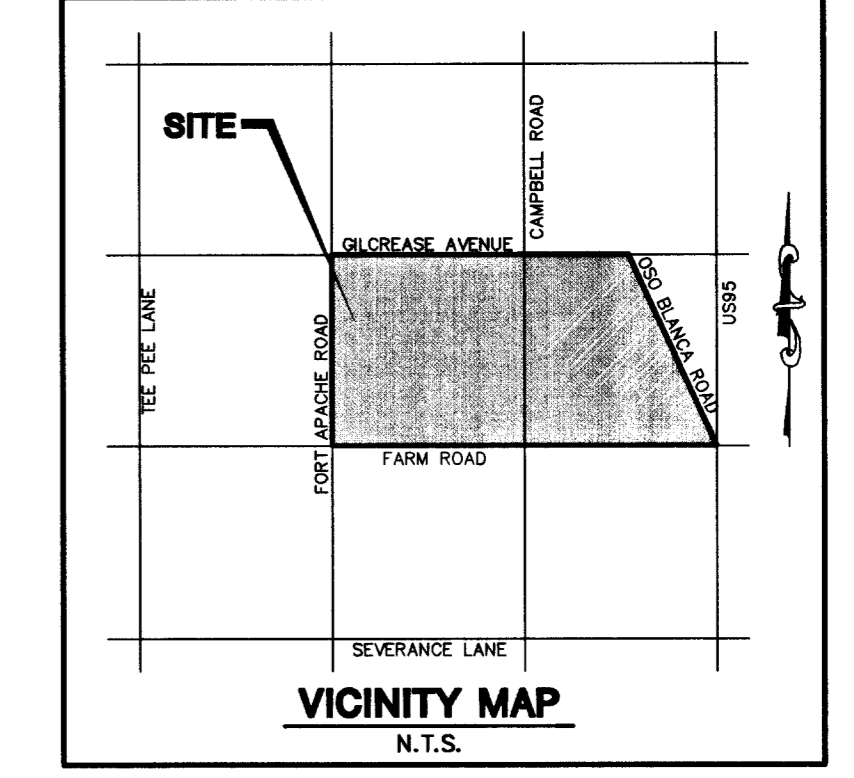
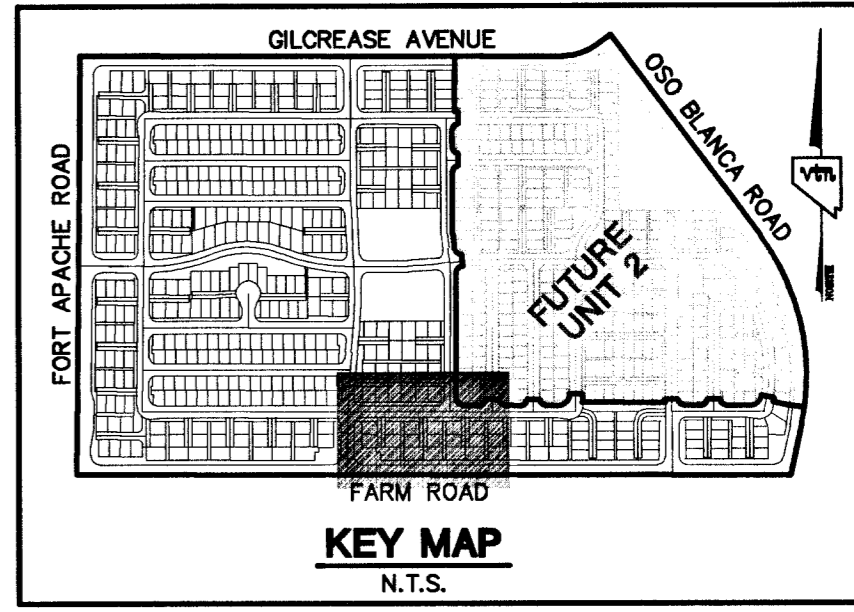
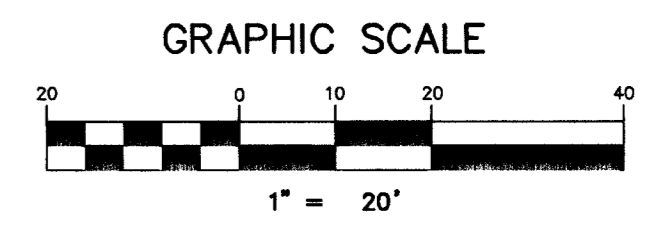


APPROVED "ASTORIA AT TOWN CENTER - SOUTH"
 BY VTN-NEVADA
 CLV DWG #10744794



- NOTES**
1. ALL PRIVATE DRIVES ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOMEOWNERS ASSOCIATION.
 2. ALL DRAINAGE EASEMENTS ARE COMMON ELEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 3. SEE SHEETS DT1, DT2, & DT3 FOR SECTIONS AND DETAILS, UNLESS OTHERWISE NOTED.
 4. SEE SHEET GR16 FOR CURVE DATA TABLE, GRADING LEGEND, AND CONSTRUCTION NOTES.



Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-593-6111

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

Christopher R. Grubbs
 CHRISTOPHER R. GRUBBS DATE
 P.E. NO. 13958

GRADING TO BE IN COMPLIANCE WITH CITY OF LAS VEGAS REVISED UNIFORM BUILDING CODE, LATEST EDITION.

CUT = 92,570 C.Y. (ADJUSTED)
 FILL = 160,464 C.Y. (ADJUSTED)

CONTRACTOR NOTE
 CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION
 BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARKS
 PROJECT DATUM : NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 CLARK COUNTY BENCHMARK : 0C9017N6
 ELEVATION : 799.0857 METERS (2621.67 FEET)
 RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 NEAR MILE MARKER 90.15.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83), EAST ZONE (2701), DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 802, 803, 804, AND 805, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN BOOK 88 OF SURVEYS, AT PAGE 53.

FLOOD CONTROL QUANTITIES

3 COURSE SOLID GROUT STEM WALL	4970 LF
DRAINAGE EASEMENT	6900 sq. ft.
2 COURSE SOLID GROUT WALL	1390 LF

THE ASTORIA CORPORATION
 CITY OF LAS VEGAS
 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146
 9550 DEL WEBB BOULEVARD LAS VEGAS, NEVADA 89154
 (702) 257-1188

GRADING PLAN
ASTORIA AT TOWN CENTER - NORTH UNIT 1

DRAWN BY: MAY 2004
 DESIGNED BY: MAY 2004
 CHECKED BY: MAY 2004
 PROJECT NO.: 6049-1
 SCALE: 1" = 20' HORIZ. N/A VERT.

EXPIRES 06-30-05

GR12
 38 OF 112 SHEETS
 DRAWING NO. 10744794