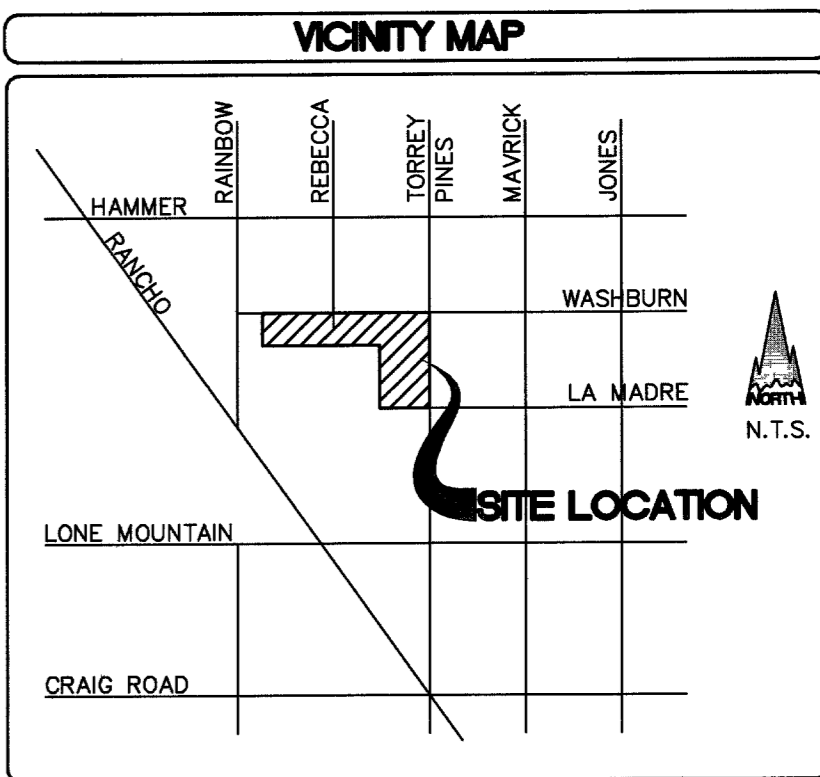
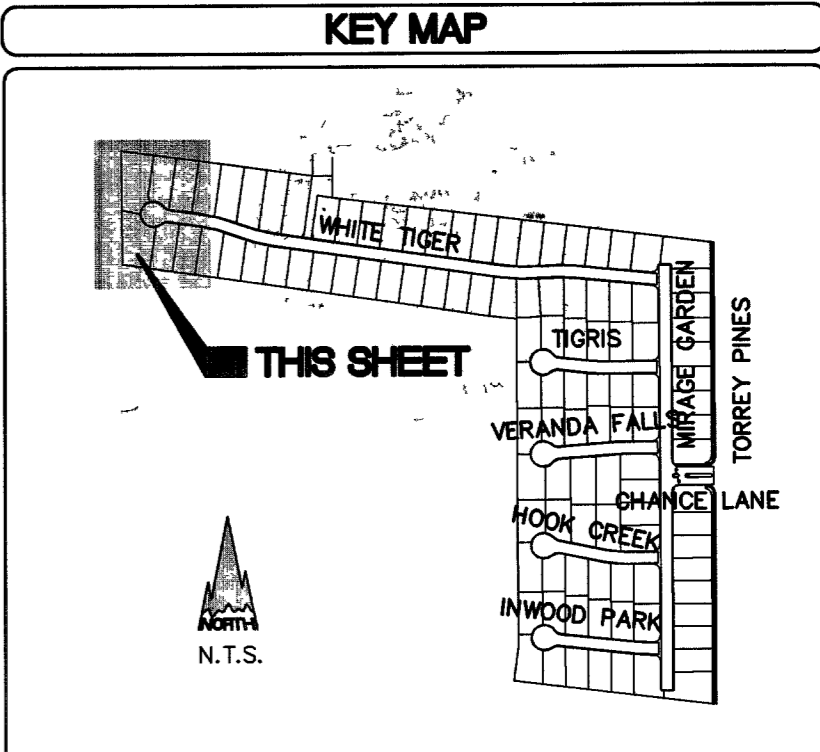
