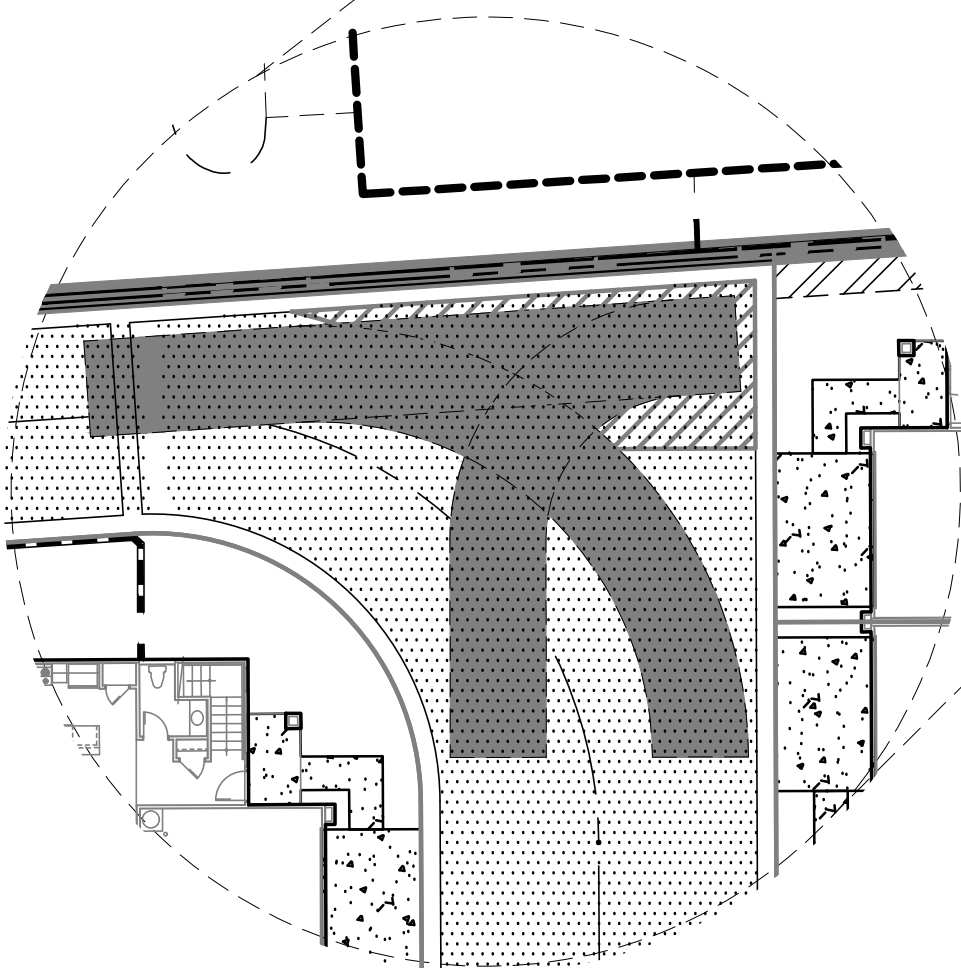
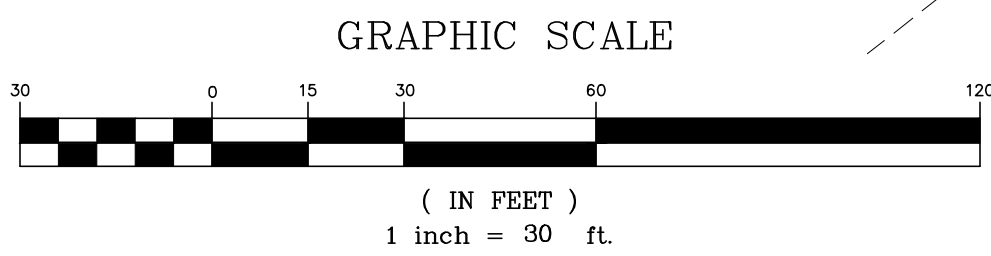


