

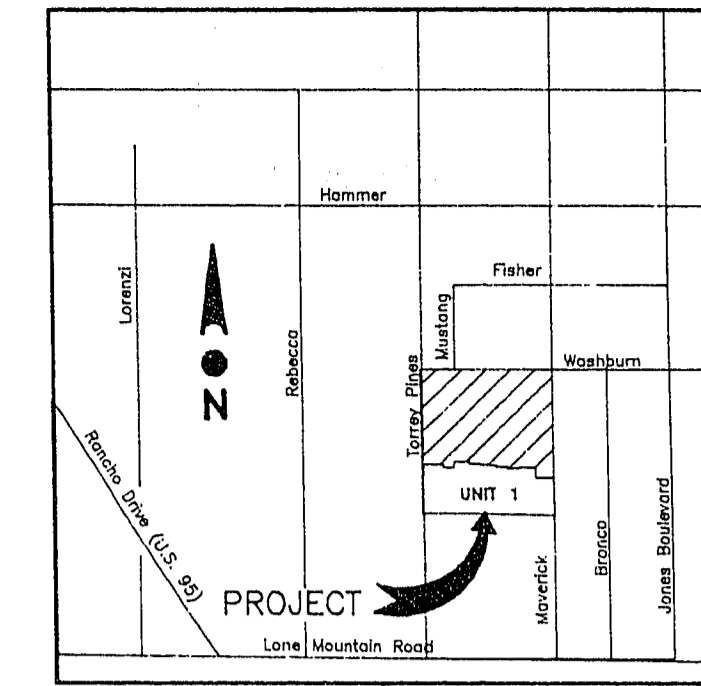
(SEE SHEET 5 FOR TRANS.)

FUTURE DESERT DREAM ESTATES UNIT 2

GRADED TURN AROUND TO BE PROVIDED AS SHOWN IMMEDIATELY AFTER UNIT ONE IS COMPLETED IF UNIT TWO IS NOT YET UNDER CONSTRUCTION. (TYPICAL FOR GOLFRIDGE DRIVE, SCHWO ROAD, WINLOW ROAD AND CHAMBLISS DRIVE.)

STORM DRAIN QUANTITIES

18" R.C.P. (0.001 = 550 LB./FT.)	80 L.F.
6" SCHEDULE 40 P.V.C.	400 L.F.
BEEHIVE DROP INLET	1 EA.
TYPE "A" DROP INLET	1 EA.
6" BLEEDER OUTLET	1 EA.



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 No. 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 EQUATION
CLV ELEVATION PLUS 0.87' = NLV ELEV.

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
D.I.	DROP INLET
3	EDGE OF PAD
1	LOT NUMBER
3	BLOCK NUMBER
SCARP	SCARP
SWALE	SWALE
BLOCK WALL	BLOCK WALL

APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

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

STATE OF NEVADA
CIVIL ENGINEER
WOJCIK

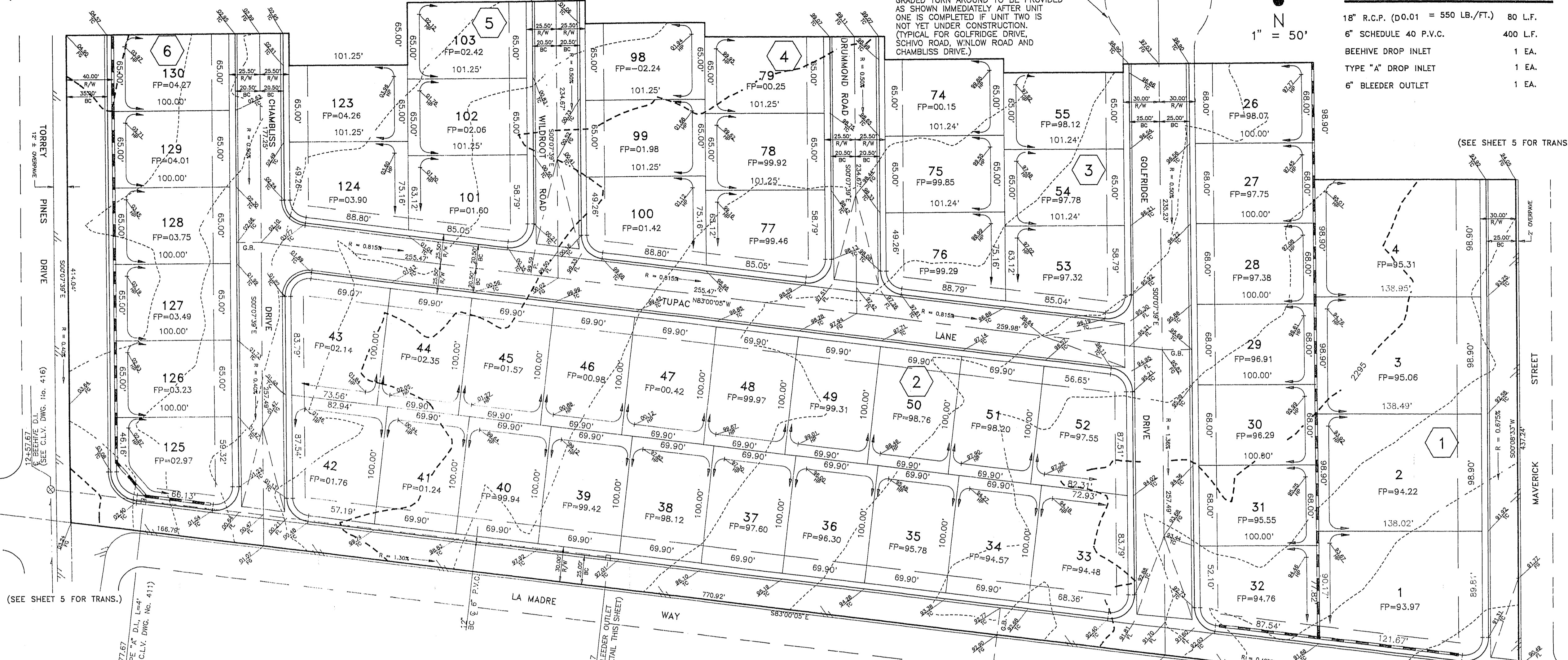
DESERT DREAM ESTATES UNIT 1 GRADING PLAN

