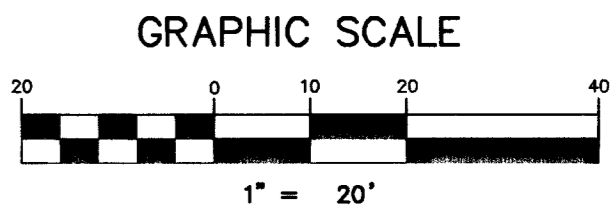


- NOTES**
1. ALL PRIVATE DRIVES ARE P.U.E., PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY HOMEOWNERS ASSOCIATION.
 2. ALL DRAINAGE EASEMENTS ARE COMMON ELEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 3. SEE SHEETS DT1, DT2, & DT3 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 GRUBBS
P.E. NO. 13956

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 (NAVD83)
CLARK COUNTY BENCHMARK : 09017N6
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

PROPOSED "FARM ROAD/US95" TOWN CENTER - SOUTH BY NORTHWEST 95, LLC
APN 125-17-301-003

THE ASTORIA CORPORATION
CITY OF LAS VEGAS

GRADING PLAN
ASTORIA AT TOWN CENTER - NORTH UNIT 1

DRAWN BY: MAY 2004
DESIGNED BY: MAY 2004
CHECKED BY: MAY 2004
PROJECT NO.: 6049-11

SCALE: 1"=20' HORIZ. VERT. N/A

EXPIRES 06-30-05

RESIDENTIAL ENGINEER STATE OF NEVADA
CHRISTOPHER GRUBBS
P.E. NO. 13956

GR13
39 OF 112 SHEETS
DRAWING NO. 10744833

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 882-2597
PLANNERS • LAND SURVEYORS
CONSULTING ENGINEERS •