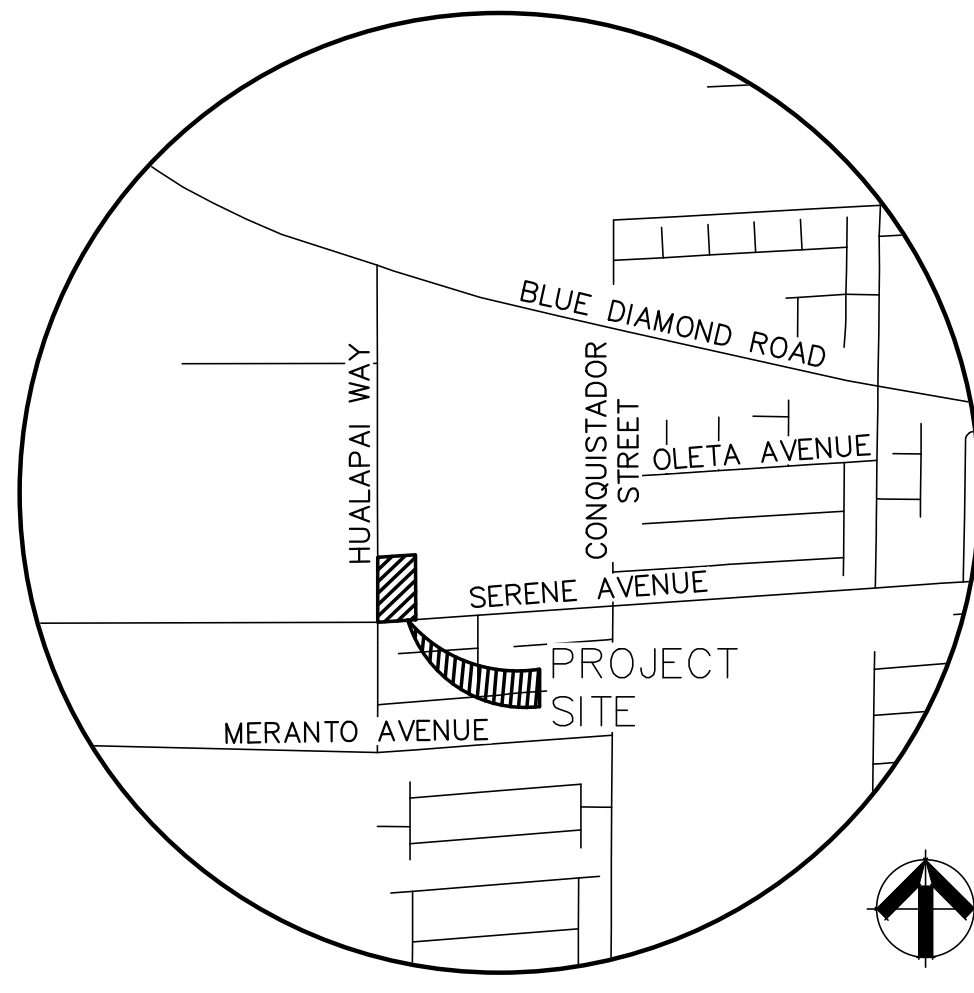
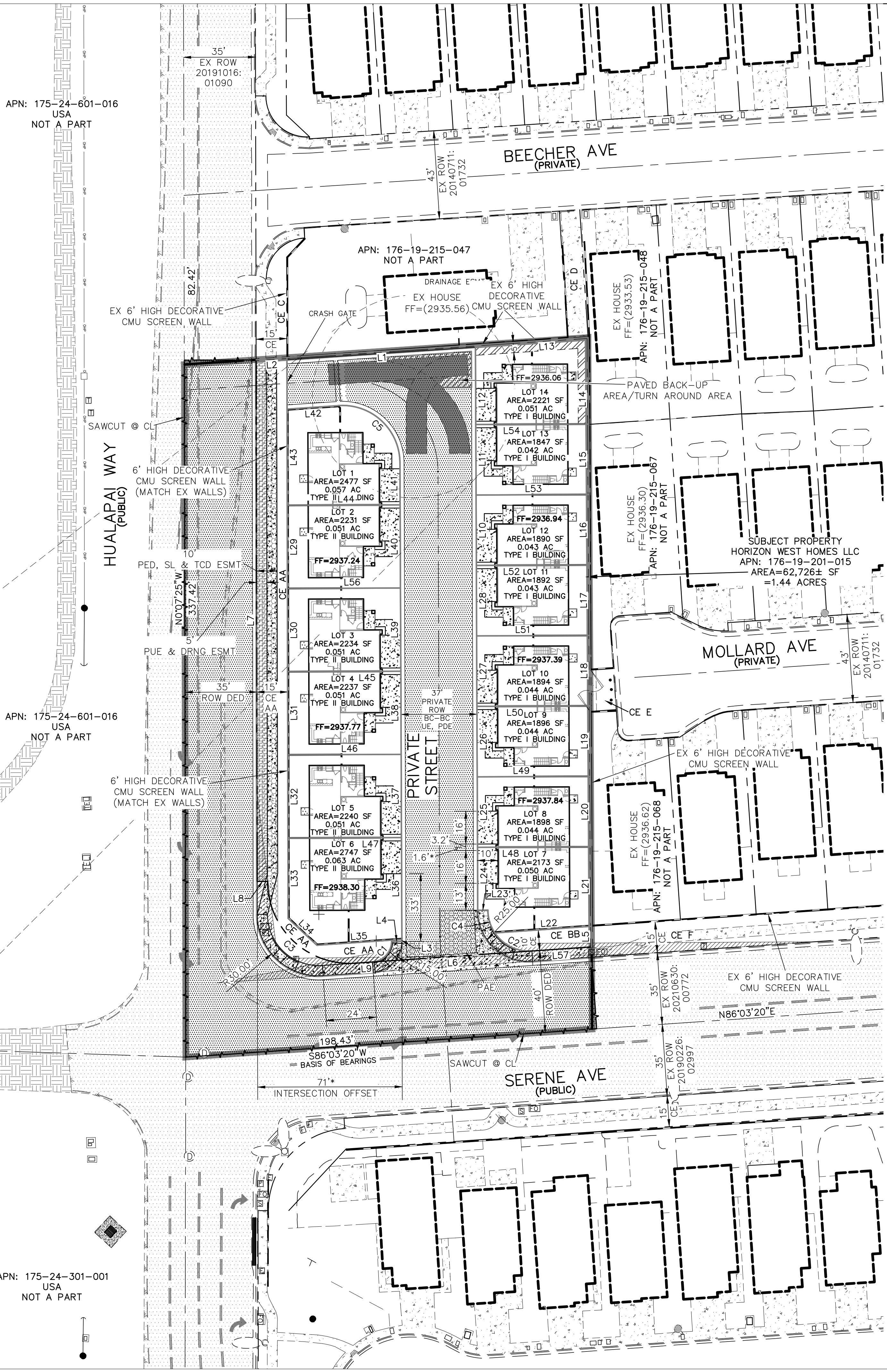
| LINE TABLE |         |                  |
|------------|---------|------------------|
| LINE #     | LENGTH  | DIRECTION        |
| L1         | 92.05'  | N86° 10' 20.48"E |
| L2         | 15.03'  | S86° 10' 20.48"W |
| L3         | 0.97'   | S0° 13' 59.25"E  |
| L4         | 5.00'   | S89° 46' 00.75"W |
| L5         | 10.02'  | N0° 20' 18.18"W  |
| L6         | 77.81'  | N86° 03' 20.00"E |
| L7         | 254.16' | N0° 07' 25.00"W  |
| L8         | 5.00'   | S89° 52' 35.00"W |
| L9         | 8.44'   | N86° 03' 20.00"E |
| L10        | 34.33'  | S0° 13' 59.25"E  |
| L11        | 34.33'  | S0° 13' 59.25"E  |
| L12        | 38.72'  | S0° 13' 59.25"E  |
| L13        | 54.98'  | S86° 10' 20.48"W |
| L14        | 42.17'  | N0° 20' 18.18"W  |
| L15        | 34.33'  | N0° 20' 18.18"W  |
| L16        | 34.33'  | N0° 20' 18.18"W  |
| L17        | 34.33'  | N0° 20' 18.18"W  |
| L18        | 34.33'  | N0° 20' 18.18"W  |
| L19        | 34.33'  | N0° 20' 18.18"W  |
| L20        | 34.33'  | N0° 20' 18.18"W  |
| L21        | 38.71'  | N0° 20' 18.18"W  |
| L22        | 47.14'  | N86° 03' 20.00"E |
| L23        | 5.00'   | N89° 46' 00.75"E |
| L24        | 30.66'  | S0° 13' 59.25"E  |
| L25        | 34.33'  | S0° 13' 59.25"E  |
| L26        | 34.33'  | S0° 13' 59.25"E  |