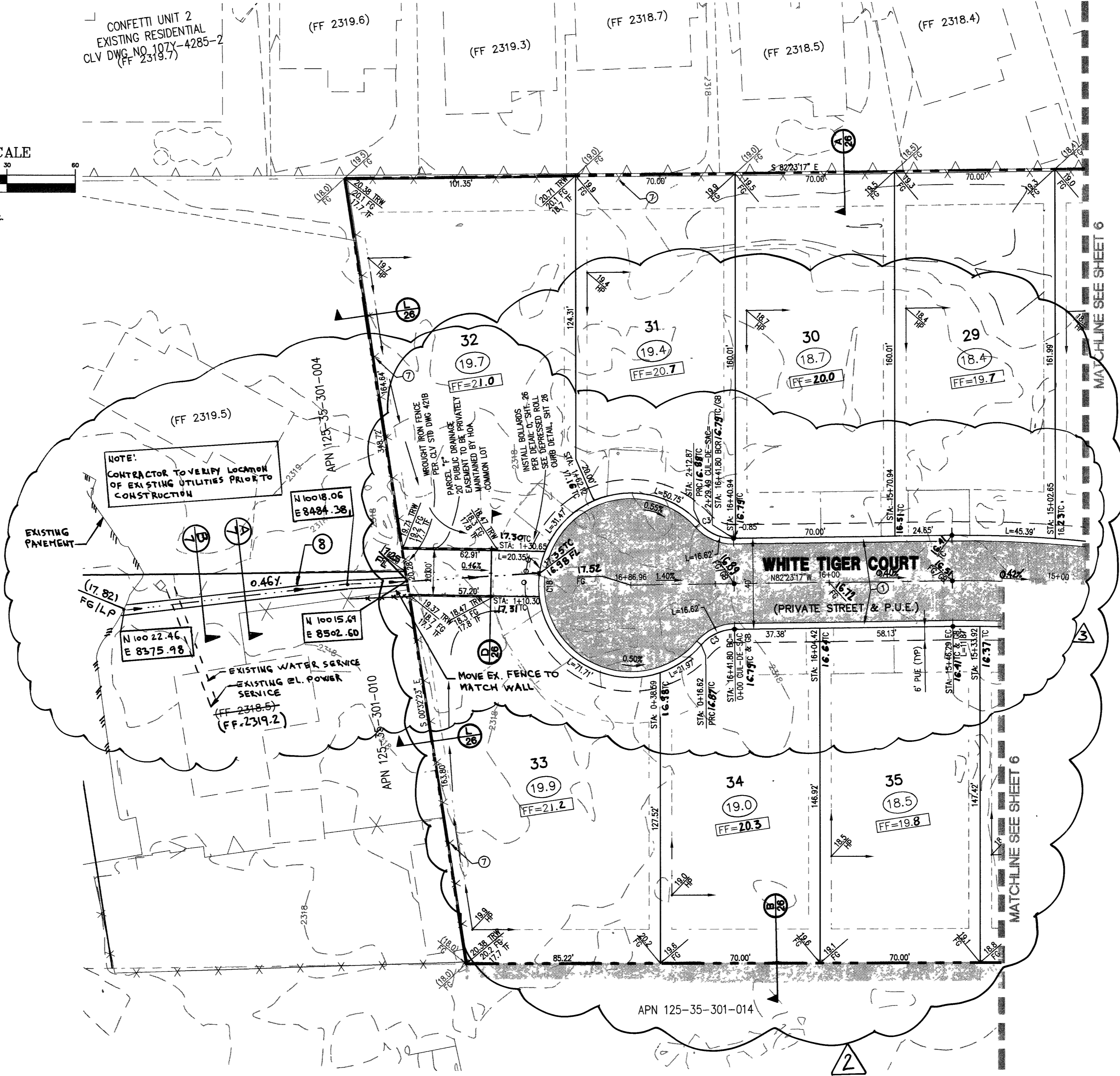
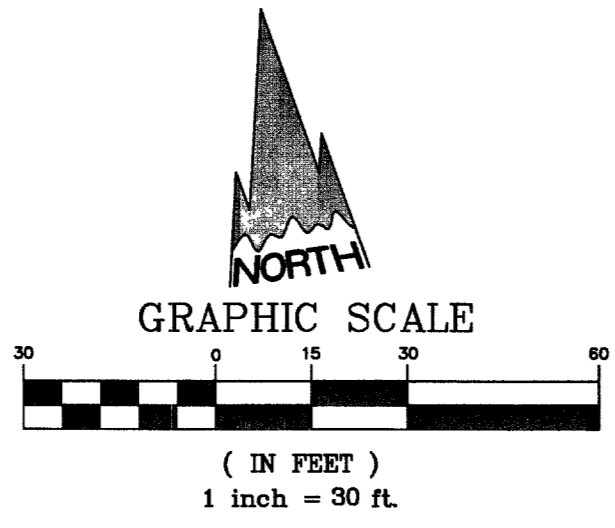