(v) SCALE: 1"=50'
(h) SCALE: 1"=50'
J.N. : 890201
DRAWN BY: TMC
CHECKED BY: EJW
SHEET NO. :
2 OF 9

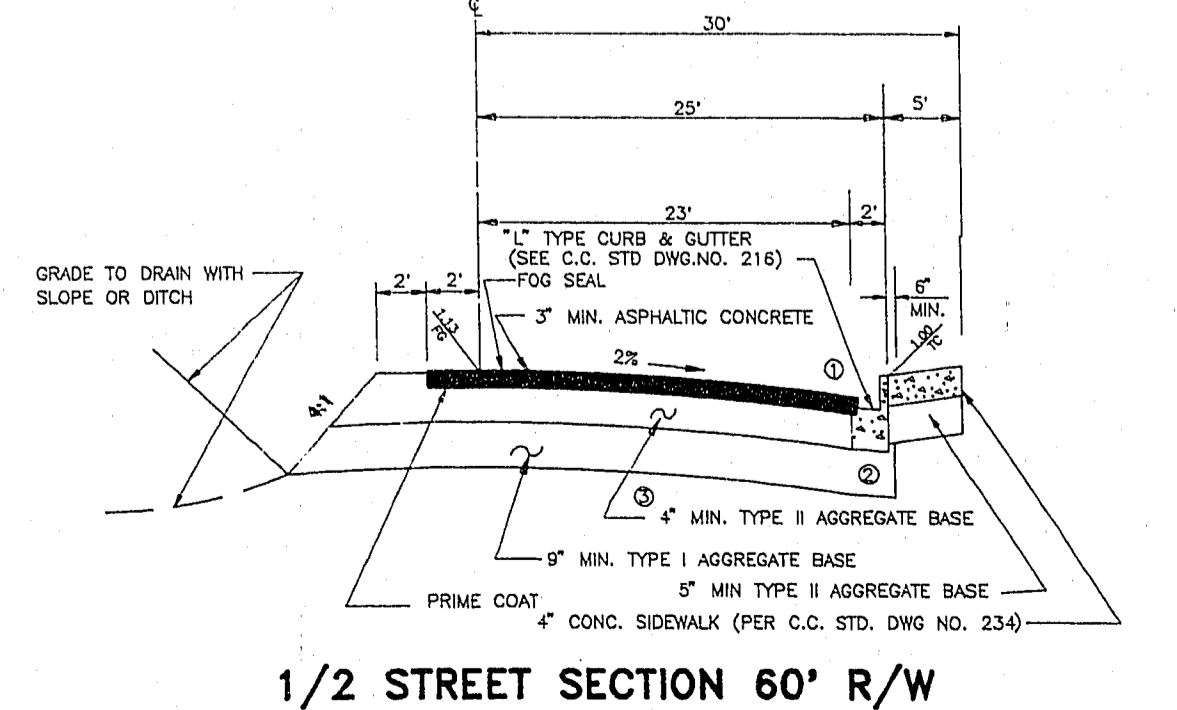
