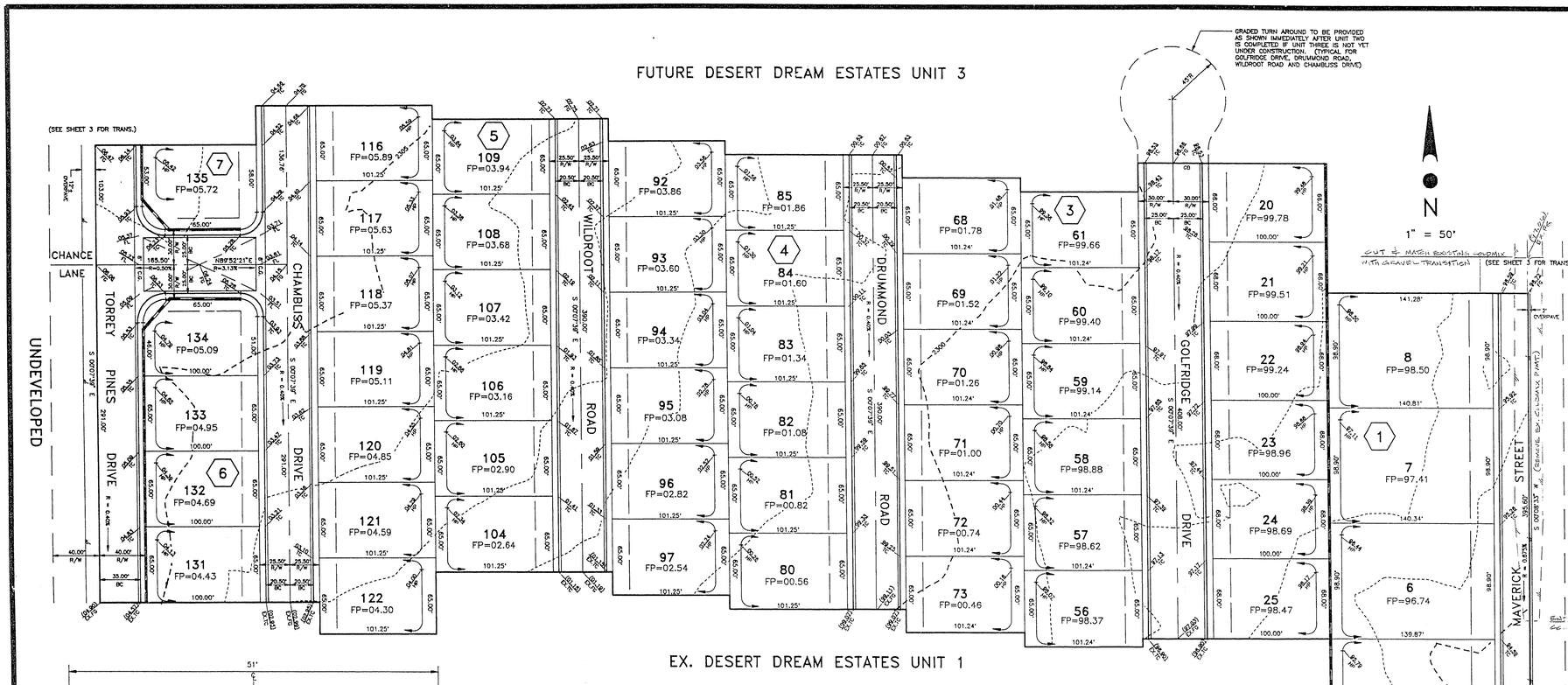
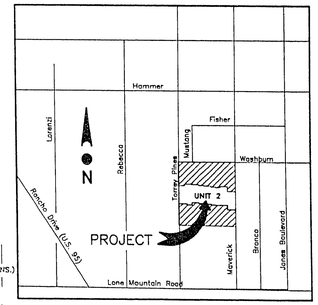




VICINITY MAP

NO SCALE

OWNER/DEVELOPER

BIVINS CONSTRUCTION CO., INC
620 SOUTH 11th STREET
LAS VEGAS, NEVADA 89101
TELE: (702) 384-7575

LEGAL

THE NW1/4 OF THE SE1/4, SEC 35, T. 19 S., R. 60 E., M.D.B.&M., LAS VEGAS, NEVADA.

BENCH MARK

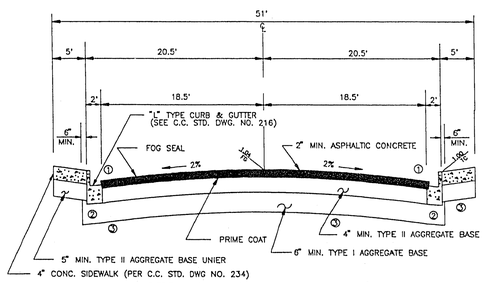
NLV BM # 2-6-109 AT THE CORNER OF LONE MOUNTAIN ROAD AND DECATUR BOULEVARD. A 1.5" DIAMETER CONCRETE MONUMENT 47.6' EAST AND 50.3' SOUTH OF NW COR. SEC. 6 MARKED BY 4"x4" WHITE POST.

