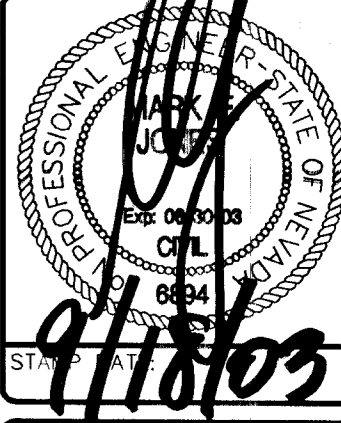




| NO. | DATE | BY | APPROVED | REVISION DESCRIPTION |
|-----|---------|----|----------|--|
| 1 | 8/17/03 | CP | | REVISED STREET NAMES |
| 2 | 8/17/03 | CP | | ADDED HC ACCESS ROUTE |
| 3 | 9/13/03 | CP | | MOVED BLDG 39, 40, 41 10' FROM PERIMETER |
| 4 | 9/14/03 | CP | | PERIMETER BLDG DEPT COMMENT |



3610 North Ranch Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
Fax: (702) 648-4143

SOUTHWEST ENGINEERING
LAND PLANNING • MAPING • DEVELOPMENT

UNDEVELOPED PARCEL 2
PM FILE 91 P 93
APN 138-11-502-003

NOTE: ALL PRIVATE STREETS ARE P.U.E. PUBLIC SEWER EASEMENTS, PUBLIC DRAINAGE EASEMENTS, TO BE PRIVATELY MAINTAINED BY HOA.

CONSTRUCTION NOTES

- 1) CONSTRUCT 2.5' ROLL CURB PER USD STD #217A
- 2) CONSTRUCT 6' WIDE CROSS GUTTER PER DETAIL SHEET 5
- 3) CONSTRUCT 3' WIDE CROSS GUTTER PER DETAIL SHEET 5
- 4) INSTALL WROUGHT IRON GATE PER DETAIL SHEET 5
- 5) PROVIDE 2' WIDE 0" CURB FOR DRAINAGE
- 6) EMERGENCY CRASH GATE
- 7) CONSTRUCT TYPE-A CURB PER USD STD #219
- 8) TRANSITION FROM L-CURB TO ROLL CURB
- 9) TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS FOR DETAIL
- 10) TRANSITION FROM ROLL CURB TO A-CURB
- 11) COMMON LOT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA
- 12) CONSTRUCT HC RAMP TO CONFORM WITH ADA STDS.
- 13) DEPRESSED ROLL CURB - 0" LIP
- 14) INSTALL HC X-ING IN PAVEMENT
- 15) CONSTRUCT 3' WIDE SIDEWALK PER USD NO. 234
- 16) INSTALL SIDEWALK DRAIN PER DETAIL ON SHEET 5

NOTICE TO CONTRACTOR!
EXISTING UTILITIES LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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.

CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)
CALL 1-702-227-2929

BASIS OF BEARING

NORTH 83°59'05" WEST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST PINES CONDOMINIUMS UNIT 1, IN BOOK 85 OF PLATS PAGE 91 AND ALL OF DESERT PINES CONDOMINIUMS UNIT 2, IN BOOK 87 OF PLATS PAGE 83, BEING A PORTION OF THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER IN FILE 91 OF PARCEL MAPS PAGE 93.

DESCRIPTION

A PART OF DESERT PINES CONDOMINIUMS UNIT 1, IN BOOK 85 OF PLATS PAGE 91 AND ALL OF DESERT PINES CONDOMINIUMS UNIT 2, IN BOOK 87 OF PLATS PAGE 83, BEING A PORTION OF THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL RIVET, AND PLATE IN TOP OF CURB, SW CORNER OF ALEXANDER ROAD AND MAVERICK STREET.
STATION 11N00
11N06
ELEVATION= 692.9852 METERS (NAV88)
2273.57 FEET

DATE OF FIELD SURVEY
DECEMBER 30, 2002

FLOOD ZONE

FLOOD ZONE DESIGNATION "AE" AND "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 32003C2155 E, SEPTEMBER 27, 2002.

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE MAP ON FILE AT THE CITY OF LAS VEGAS.
DATE 9/18/03
16894

GRADING PLAN

DESERT PINES CONDOS UNIT 2

| | |
|-----------------------|----------------------|
| TITLE | PROJECT |
| WORK ORDER NO. 021218 | DESIGN BY: TEAM 1 |
| DATE: 02-17-03 | SCALE: 1"=40' |
| CADFILE: DPCGRAD | SHEET: 4 OF 7 SHEETS |
| CLV DWG NO. 1074760 | |