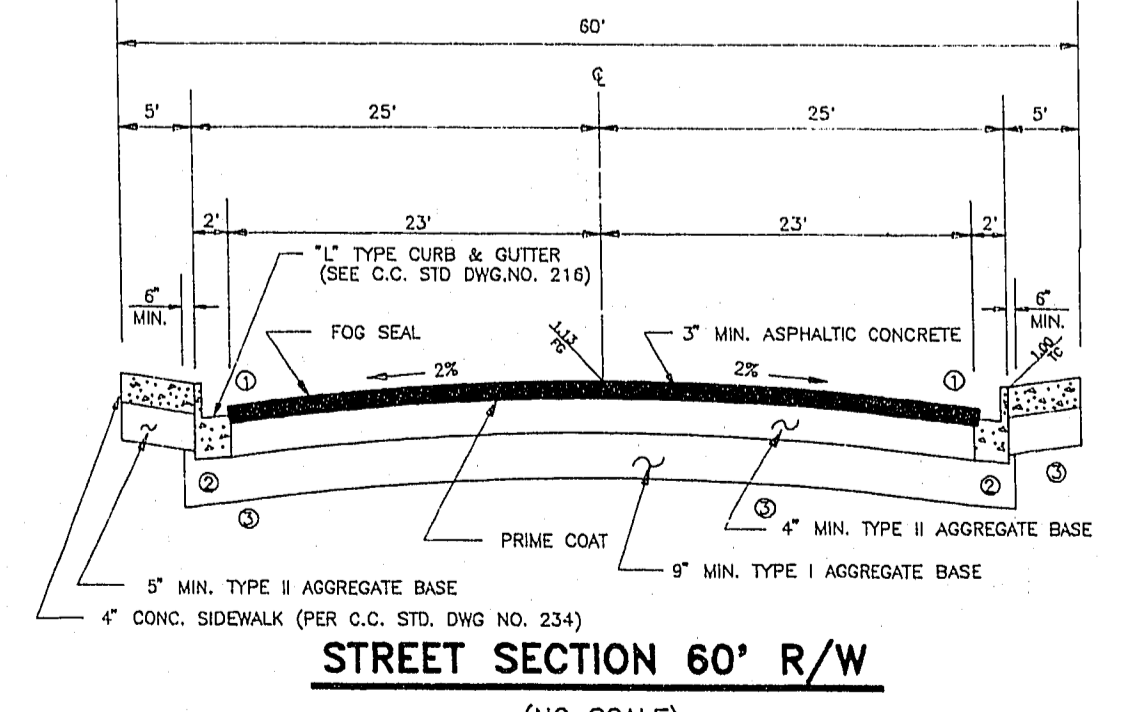
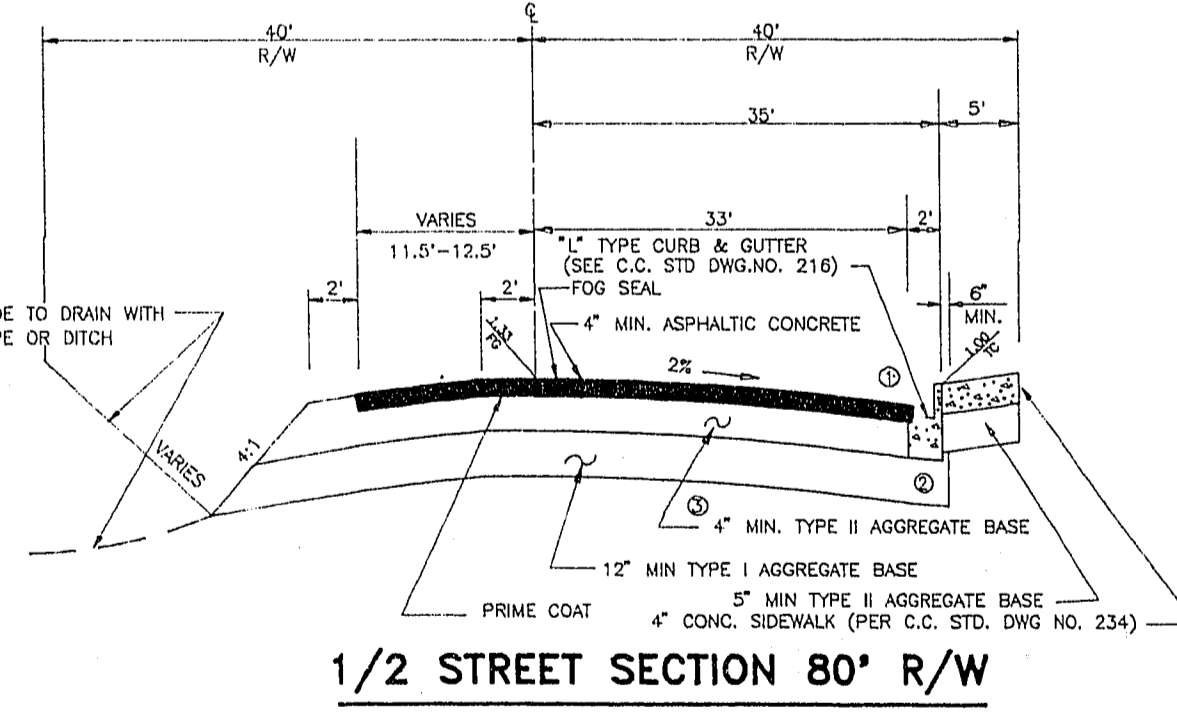
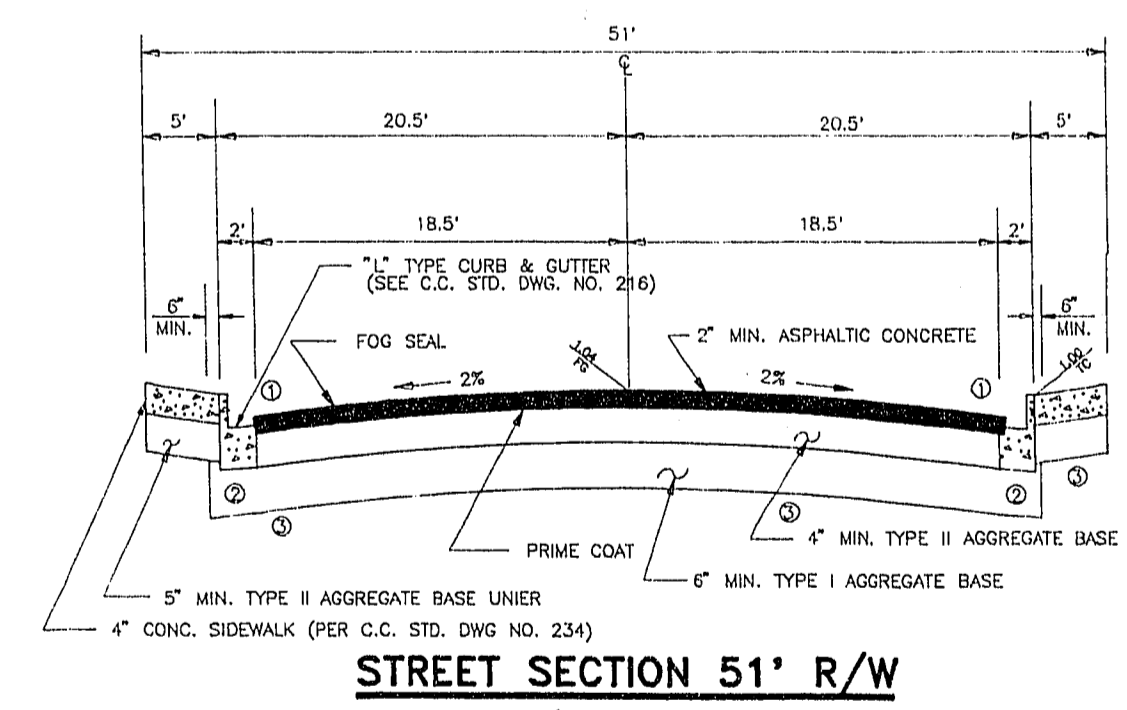
UNDEVELOPED