| L27        | 34.33'  | S0° 13' 59.25"E  |
| L28        | 34.33'  | S0° 13' 59.25"E  |
| L29        | 40.52'  | N0° 07' 25.00"W  |
| L30        | 40.52'  | N0° 07' 25.00"W  |
| L31        | 40.52'  | N0° 07' 25.00"W  |
| L32        | 40.52'  | N0° 07' 25.00"W  |
| L33        | 39.13'  | N0° 07' 25.00"W  |
| L34        | 19.18'  | N47° 01' 21.74"W |
| L35        | 41.50'  | S86° 03' 20.00"W |
| L36        | 49.58'  | S0° 13' 59.25"E  |
| L37        | 40.52'  | S0° 13' 59.25"E  |
| L38        | 40.52'  | S0° 13' 59.25"E  |
| L39        | 40.52'  | S0° 13' 59.25"E  |
| L40        | 40.52'  | S0° 13' 59.25"E  |
| L41        | 20.52'  | S0° 13' 59.25"E  |
| L42        | 25.22'  | N86° 10' 20.48"E |
| L43        | 46.88'  | N0° 07' 25.00"W  |
| L44        | 55.01'  | N89° 46' 00.75"E |
| L45        | 55.17'  | S89° 46' 00.75"W |
| L46        | 55.24'  | S89° 46' 00.75"W |
| L47        | 55.32'  | S89° 46' 00.75"W |
| L48        | 55.33'  | N89° 46' 00.75"E |
| L49        | 55.27'  | N89° 46' 00.75"E |
| L50        | 55.20'  | N89° 46' 00.75"E |
| L51        | 55.14'  | N89° 46' 00.75"E |
| L52        | 55.08'  | N89° 46' 00.75"E |
| L53        | 55.02'  | N89° 46' 00.75"E |
| L54        | 54.95'  | N89° 46' 00.75"E |
| L56        | 55.09'  | S89° 46' 00.75"W |
| L57        | 29.19'  | N86° 03' 20.00"E |

