

- GRADING CONSTRUCTION NOTES**
- CONSTRUCT 30" ROLL CURB PER CCUSD NO. 217A.
  - CONSTRUCT "L" TYPE CURB & GUTTER PER CCUSD NO. 216.
  - CONSTRUCT 5' WIDE SIDEWALK PER CCUSD NO. 234.
  - CONSTRUCT "A" TYPE ISLAND CURB PER CCUSD NO. 219.
  - CONSTRUCT CROSS GUTTER PER CCUSD NO. 228.
  - CONSTRUCT 10' TRANSITION "L" CURB TO ROLL CURB PER DETAIL, SHT. 26.
  - EXISTING FENCE TO BE REMOVED.
  - CONSTRUCT 3' VALLEY GUTTER PER DETAIL, SHT. 26.
  - SAWCUT EXIST. AC AND JOIN.
  - CONST. SW RAMP PER CCUSD #235, CASE I, A&B-TYP.
  - INSTALL CONCRETE PAVERS, SEE LANDSCAPE PLAN FOR PAVEMENT DETAILS AND DETAIL F, SHT. 27, FOR SUBGRADE.

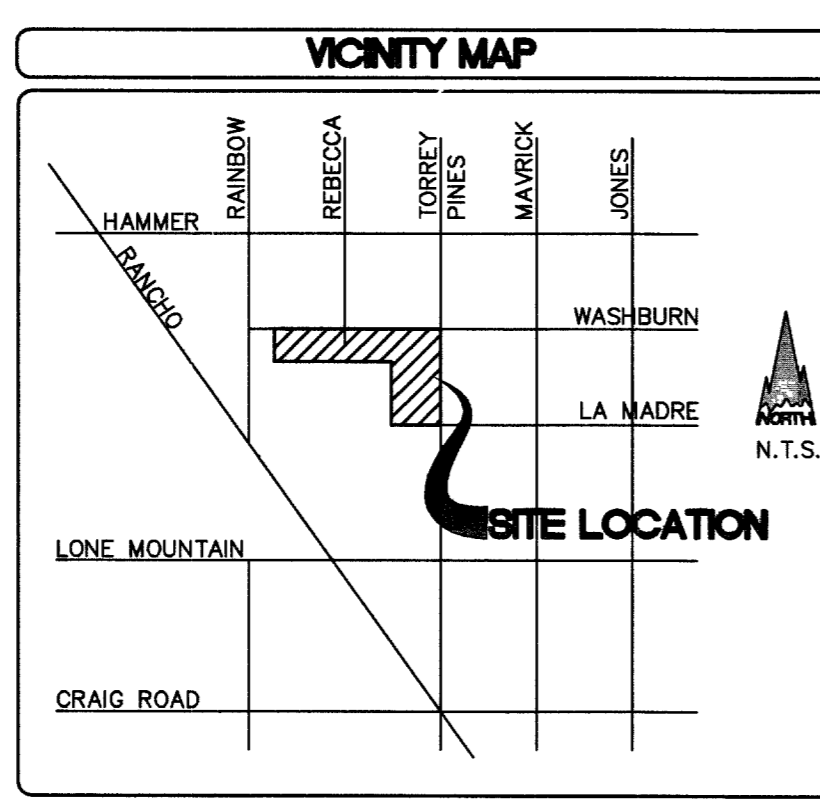
**NOTE TO CONTRACTOR**

- EVIDENCE OF UNDERGROUND DRAINAGE AND/OR IRRIGATION FOUND THROUGHOUT SUBJECT PROPERTY. CONTRACTOR SHALL REMOVE OR ABANDON AS NECESSARY PRIOR TO CONSTRUCTION.
- FOR STREET SECTIONS SEE SHEET 26.
- ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

**BASIS OF BEARINGS**

THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT RECORD OF SURVEY ON FILE IN FILE 40 OF S. 19E.15, PAGE 74 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

