

BASIS OF BEARING

NORTH 02°27'23" EAST - THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN ON AMENDED PARCEL MAP IN FILE 98, PAGE 79, CLARK COUNTY RECORDS, NEVADA.

BENCHMARK

8000 13SES-2 IN BRASS CAP IN THE TOP OF CURB @ NW CORNER OF DECATUR & SMOKE RANCH ELEVATION=672.27 METERS (2205.60 FEET) NAVD88

FLOOD ZONE INFORMATION

THIS PROPERTY LIES IN A ZONE "X", A ZONE "X" IS DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA COMMUNITY PANEL NO. 32003C2155E EFFECTIVE DATE SEPTEMBER 27, 2002, REVISED BY LOMR DATED DECEMBER 11, 2003

LEGAL DESCRIPTION

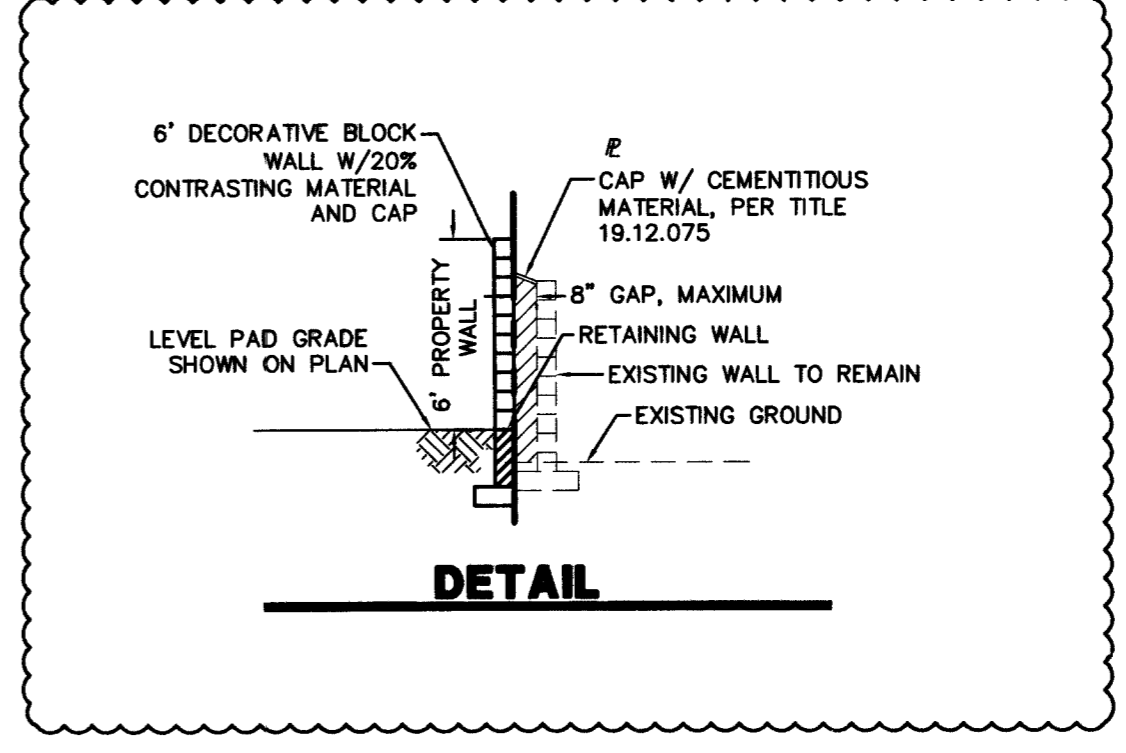
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.B. & M.

RESERVING THEREFROM A RIGHT-OF-WAY AND EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE THIRTY (30) FEET THEREOF.

FURTHER SAVING AND EXCEPTING THAT PORTION CONVEYED TO KENNETH MARAK, ET AL. BY DEED DATED JANUARY 29, 1985, RECORDED DECEMBER 29, 1985 AS DOCUMENT NO 548058, CLARK COUNTY, NEVADA, RECORDS.

CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL 3" MIN AC OVER 4" MIN. TYPE II AGG. BASE OVER 9" NATIVE	SY	3808	-
2	INSTALL 2" MIN AC OVER 4" TYPE II AGG. BASE OVER 6" TYPE I AGGREGATE BASE	SY	-	13437
3	INSTALL TYPE "A" TACK ON ISLAND CURB PER USDOCA DWG. NO. 219	LF	-	557
4	INSTALL 24" "L" TYPE C & G PER USDOCA DWG. NO. 216	LF	1358	8870
5	INSTALL TYPE "A" CURB PER USDOCA DWG #219	LF	-	1004
6	CONSTRUCT 8" CROSS GUTTER PER PER USDOCA DWG #228	SF	1715	916
7	3" VALLEY GUTTER PER DETAIL 4 ON SHEET DT1	LF	-	3409
8	CONSTRUCT 2' SIDEWALK UNDERDRAIN PER USDOCA DWG 236	EA	5	1
9	CONSTRUCT SIDEWALK PER USDOCA DWG #234	SF	7218	-
10	2' CURB OPENING PER DETAIL 3 SHEET DT1	EA	-	2
11	COMMERCIAL DRIVEWAY	SF	553	402
12	INSTALL 4" DIAMETER DRAIN PIPE AT SIDEWALK	LF	-	20
13	CONSTRUCT WALL OPENING PER DETAIL 3 SHEET DT1	EA	-	2
14	CONSTRUCT SIDEWALK RAMP USING ARBOR TILE TRUNCATED DOMES OR EQUIVALENT PER COASDO NO. 235, CASE 1	EA	4	-
15	EXISTING POWER POLE TO BE RELOCATED 1' BEHIND SIDEWALK	LF	-	5



ENGINEERS CERTIFICATE

I CERTIFY THAT THIS GRADING PLAN IS IN ACCORDANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT (DS3996)

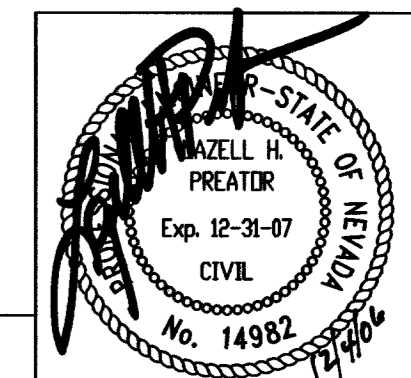
Laurel H. Preator
LAUREL H. PREATOR, P.E. DATE 12/9/06

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.

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600

Avoid overhead power line contact!
Call before you OVERHEAD
1-702-227-2929



CLV DWG # 107V4783

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- BUILDING SETBACK LINE
- EXISTING "L" CURB & GUTTER
- PROPOSED "L" CURB & GUTTER
- SAWCUT LINE
- EXISTING CONTOUR LINES
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED FLOW LINE
- PROPOSED EDGE OF PAVEMENT
- EXIST. EDGE OF PAVEMENT
- PROPOSED ELEVATION & LOCATION
- EXISTING ELEVATION & LOCATION
- PROPOSED GRADE
- CONSTRUCTION NOTE
- PROPOSED HYDRANT
- TRASH ENCLOSURE
- EX. COVERED PARKING
- C.L. CENTERLINE
- T.C. TOP OF CURB
- E.P. EDGE OF PAVEMENT
- F.G. FINISHED GRADE
- S.W. SIDEWALK GRADE
- G.B. GRADE BREAK
- F.F. FINISHED FLOOR
- H.P. HIGHPOINT
- A.C. ASPHALTIC CONCRETE
- SIGHT VISIBILITY ZONE

REVISIONS: 5-23-07 REVISIONS: 5-23-07 REVISIONS: 5-23-07

DATE: 12-9-06

PROJECT: CLV DWG # 107V4783

PREPARED FOR: **TMF INVESTMENTS**
1048 IRVINE AVE #643
NEWPORT BEACH, CA 92660
TEL: (714) 223-0176
FAX: (714) 223-0176

DATE: DECEMBER 2006

DESIGN: UPH

DRAWN: UPH

CHECK: UPH

SCALE: 1"=40'

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
(702) 870-8771 FAX (702) 878-2695

DECATUR VILLAGE APARTMENTS GRADING PLAN
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA
CITY OF LAS VEGAS
DECATUR BLVD AND MADRE MESA DRIVE

SHEET **GP2**
5 of 12
PROJ. NO. Decatur Village

108524
99539 CC