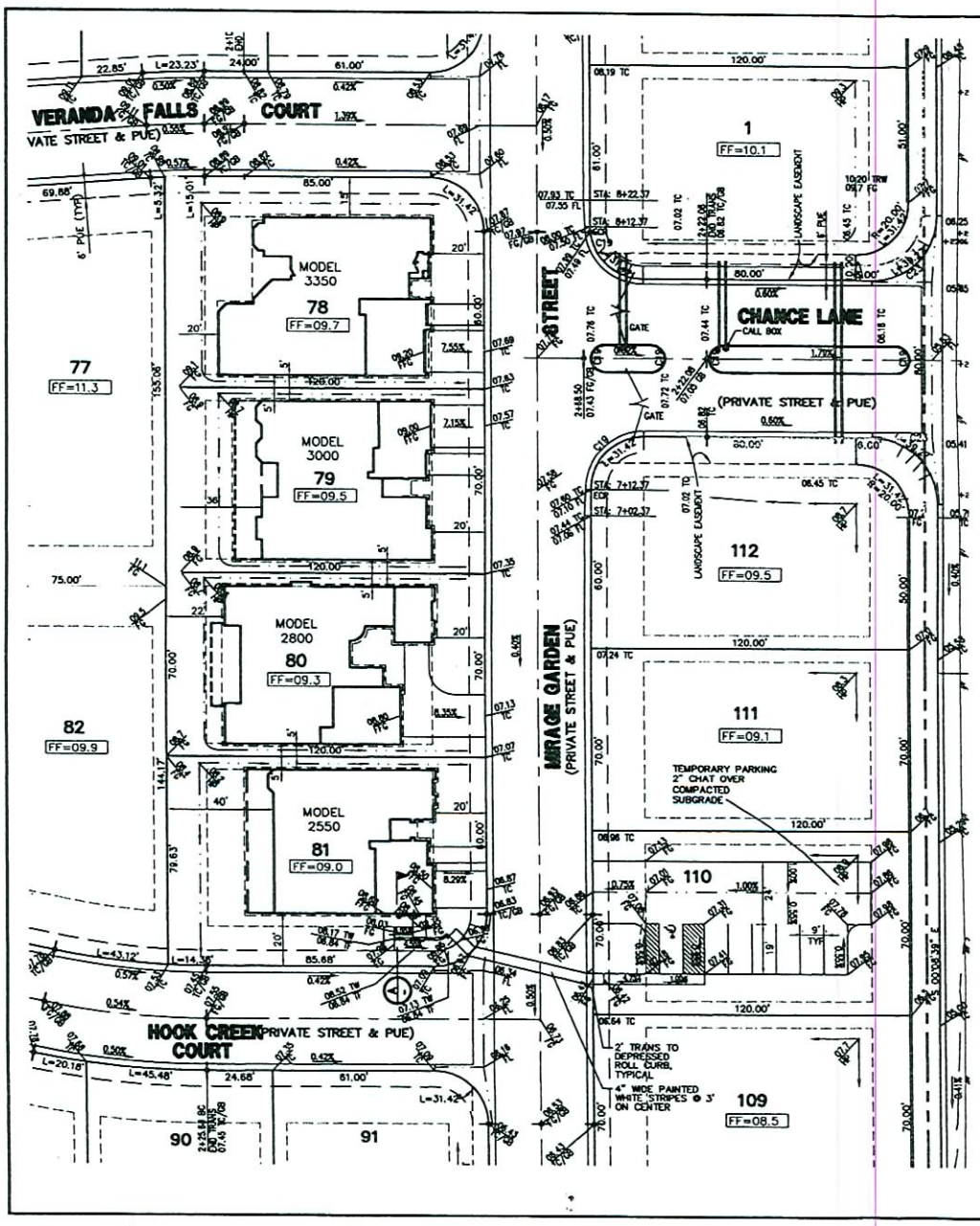
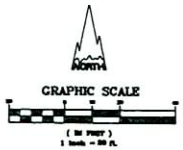
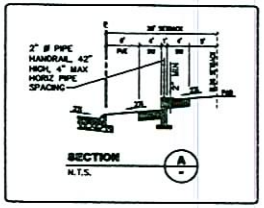
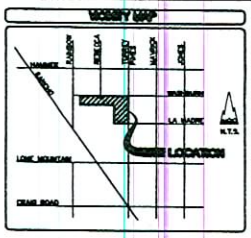
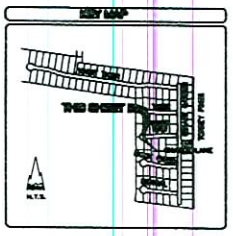