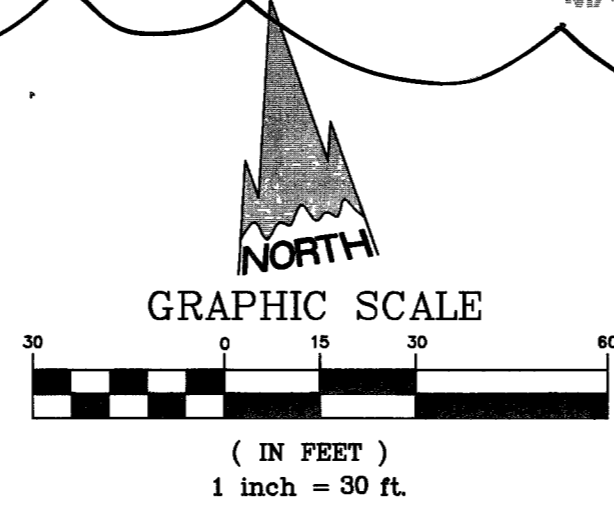
SAID LINE BEARS SOUTH 00°08'24" EAST.



**BENCHMARK**

CLV BM 01V80 3554  
BEING A RIVET & PLATE IN TOP OF CURB 60 FT NORTH OF LONE MOUNTAIN ON EAST CURB OF TORREY PINES.

ELEVATION: 2301.17 FEET/701.3985 METERS  
(NAVD '88 DATUM)