GRADING LEGEND			
BOUNDARY	10+00	DESIGN GRADE	DG
CENTER LINE & STATION		FINISHED GRADE	FG
RIGHT-OF-WAY		FLOW LINE	FL
LOT LINE		HIGH POINT	HP
BACK OF CURB		TOP OF CURB	TC
FACE OF CURB		TOP OF ROLL CURB	TRC
LIP OF GUTTER		GRADE BREAK	
EDGE OF PAVEMENT		LOT NUMBER	105
SIDEWALK		PROPOSED FINISHED FLOOR	FF=09.6
EXISTING CURB		PROPOSED PAD ELEVATION	08.6
EDGE OF EXISTING PAVEMENT	EX 32" W	BASE FLOOD ELEVATION	BFE=06.8
EXISTING WATER MAIN	EX GAS	SCREEN BLOCK WALL	
EXISTING GAS MAIN	EX 6" SS	RETAINING WALL	
EXISTING SEWER MAIN	36" RCP	DECORATIVE WALL	
STORM DRAIN MAIN	18" RCP	FENCE	
STORM DRAIN LATERAL	EX 36" SD	SAWCUT LINE	
EXISTING STORM DRAIN			
DRAINAGE SWALE & DIRECTION			
SCARP W/DIRECTION			
1' CONTOURS & ELEVATION			
5' CONTOURS & ELEVATION			
SIGHT VISIBILITY ZONE			
NO OBJECT ABOVE 24" IN SVZ			



CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	19.08	19.50'	58°03'34"	10.36'
C2	13.85	19.50'	40°40'57"	7.22'
C3	16.62	19.50'	48°49'38"	8.85'
C4	32.78	300.00'	61°52'27"	16.40'
C5	28.45	20.00'	84°21'54"	18.12'
C6	33.38	20.00'	95°38'08"	22.07'
C7	24.78	300.00'	47°31'31"	10.89'
C8	61.58	300.00'	114°52'34"	30.89'
C9	52.35	480.00'	67°45'56"	26.20'
C10	15.86	19.50'	46°35'37"	8.40'
C11	17.48	19.50'	51°18'54"	9.37'
C12	56.12	550.00'	54°43'30"	27.58'
C13	185.62	40.50'	278°44'31"	35.99'
C14	122.72	500.00'	143°34'45"	61.67'
C15	117.47	500.00'	137°23'38"	59.01'
C16	98.77	500.00'	119°07'49"	49.55'
C17	122.50	500.00'	140°21'14"	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	196.26	40.50'	277°39'15"	35.42'
C23	39.27	25.00'	90°00'00"	25.00'

- 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=8" TYP.
 - INSTALL CONCRETE PAVERS, SEE LANDSCAPE PLAN FOR PAVES 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.
 - FOR CURVE DATA SEE SHEET 5-7.
 - FOR DRAINAGE IMPROVEMENT QUANTITIES SEE SHEET 5-7.
 - ALL PRIVATE STREETS ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.

- NOTE TO CONTRACTOR**
- EVIDENCE OF UNDERGROUND DRAINAGE AND/OR IRRIGATION FOUND THROUGHOUT SUBJECT PROPERTY, CONTRACTOR SHALL REMOVE OR ABANDON AS NECESSARY PRIOR TO CONSTRUCTION.
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PUBLIC DRAINAGE EASEMENT QUANTITIES