ROC-23275
09-05-07 CC





GRADING LEGEND

BOUNDARY	
CENTER LINE & STATION	10+00
RIGHT-OF-WAY	
LOT LINE	
BACK OF CURB	
FACE OF CURB	
LIP OF GUTTER	
EDGE OF PAVEMENT	
SIDEWALK	
EXISTING CURB	
EDGE OF EXISTING PAVEMENT	
EXISTING CONTOUR	
EXISTING FIRE HYDRANT	
EXISTING SEWER MANHOLE	
EXISTING SEWER LINE	
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN LINE	
EXISTING STORM DRAIN INLET	
DRAINAGE SWALE & DIRECTION	
SCALE VARIATION	
1' CONTOURS & DIRECTION	
5' CONTOURS & DIRECTION	
SAME VARIABLY TYPE	
NO EXACT MEANS 50' IN THE	

HORIZ. GRADE	
FINISHED GRADE	
FLOW LINE	
SAG POINT	
TOP OF CURB	
TOP OF WALL CURB	
GRADE BREAK	
LOT NUMBER	105
PROPOSED FINISHED FLOOR	FF=09.6
PROPOSED PAD ELEVATION	
GRADE FLOWS ELEVATION	BFC=08.8
RETAINING BLOCK WALL	
RETAINING WALL	
DECORATIVE WALL	
FENCE	
TRACKS LINE	

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF SECTION 36, AS SHOWN ON FILE 7, PAGE 16 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA.

SAID LINE BEARS NORTH 00°00'17" WEST.

BENCHMARK

CLV BM SLVRD 2004
BEING A BRASS CAP IN A PLATE IN TOP OF CURB 60 FT NORTH OF LONE MOUNTAIN ON EAST SIDE OF TORREY PINES.

ELEVATION: 2304.17 FEET/701.3[illegible] METERS
(NAVD "88 DATUM)

Call before you Dig— 1-800-227-2600

Call before you OVERHEAD 1-702-227-2929

APPROVALS

CHARLES KAJKOWSKI, JR.; MAYOR — DATE

CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS, CLARK COUNTY, AREA, NEVADA.