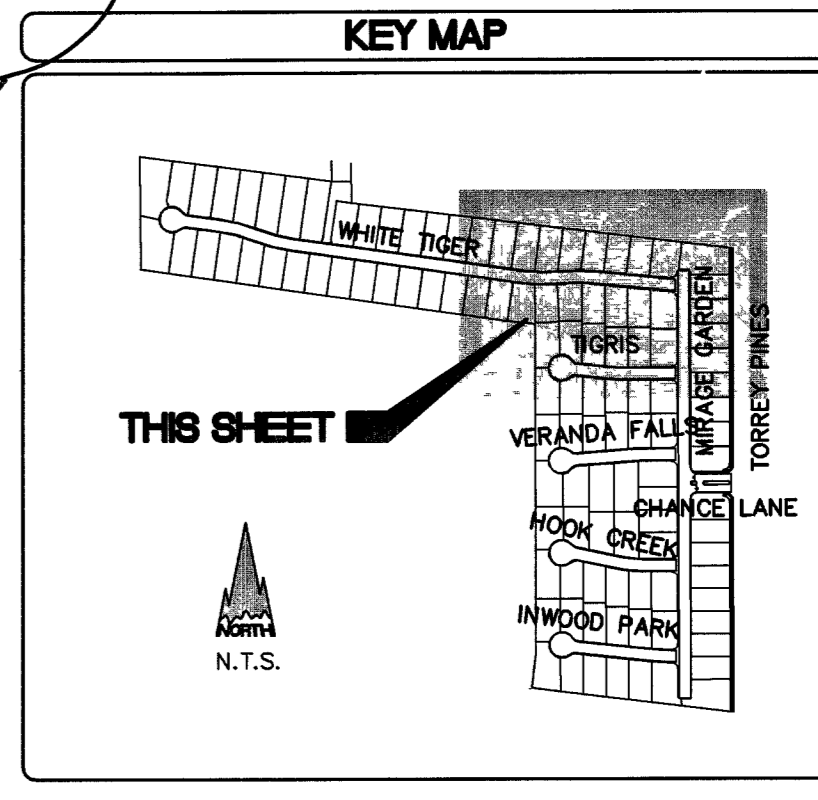


**CURVE TABLE (BACK OF CURB & CENTERLINE)**

CURVE	LC	PC	RADIUS	DELTA	TANGENT
C1	19.08'	19.50'	56'03.34"	10.38'	
C2	13.85'	19.50'	49'40.57"	7.23'	
C3	18.62'	19.50'	149'49.36"	8.86'	
C4	32.78'	300.00'	618'27"	16.40'	
C5	29.45'	20.00'	84'21.54"	18.12'	
C6	33.38'	20.00'	95'38.06"	22.07'	
C7	21.78'	300.00'	4'08.31"	10.89'	
C8	61.56'	300.00'	11'45.24"	30.89'	
C9	52.35'	480.00'	8'14.56"	26.20'	
C10	15.86'	19.50'	143'33.37"	8.40'	
C11	17.46'	19.50'	51'18.54"	9.37'	
C12	55.12'	550.00'	5'44.30"	27.58'	
C13	195.62'	40.50'	276'44.31"	35.99'	
C14	122.72'	500.00'	14'03.45"	61.67'	
C15	117.47'	500.00'	13'27.39"	59.01'	
C16	98.77'	500.00'	11'19.07"	49.55'	
C17	122.50'	500.00'	14'03.37"	61.56'	
C18	196.26'	40.50'	277'39.15"	35.42'	
C19	15.71'	5.00'	180'00.00"	INFINITE	
C20	31.42'	20.00'	90'00.00"	20.00'	
C21	7.85'	5.00'	90'00.00"	5.00'	
C22	196.20'	40.50'	277'34.01"	35.47'	
C23	39.27'	25.00'	160'00.00"	25.00'	

**GRADING LEGEND**

BOUNDARY	---+---	DESIGN GRADE	DG
CENTER LINE & STATION	---+---	FINISHED GRADE	FG
RIGHT-OF-WAY	---+---	FLOW LINE	FL
LOT LINE	---	HIGH POINT	HP
BACK OF CURB	---	TOP OF CURB	TC
FACE OF CURB	---	TOP OF ROLL CURB	TRC
LIP OF GUTTER	---	GRADE BREAK	+
EDGE OF PAVEMENT	---	PROPOSED FINISHED FLOOR	FF=09.6
SIDEWALK	---	PROPOSED PAD ELEVATION	(08.6)
EXISTING CURB	---	BASE FLOOD ELEVATION	BFE=06.8
EDGE OF EXISTING PAVEMENT	---	SCREEN BLOCK WALL	--- ---
EXISTING WATER MAIN	EX. 8" W	RETAINING WALL	--- ---
EXISTING GAS MAIN	EX. GAS	DECORATIVE WALL	--- ---
EXISTING SEWER MAIN	EX. 8" SS	FENCE	--- ---
STORM DRAIN MAIN	36" ROP	SAWCUT LINE	--- ---
STORM DRAIN LATERAL	18" ROP		
EXISTING STORM DRAIN	EX. 36" SD		
DRAINAGE SWALE & DIRECTION	---		
SCARP W/DIRECTION	---		
1' CONTOURS & ELEVATION	---		
5' CONTOURS & ELEVATION	---		
SIGHT VISIBILITY ZONE	---		
NO OBJECT ABOVE 24" IN SVZ	---		



**PROFESSIONAL ENGINEER**  
MADJAN J. GEORGIADIS  
Exp. 08/20/07  
CIVIL  
No. 17109  
02/11/07 only

**Rev 2 only**  
JOHN C. WISSE  
Exp. 6/20/08  
CIVIL  
No. 16952  
10/23/06

6/14/06

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS3680).

6/14/06

**DR. HORTON**  
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6245 S. JONES BLVD. SUITE 200  
LAS VEGAS, NEVADA 89118  
PHONE: (702) 312-9330 FAX: (702) 320-1769

**GRADING PLAN SHEET 03**

**BAVARIA ESTATES**

DATE: 6/14/06

REVISIONS:

NO.	DATE	DESCRIPTION
1	12-25-07	LOWE'S STREET ELEVATION 215.67
2	9-12-06	RAISED FF FOR 6' RAMP

SHEET No. **5** OF 28  
10744934