| CURVE TABLE |        |        |           |         |
|-------------|--------|--------|-----------|---------|
| CURVE #     | LENGTH | RADIUS | DELTA     | TANGENT |
| C1          | 15.06' | 10.00' | 86°17'30" | 9.37    |
| C2          | 20.94' | 20.00' | 60°00'00" | 11.55   |
| C3          | 65.50' | 40.00' | 93°49'00" | 42.76   |
| C4          | 11.77' | 20.00' | 33°42'30" | 6.06    |
| C5          | 45.74' | 28.00' | 93°35'30" | 29.81   |

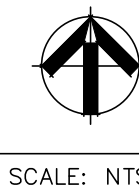
| LEGEND |                                                |
|--------|------------------------------------------------|
|        | ROADWAY CENTERLINE                             |
|        | PROPERTY LINE / ROW LINE                       |
|        | LOT LINE                                       |
|        | SUBJECT PROPERTY BOUNDARY                      |
|        | PROJECT BOUNDARY                               |
|        | EXISTING BUILDING FOOTPRINT                    |
|        | PROPOSED BUILDING FOOTPRINT                    |
|        | EXISTING CMU WALL                              |
|        | PROPOSED CMU WALL                              |
|        | EXISTING FENCE                                 |
|        | EXISTING GUARD RAIL                            |
|        | EXISTING 'L' TYPE CURB                         |
|        | 'L' TYPE CURB & GUTTER                         |
|        | 24" 'R' TYPE CURB & GUTTER                     |
|        | EXISTING EDGE OF PAVEMENT                      |
|        | PROPOSED EDGE OF PAVEMENT                      |
|        | PROPOSED SAWCUT LINE                           |
|        | EXISTING FIRE HYDRANT                          |
|        | EXISTING WATER VALVE                           |
|        | EXISTING WATER MANHOLE                         |
|        | EXISTING WATER CORROSION TEST STATION          |
|        | EXISTING WATER BLOW OFF                        |
|        | EXISTING SEWER MANHOLE                         |
|        | EXISTING STORM DRAIN MANHOLE                   |
|        | EXISTING ELEC VAULT                            |
|        | EXISTING TELEPHONE VAULT                       |
|        | EXISTING FIBER OPTIC PULLBOX                   |
|        | EXISTING STREETLIGHT PULLBOX                   |
|        | EXISTING TRAFFIC SIGNAL PULLBOX                |
|        | EXISTING TELEPHONE SIGNAL PULLBOX              |
|        | EXISTING POWER POLE                            |
|        | EXISTING STREETLIGHT                           |
|        | EXISTING SIGN                                  |
|        | CONCRETE                                       |
|        | EXISTING CONCRETE                              |
|        | EXISTING AC PAVEMENT                           |
|        | PROPOSED AC PAVEMENT                           |
|        | EXISTING DIRT ROAD                             |
|        | PROPOSED SIGHT VISIBILITY ZONE (SVZ)           |
|        | PROPOSED DRAINAGE EASEMENT (SUBJECT TO CHANGE) |
|        | PROPOSED PEDESTRIAN ACCESS EASEMENT            |
|        | PROPOSED PUE AND DRAINAGE EASEMENT             |
|        | VEHICULAR TURN AROUND AREA                     |