REV.	DATE	BY	DESCRIPTION

D.R. HORTON
6645 SMOKE RANCH ROAD, BLDG #5, SUITE 105
LAS VEGAS, NV 89118
PHONE: (702) 432-4888 FAX: (702) 817-1330

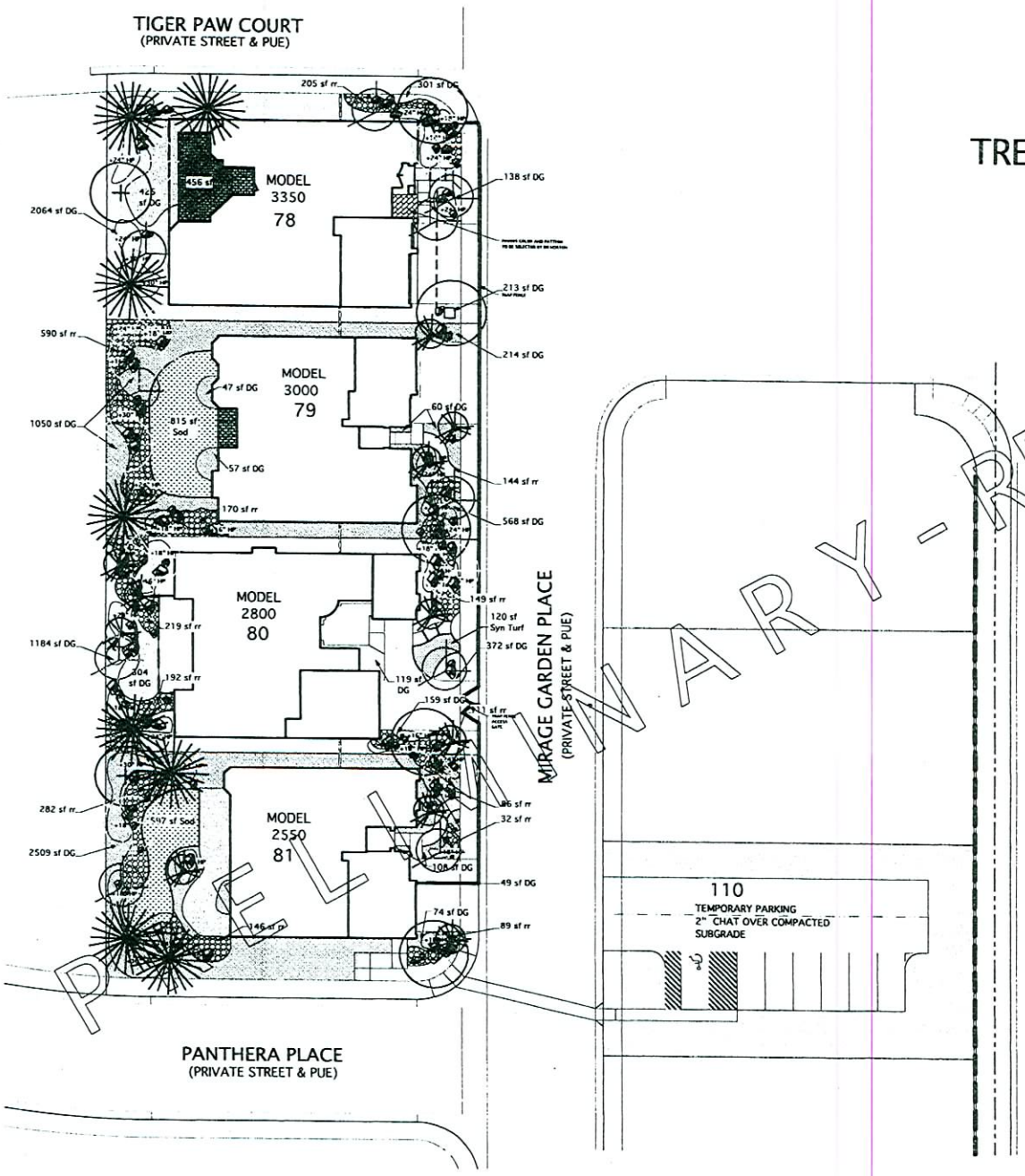
LONE MOUNTAIN ENGINEERING
1345 S. JONES BLVD., SUITE 200
LAS VEGAS, NEVADA 89146
PHONE: (702) 312-8330 FAX: (702) 330-1769