ELEVATION: 2210.38

CLV BM No. 7C00-1W4 DATUM ELEVATION
CLV ELEVATION PLUS 0.87 FEET : NLV ELEVATION

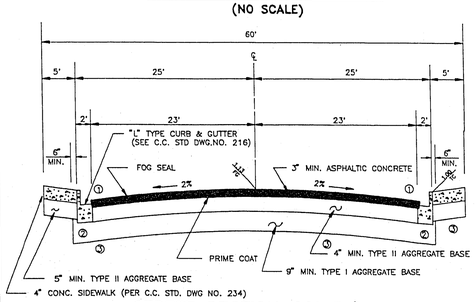
LEGEND

B.C.	BACK OF CURB
EX.	EXISTING
F.P.	FINISH PAD
F.G.	FINISH GRADE
G.B.	GRADE BREAK
H.P.	HIGH POINT
R/W	RIGHT-OF-WAY
T.C.	TOP OF CURB
R=1.100%	ROAD GRADIENT
V.G.	VALLEY GUTTER
— — —	EDGE OF PAD
3	LOT NUMBER
(1)	BLOCK NUMBER
	SCARP
	SWALE
	BLOCK WALL



STREET SECTION 51' R/W

(NO SCALE)



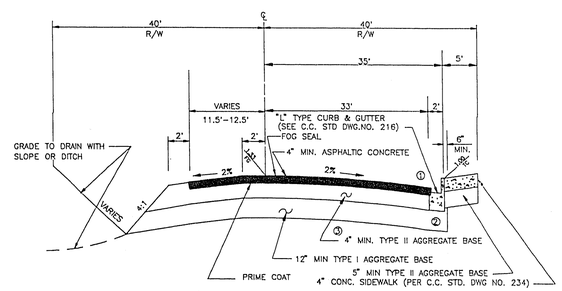
STREET SECTION 60' R/W

(NO SCALE)

① A.C. PAVEMENT TO BE 1/2" MAXIMUM ABOVE LIP OF GUTTER AFTER COMPACTION

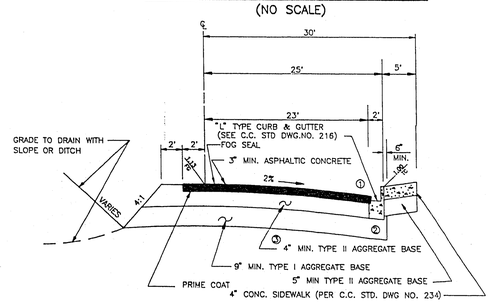
② 6" MINIMUM TYPE I OR TYPE II AGGREGATE BASE UNDER CURB AND GUTTER.

③ SCARIFY AND RECOMPACT NATIVE SOIL TO 90% MINIMUM DENSITY TO A DEPTH OF 12" BELOW TYPE I AGGREGATE BASE.



1/2 STREET SECTION 80' R/W

(NO SCALE)



1/2 STREET SECTION 60' R/W

(NO SCALE)

NOTE:

POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY OF LAS VEGAS.

NOTICE TO CONTRACTOR:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON PLANS.
2. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
3. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS & VALLEY GUTTERS AFTER COMPACTION.
4. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
5. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY SOUTHWEST GEOTECHNICAL CONSULTANTS REPORT NO. RLV-9889 DATED JUNE 14, 1989 AND APPROVED BY THE CITY ENGINEER.
6. ALL HIGHPOINT (HP) GRADES SHOWN HEREON ARE TO ROUGH GRADE ONLY AND ARE 0.3 FEET LOW TO ALLOW FOR LANDSCAPING.
7. ALL LOTS ARE TO BE F.H.A. TYPE DRAINAGE UNLESS OTHERWISE NOTED.
8. THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES.
9. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

REVISIONS		
NO.	DATE	DESCRIPTION

APPROVED

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA EDMUND J. WOJCIK CIVIL 4-4-90

E.J. WOJCIK ENGINEERING
CIVIL ENGINEERING CONSULTANT
620 South 11th Street, Suite 7
Las Vegas, Nevada 89101
Edmund J. Wojcik, P.E.
(702) 366-1322

DESERT DREAM ESTATES UNIT 2

GRADING PLAN

(v) SCALE: 1' CONT.
(h) SCALE: 1'=50'
J.N. : 890201
DRAWN BY: TMC
CHECKED BY: EJW

SHEET NO. : 2 OF 6

DESDR2-2

107Y-4090-2