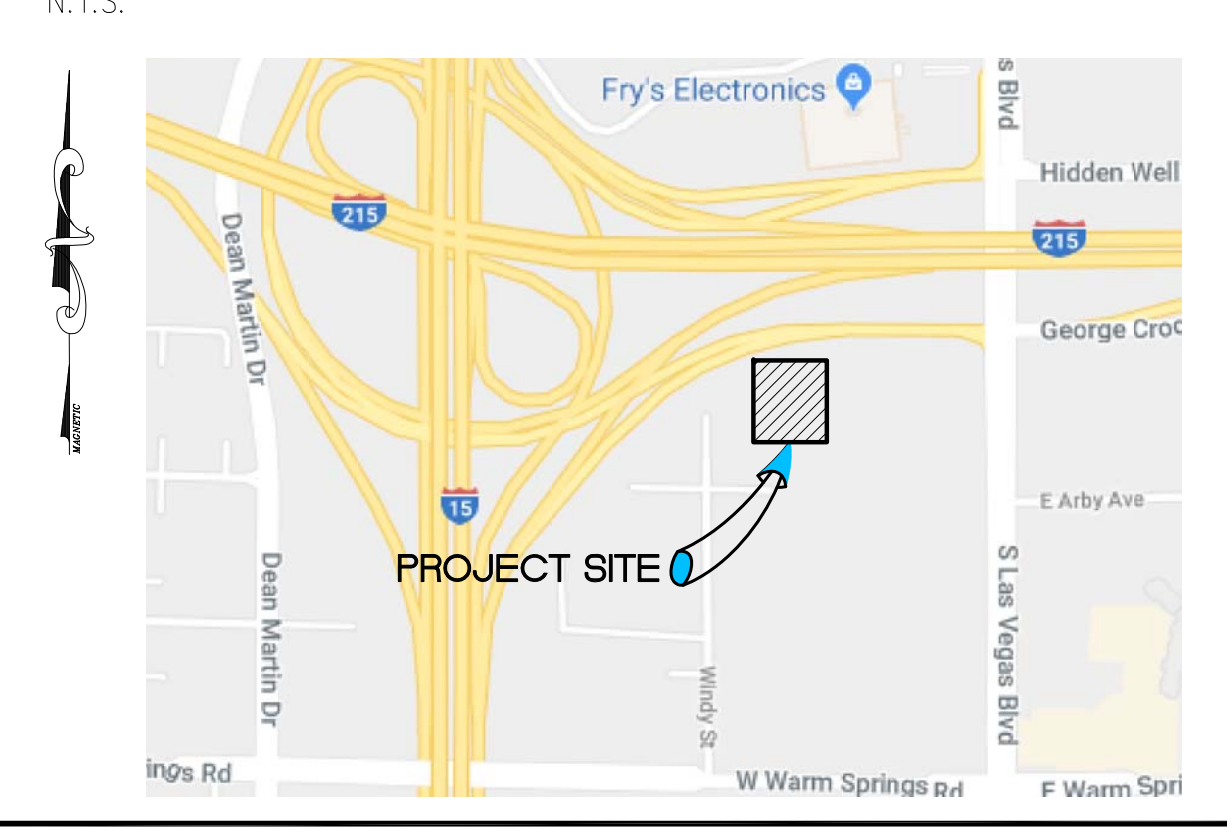
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	STANDARD TRUNK THORNLESS VARIETY

**PROPERTY LINE CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	1392.39	14°32'51"	353.53'	177.72'
C2	15.00	88°24'16"	23.14'	14.59'
C3	14.50	42°07'35"	10.66'	5.58'
C4	45.50	132°07'35"	104.92'	102.50'



**GOOGLE VICINITY MAP**



**BENCHMARK**  
BM NO. BC215SES  
RIVET AND PLATE IN 1/4, NW CORNER OF LAS VEGAS BLVD. AND WARM SPRINGS, 150' WEST OF THE INTERSECTION.  
ELEVATION = 681.375 (M) 2235.48' (NAVD'88)

**BASIS OF BEARING**  
N 88°39'32" W BEING THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M. AS PER RECORD OF SURVEY FILE 115 PAGE 61, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA RECORDS.

**FLOOD ZONE**  
THIS SITE IS OUTSIDE THE 100 YEAR FLOOD PLAIN AND HAS BEEN DESIGNATED AS ZONE X ON F.I.R.M. PANEL NO. 32003C2566F DATED NOVEMBER 6, 2011 BY F.E.M.A..

