

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 AT RISK OF 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 NORTH THIRTY (30) FEET THEREOF.
 FURTHER SAVING AND EXCEPTING THAT PORTION CONVEYED TO KENNETH MARAK, ET AL. BY DEED DATED JANUARY 29, 1965, RECORDED DECEMBER 29, 1965 AS DOCUMENT NO 548058, CLARK COUNTY, NEVADA, RECORDS.

LEGEND

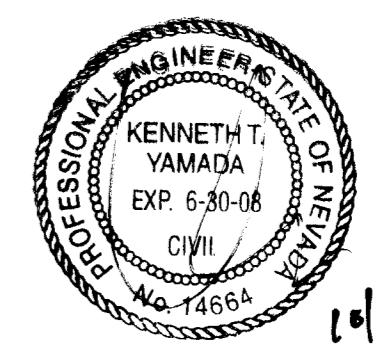
	PROPERTY LINE
	STREET CENTERLINE
	BUILDING SETBACK LINE
	EXISTING "L" CURB & GUTTER
	PROPOSED "L" CURB & GUTTER
	SAWCUT LINE
	EXISTING CONTOUR LINES
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	PROPOSED FLOW LINE
	PROPOSED EDGE OF PAVEMENT
	EXIST. EDGE OF PAVEMENT
	GRADE BREAK
	PROPOSED ELEVATION & LOCATION
	EXISTING ELEVATION & LOCATION
	CONSTRUCTION NOTE
	PROPOSED HYDRANT
	TRASH ENCLOSURE
	EX. COVERED PARKING
	CENTERLINE
	TOP OF CURB
	EDGE OF PAVEMENT
	FINISHED GRADE
	SIDEWALK GRADE
	GRADE BREAK
	FINISHED FLOOR
	HIGHPOINT
	ASPHALTIC CONCRETE
	SIGHT VISIBILITY ZONE

CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
1	INSTALL 3" MIN AC OVER 14" 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	-	13,437
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 PER STD DWG 222A	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 RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD 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)

Signature
 KENNETH H. YAMADA
 CIVIL ENGINEER
 #17273C
 11/25/17



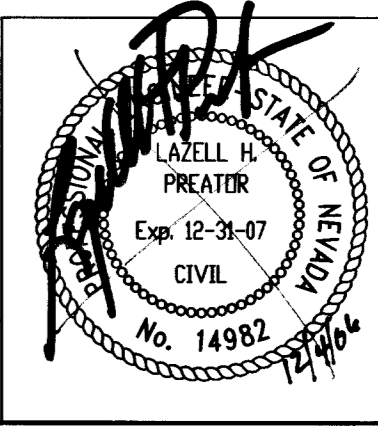
DISCLAIMER NOTE

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
 UNDERGROUND SERVICE (USA)

Avoid overhead power line contact!
 Call before you OVERHEAD
 1-702-227-2929
 NEVADA POWER EQUIPMENT AND SAFETY SERVICES DEPARTMENT

CLV DWG # 107V4783



PREPARED FOR: **TMF INVESTMENTS**
 1048 IRVINE AVE #643
 NEWPORT BEACH, CA 92660
 949-233-0711
 9-23-07
 REVISIONS

DATE: DECEMBER 2006
 DESIGN: UPH
 DRAWN: LHP
 CHECK: LHP
 SCALE: 1"=40'

BAUGHMAN & TURNER, INC.
 CIVIL ENGINEERS
 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 **GP1**
 4 of 12
 PROJ. NO. Decatur.Village

105618
 103523
 99538