VEHICULAR TURN-AROUND AREA DETAIL  
1"=20'



VICINITY MAP  
T20S/ R60E/ SEC 19



SCALE: NTS

#### WALL NOTE

THERE IS EXISTING 6' HIGH DECORATIVE CMU BLOCK WALL ALONG THE ROW NORTH OF SUBJECT PROPERTY ON HUALAPAI WAY AND EAST OF SUBJECT PROPERTY ON SERENE AVENUE. THE SUBJECT PROJECT PROPOSES THE SAME WALLS AND WILL MATCH THE COMMUNITY STANDARD.

#### DRIVEWAY DIMENSION NOTE

PROPOSED DRIVEWAYS WILL BE 17' WIDE BY 10' LONG.

#### PROJECT SUMMARY

|                            |                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------|
| ASSESSORS PARCEL NUMBER    | = 176-19-201-015                                                                                |
| EXISTING ZONING            | = RS20                                                                                          |
| PROPOSED ZONING            | = RS2                                                                                           |
| TOTAL GROSS ACREAGE        | = 1.44 ACRES (BEFORE ROW DEDICATIONS)                                                           |
| TOTAL NET ACREAGE          | = 1.11 ACRES (AFTER ROW DEDICATIONS)                                                            |
| TOTAL RS2 RESIDENTIAL LOTS | = 14 LOTS                                                                                       |
| TOTAL COMMON AREA LOTS     | = 2 LOTS (CE AA, CE BB)                                                                         |
| DENSITY                    | = 14 LOTS/1.44 ACRES = 9.72 LOTS/ACRE                                                           |
| TYPICAL LOT DIMENSION      | = 34' WIDE X 55' LONG                                                                           |
| MINIMUM LOT AREA           | = 1890 SQUARE FEET                                                                              |
| MAXIMUM LOT AREA           | = 2747 SQUARE FEET                                                                              |
| PERIMETER WALLS            | = PROJECT IS SURROUNDED BY EXISTING 6' HIGH DECORATIVE CMU BLOCK WALLS EXCEPT ALONG PUBLIC ROW. |