**LEGAL DESCRIPTION**

**APN 177-05-701-031**

PARCEL I:  
GOVERNMENT LOT ONE HUNDRED TEN (110) IN SECTION 5, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 2, 1999 IN BOOK 990302, DOCUMENT NO. 01066 AND AMENDED FINAL ORDER OF CONDEMNATION RECORDED APRIL 23, 1999 IN BOOK 990423, AS DOCUMENT NO. 00727 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 14, 2005 IN BOOK 20050414 AS DOCUMENT NO. 01335 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:  
GOVERNMENT LOT ONE HUNDRED ELEVEN (111) IN SECTION 5, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 14, 2005 IN BOOK 20050414 AS DOCUMENT NO. 01335 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**GRADING NOTES**

- 1 ONSITE DEMOLITION BOUNDARY. SAW CUT EXISTING IMPROVEMENTS TO A NEAT LINE AT PAVEMENT TIE-IN LOCATIONS. REMOVE ALL DEMOLISHED IMPROVEMENTS, LEAVE AREA FREE FROM DEBRIS AND PREPARE SURFACE FOR PROPOSED IMPROVEMENTS.
- 2 SAW CUT ALONG EXISTING LIP AND REMOVE EXISTING CROSS GUTTER FROM STA-10+91.20 TO 11+68.34. REPLACE WITH "L" CURB PER CCAUSD 216 AND SIDEWALK PER CCAUSD 234.
- 3 ADJUST STREET LIGHT VAULT AS NEEDED.
- 4 MATCH SIDEWALK ELEVATION.
- 5 TIE INTO EXISTING CURB AND MATCH ELEVATION.
- 6 SAW CUT TO A NEAT LINE ALONG CURB FACE, THEN REMOVE CURB AND SIDEWALK.
- 7 CONSTRUCT "A" TYPE CURB PER USD DWG 219.
- 8 INSTALL 3" AC OVER 12" TYPE II COMPACTED TO 95% PER SOILS STUDY AND SOILS STUDY UPDATE.
- 9 CONSTRUCT "L" TYPE CURB PER USD DWG 216.
- 10 INSTALL 4" SLAB ON GRADE OVER 6" TYPE II COMPACTED TO 95%.
- 11 CONSTRUCT BMP SWALE, d50=3 INCH, t=6 INCH. SEE LKW ON PLAN TAG.
- 12 REMOVE SIDEWALK DRAIN.
- 13 CONSTRUCT SIDEWALK DRAIN PER USD DWG 236.
- 14 INSTALL 1' WIDE CURB OPENING AT FLOWLINE. ALIGN EDGES WITH VALLEY GUTTER.

**LEGEND**

ADDITION	—	HANDICAP	
CENTERLINE	— — —	WATER VALVE	
PROPERTY LINE	— — — —	GAS VALVE	
CONTOUR	---(100)---	TRAFFIC SIGNAL VAULT	
CURB & GUTTER	— — — —	TRAFFIC SIGNAL POLE	
TRAFFIC SIGNAL		TRAFFIC SIGNAL BOX	
STREET LIGHT		POWER METER	
POWER POLE		FIBER OPTIC VAULT	
SEWER MANHOLE		TELEPHONE VAULT	
STORM DRAIN MANHOLE		STREET LIGHT VAULT	
FIRE HYDRANT		SEWER LATERAL LOCATION	"S"
GREASE TRAP		ELECTRICAL VAULT	EV
WATER METER BOX	WMB	STREET LIGHT	STR. LT.
SEWER CLEAN OUT	SCO	CONCRETE	CONC
		TOP OF CURB	TC

OWNER/APPLICANT	LMG LAS VEGAS 2850 INVESTOR POW ORLANDO, FL 32637
ENGINEERING FIRM	LAS VEGAS CIVIL ENGINEERING 228 NORTH RIVER ST. SUITE 100, LAS VEGAS, NEVADA 89108 P: 702-586-0701 F: 702-586-0701
SHEET TITLE	GRADING AND LANDSCAPE PLAN
SUBDIVISION NAME	LMG
PROJECT ADDRESS	7060 WINDY STREET
MUNICIPALITY	CLARK COUNTY, NEVADA
DRAWN BY:	JRD
DESIGNED BY:	JRD
CHECKED BY:	JRD
DATE:	MAR. 3, 2018
HORIZONTAL SCALE	1" = 30'
VERTICAL SCALE	N/A
SHT	G1
	1 OF 2
	CLARK COUNTY NO.