UNDEVELOPED

UNDEVELOPED



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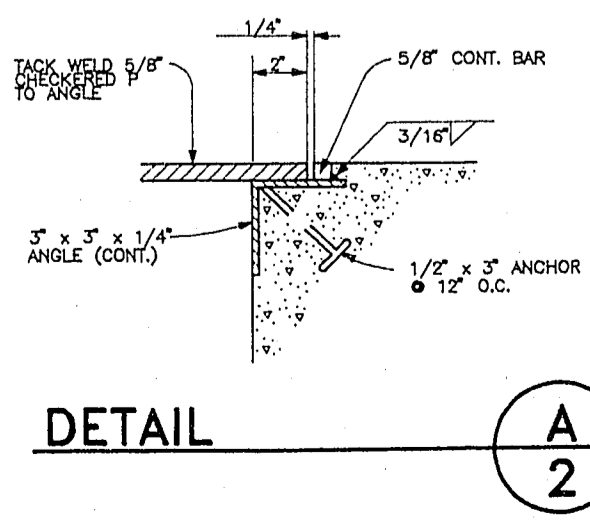
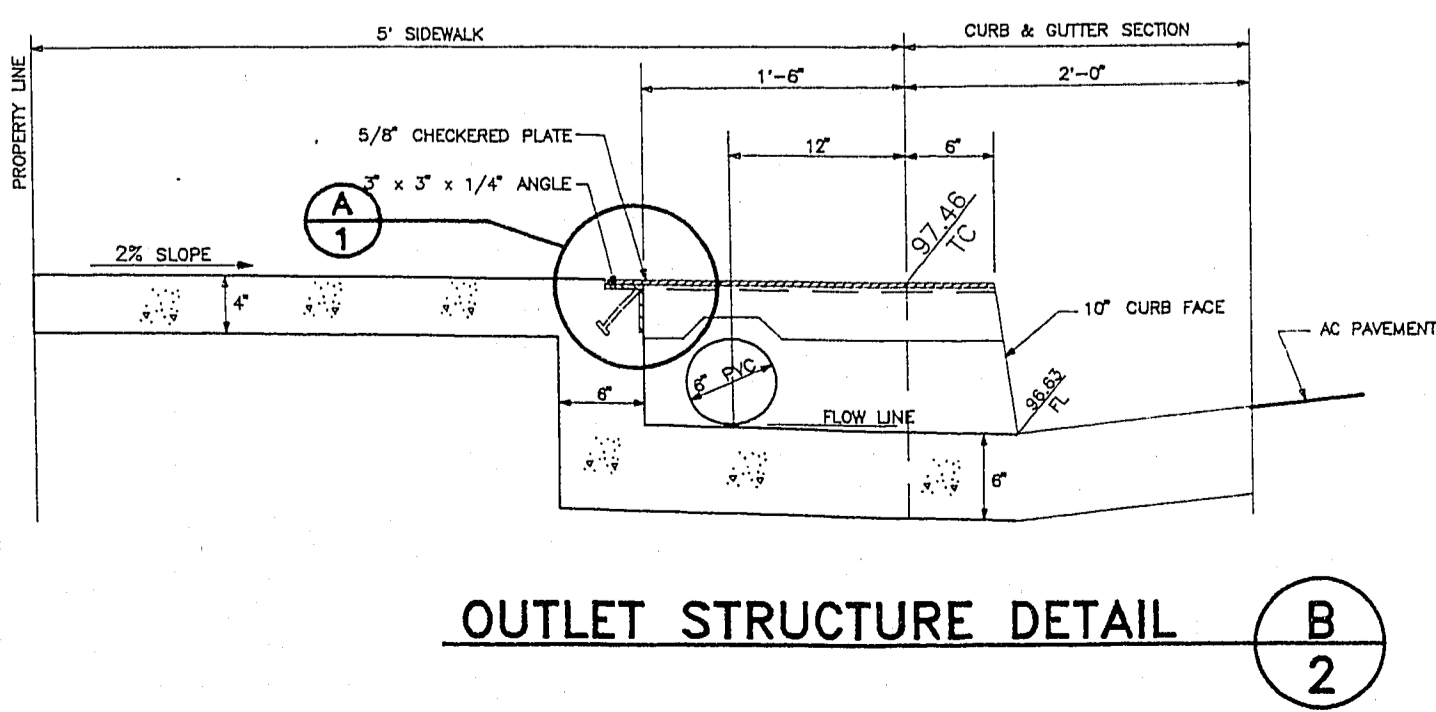
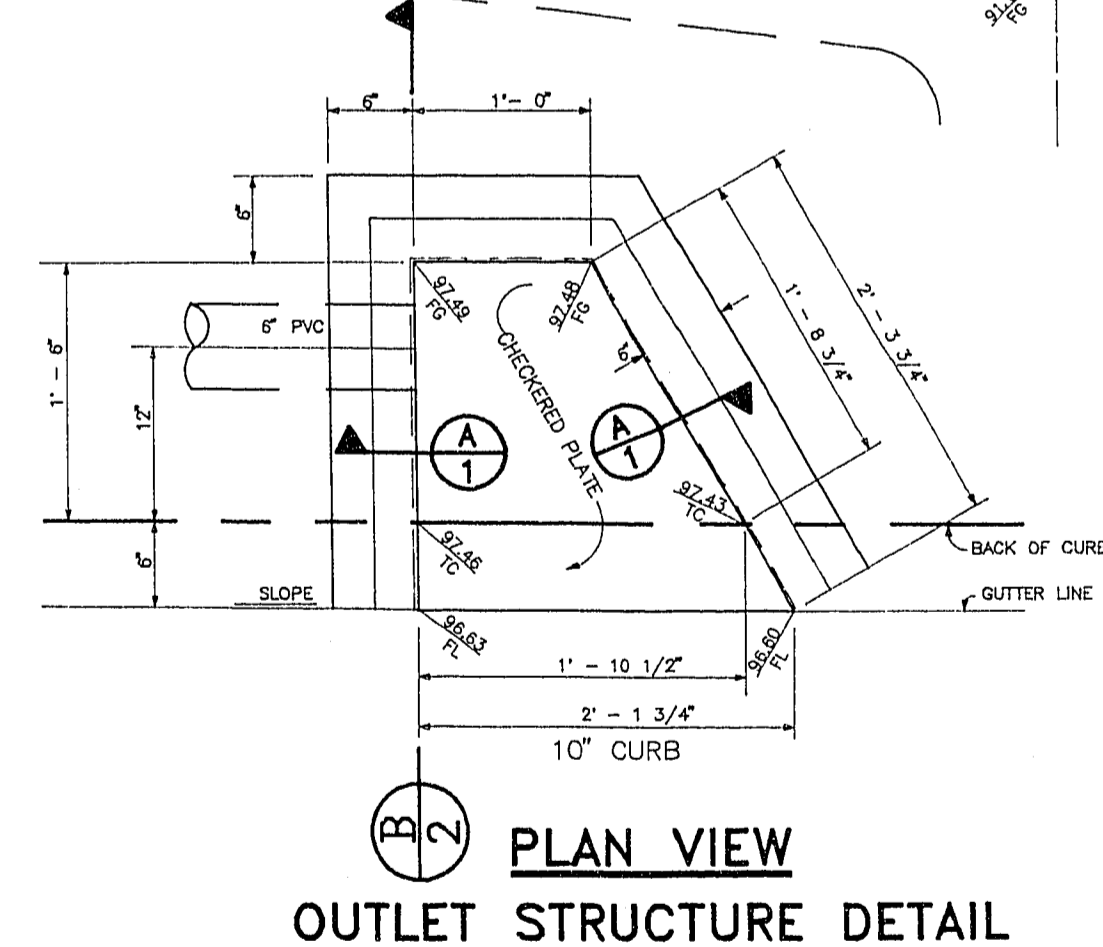


NOTE:
POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY OF LAS VEGAS.

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 LOCATIONS 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.

EARTH MOVING ESTIMATE

	CUT	FILL	
STREETS (INCL. TRANS.)	13,807 C.Y.	0 C.Y.	
PADS	1,976 C.Y.	11,333 C.Y.	
TOTAL CUT	15,783 C.Y.	11,333 C.Y.	TOTAL FILL
LESS 15% SHRINKAGE	2,387 C.Y.	3,168 C.Y.	PLUS 0.15' SUBSIDENCE
ADJUSTED CUT	13,416 C.Y.	14,501 C.Y.	ADJUSTED FILL
		IMPORT = 1,085 C.Y.	
		LESS 12" PIT RUN ON ALL PADS = 9,454 C.Y. (IMPORT PER SOILS REPORT)	
		EXPORT = 8,369 C.Y. (TO UNIT 3)	



107Y-4090-1