#### LOT SIZE SUMMARY

|                  |                         |
|------------------|-------------------------|
| LOT 1            | = 2477 SF = 0.057 ACRES |
| LOT 2            | = 2231 SF = 0.051 ACRES |
| LOT 3            | = 2234 SF = 0.051 ACRES |
| LOT 4            | = 2237 SF = 0.051 ACRES |
| LOT 5            | = 2240 SF = 0.051 ACRES |
| LOT 6            | = 2747 SF = 0.063 ACRES |
| LOT 7            | = 2173 SF = 0.050 ACRES |
| LOT 8            | = 1898 SF = 0.044 ACRES |
| LOT 9            | = 1896 SF = 0.044 ACRES |
| LOT 10           | = 1894 SF = 0.044 ACRES |
| LOT 11           | = 1892 SF = 0.043 ACRES |
| LOT 12           | = 1890 SF = 0.043 ACRES |
| LOT 13           | = 1847 SF = 0.042 ACRES |
| LOT 14           | = 2221 SF = 0.051 ACRES |
| AVERAGE LOT SIZE | = 2134 SF = 0.049 ACRES |

#### UTILITY SERVICE PROVIDERS

|              |                                         |
|--------------|-----------------------------------------|
| WATER:       | LAS VEGAS VALLEY WATER DISTRICT         |
| SEWER:       | CLARK COUNTY WATER RECLAMATION DISTRICT |
| GARBAGE:     | REPUBLIC SERVICES OF SOUTHERN NEVADA    |
| POWER:       | NV ENERGY                               |
| TELEPHONE:   | CENTURYLINK                             |
| NATURAL GAS: | SOUTHWEST GAS COMPANY                   |

#### \*DEVIATIONS FROM STANDARDS

1. 71' INTERSECTION OFFSET WHEN 125' REQUIRED.
2. 10' FRONT SETBACK WHEN 20' IS REQUIRED.
3. 10' REAR SETBACK WHEN 15' IS REQUIRED.
4. 15' RADIUS FOR EGRESS, WHEN 25' IS REQD. (PRIVATE STREET)
5. 1.6' DISTANCE FROM PL TO DRIVEWAY, WHEN 6' REQUIRED
6. WAIVER TO NOT DO DETACHED SIDEWALK ON SERENE. (NOTE: THERE IS NO ROOM TO DETACH THE SIDEWALK WITH 3 ADA RAMPS ALONG SUCH A SHORT RUN).

Job No.  
FILE NO.  
REUSE OF DOCUMENTS  
THIS DOCUMENT AND THE DATA AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF Dwyer Engineering, Inc. and is not to be used, in whole or in part, for any other project without the written authorization of Dwyer Engineering, Inc.

APPROVED  
REVISIONS  
NO. DATE DESCRIPTION

STAMP  
STATE OF NEVADA  
JASON RUFF  
CIVIL  
No. 22385  
Exp. 12/31/27  
02/02/26

CLARK COUNTY, NEVADA  
TENTATIVE MAP - SITE PLAN  
HORIZON WEST UNIT II  
NE CORNER OF SERENE AVE & HUALAPAI WAY  
A.P.N. 176-19-201-015

JOB No. 24024  
DATE: 02/02/26  
VERT. SCALE: N/A  
HORIZ. SCALE: 1"=30'  
DRAWN BY: JGR  
CHECKED BY: BG  
SHEET 2 of 6