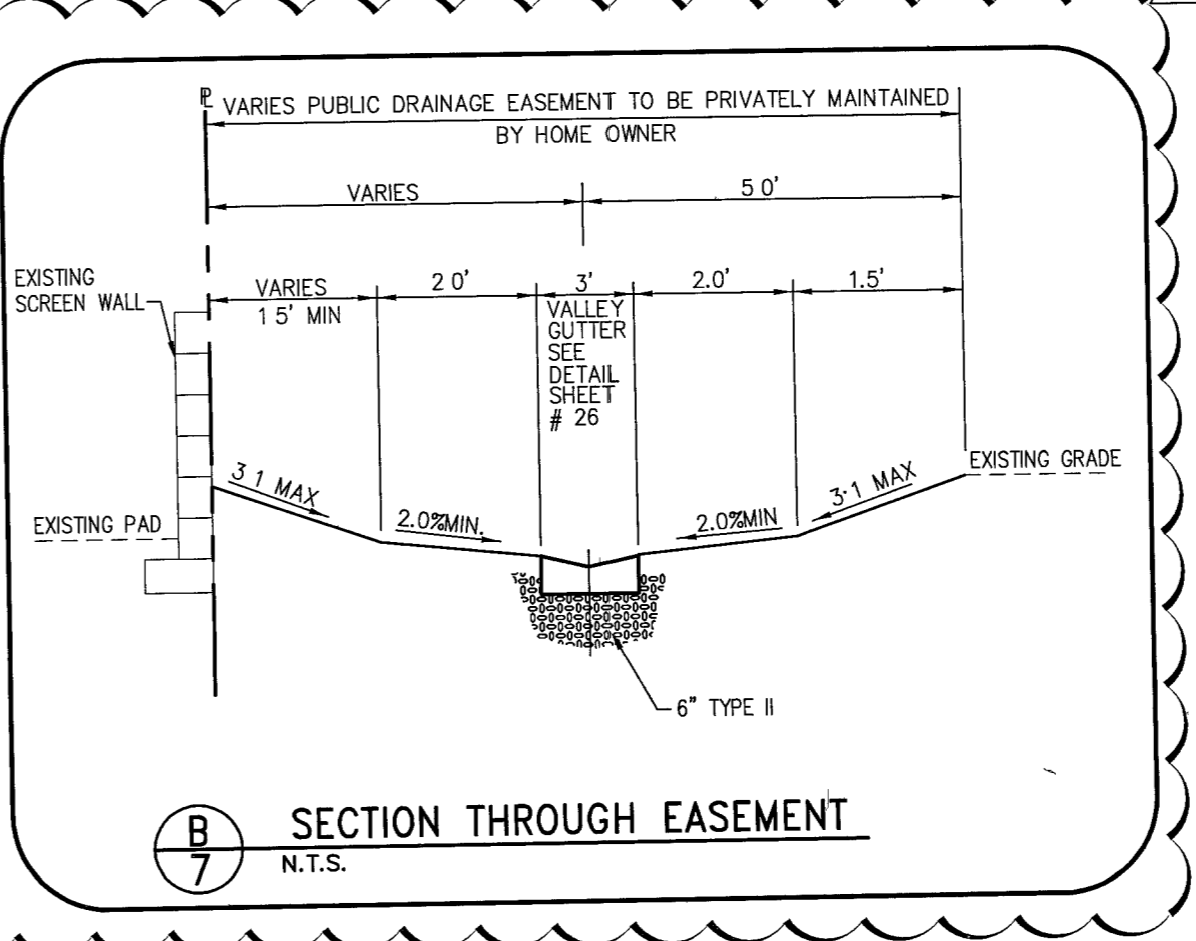
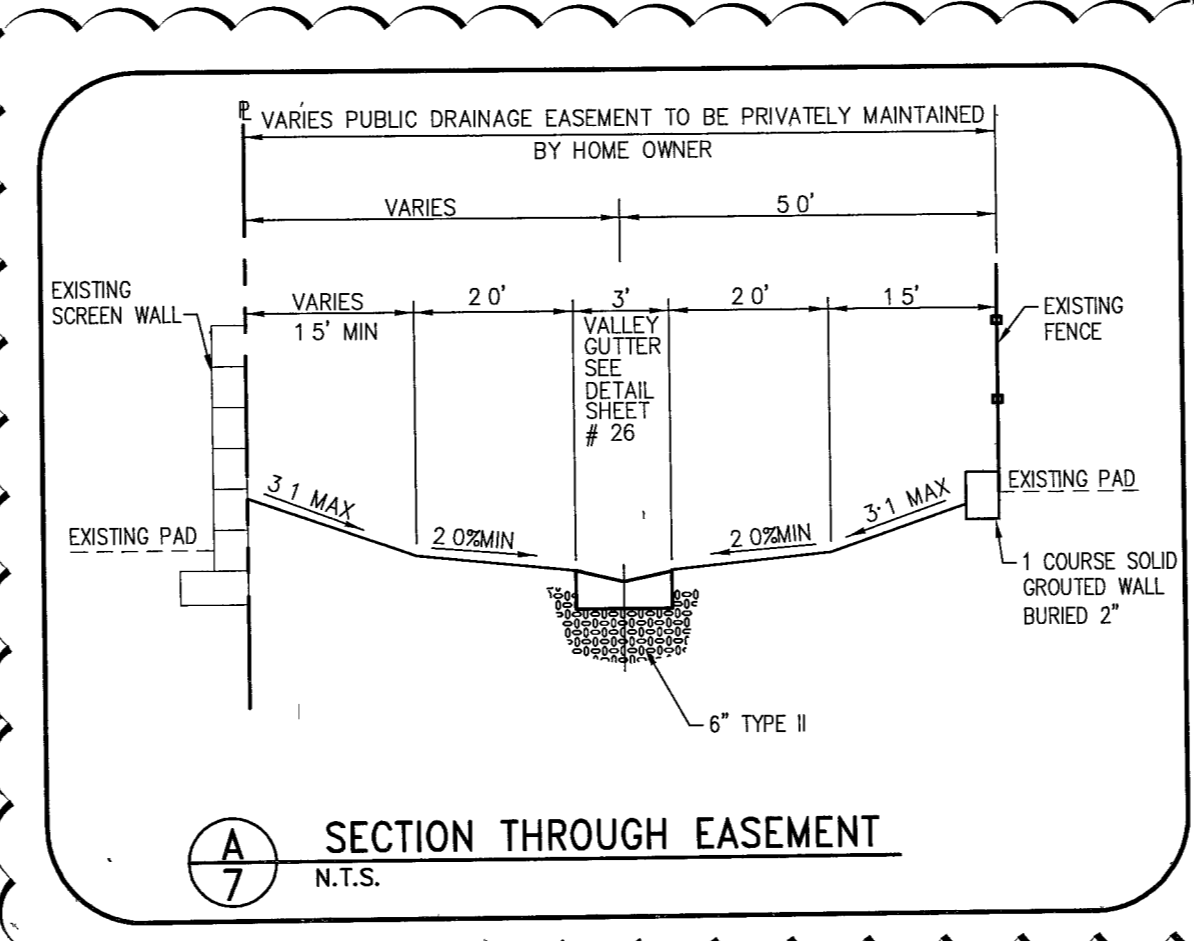
6" THICK CONCRETE	6682 SF
TYPE II AGGREGATE BASE	124 CY
WROUGHT IRON FENCE	80 LF
BOLLARDS	14 EA

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 SURVEYS, PAGE 74 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA. SAID LINE BEARS SOUTH 00°08'24" EAST.

BENCHMARK

CLV BM OL90 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)



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call before you Dig- 1-800-227-2600 UNDERGROUND SERVICE LOCATOR 930114

AVOID OVERHEAD POWER LINE CONTACT. Call before you OVERHEAD 1-702-227-2929 NEVADA POWER TRANSMISSION AND SALES SERVICE DIVISION 97333

Rev 2 only
 JOHN C. WIESE
 CIVIL
 Exp. 6/30/08
 10/23/06

1 CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS3880)
 6/19/06
 DATE

DR. HORTON
 6845 ESCONDIDO STREET
 LAS VEGAS, NV 89119
 PHONE: (702) 435-4888 FAX: (702) 638-4700

DR. HORTON BLDG #6, SUITE 105
 6345 S. JONES BLVD., SUITE 200
 LAS VEGAS, NEVADA 89118
 PHONE: (702) 312-9330 FAX: (702) 320-1769

GRADING PLAN SHEET 05
 BAVARIA ESTATES

DATE: SHEET: DATE: DATE: DATE: TITLE: PROJECT NO: LMS0500301

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