SHEET: MODEL COMPLEX PLAN
TITLE: BAVARIA ESTATES

DRAWN BY:
DESIGNED BY:
CHECKED BY: RJ
PROJECT NO. LM200530

SHEET No. 1 OF 1

JUL 17 2007



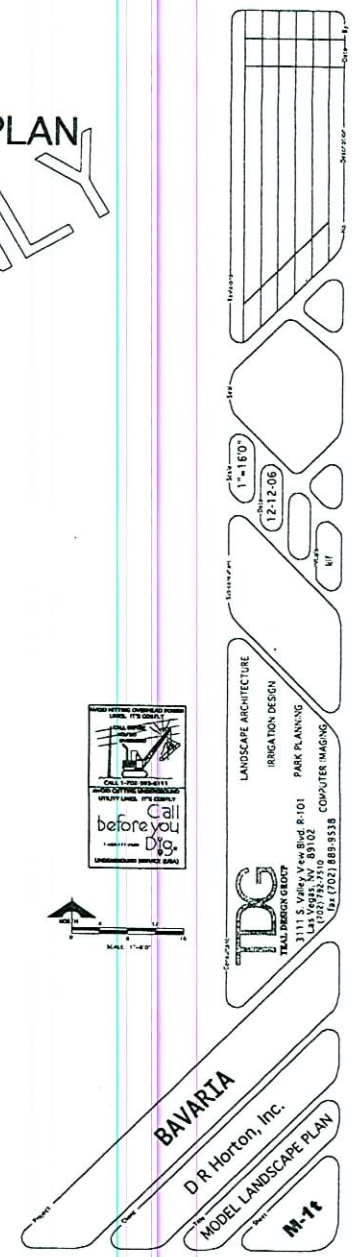
TREE & GROUND COVERAGE PLAN

LEGEND

QUANT.	SYMBOL	SPECIES	COMMON NAME	SIZE	EMIT
		Pinus eldarica	Mondell Pine	24" BOX 36" BOX	8 Sgph
		Chitalpa tashkentensis	Flowering Chitlapa	24" BOX 36" BOX	6 Sgph
		Quercus ilex	Holly Oak	24" BOX 36" BOX	6 Sgph
		Prunus c. 'Atropurpurea'	Purple Leaf Plum	24" BOX 36" BOX	8 Sgph
		Ligustrum lucidum	Glossy Privet	24" BOX 36" BOX	8 Sgph
		Washingtonia-Robusta	Mexican Fan Palm	As-Noted Skinned	8 Sgph
		Acacia stenophyllum	Shoestring Acacia	24" BOX 36" BOX	8 Sgph
		River Rock	4"-6" Round Rock		
		Granite Boulders	3-8cf each - 50% 9-20cf each - 50%		
		DG1...Rock Mulch, 3/8" screened, Vista Gold, 2" depth. Install as shown on plans.			
		DG2...Rock Mulch, 3/8"m, Vista Gold, 2" depth after compaction. Install as shown on plans.			
		DG3...Rock Mulch, 2-4" screened, Vista Gold, 2-4" depth. Install as shown on plans.			
		DG3...Rock Mulch, 5/8" screened, Red Granite, 2-4" depth. Install as shown on plans.			
		Turf, 3 seed minimum fescue blend sod Poly Edging flush along all turf edges. Curves to be smooth and uniform.			
		Synthetic Turf -45-50 oz min fiber weight w/ drainage holes 6" OC min and fibers to be stain resistant. Eight year minimum life guarantee. Provide sample & specs for DRH approval. Poly edging flush along all turf edges.			

Notes:
1) All plant material to meet appropriate Municipal approved species list.
2) All trees to be 24" box unless noted otherwise on plan.
3) All shrubs to be planted a minimum of 3' back of walk unless approved otherwise by Landscape Architect in writing.
4) Contractor shall not make plant substitutions, plant relocations or changes to the irrigation system without written authorization from D R Horton and the Landscape Architect.
5) See landscape and irrigation detail sheets for proper construction installation.
6) All irrigation mainlines, zone wiring, valve connections and PVC laterals to be inspected by D R Horton Landscape Superintendant for sizing & location prior to backfill around these components.
7) Sucker growth on all trees is to be removed.
8) All trees that are short and bushy shall be pruned at a minimum of 3/4 of the trunk height to force new growth upward, i.e. Olive, Mesquites, Palo Verdes, Texas Mtn. Laurel, etc.
9) Landscape Architect and D R Horton Site Representative to inspect all irrigation zones prior to rock installation. Contractor must notify L/A and D R Horton Site Rep. at least 24hrs prior to rock install.

PRELIMINARY - REVIEW ONLY

ROC-23275
09-05-07 CC

RECEIVED
JUL 17 2007