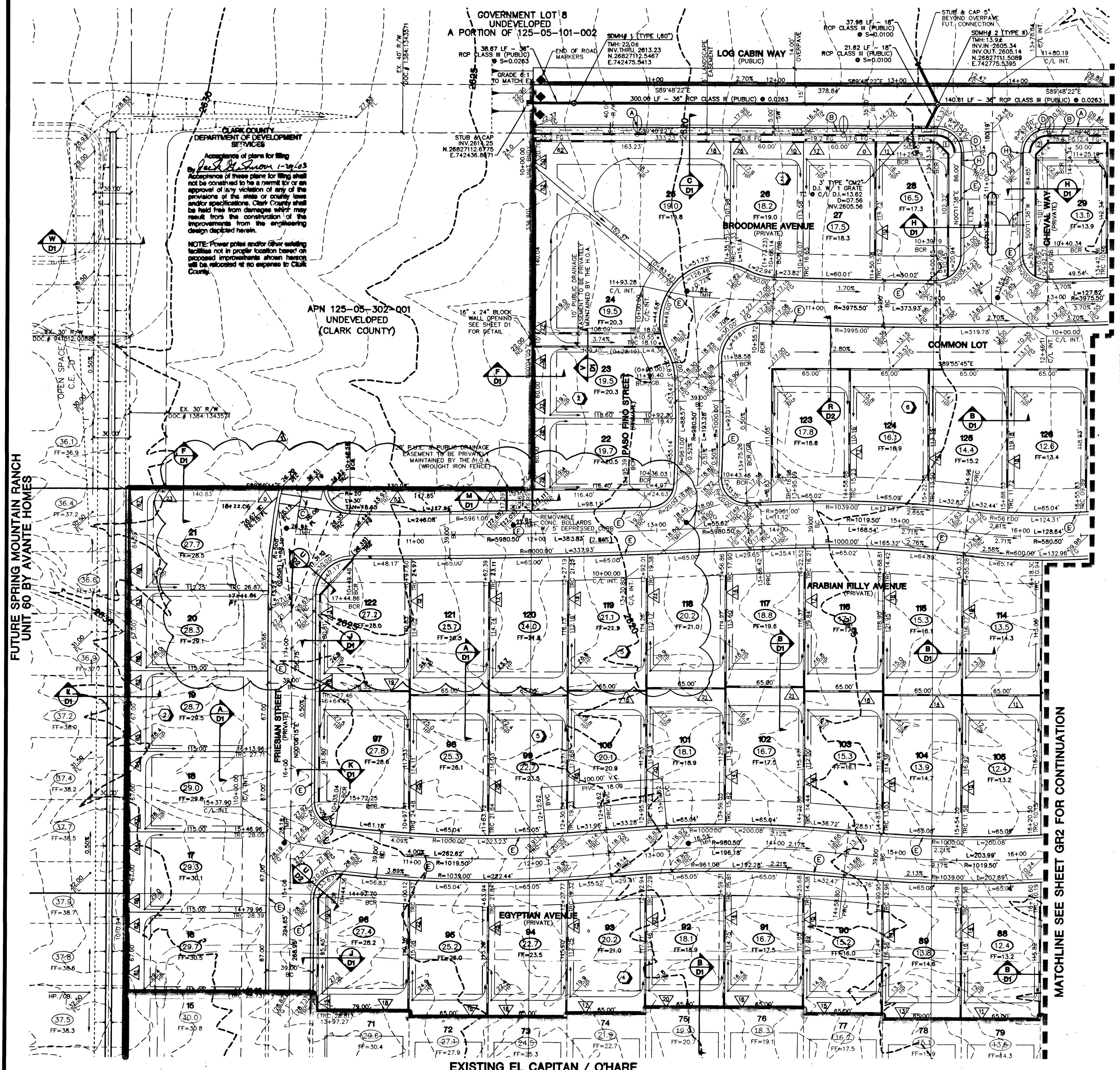




FUTURE SPRING MOUNTAIN RANCH
UNIT 60 BY AVANTE HOMES

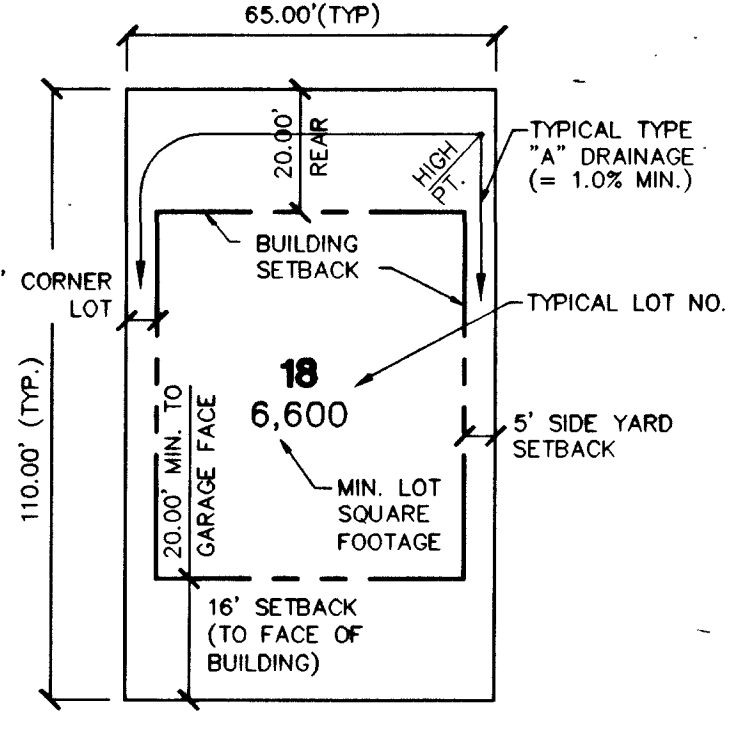
49924 R6 57005

MATCHLINE SEE SHEET GR2 FOR CONTINUATION

MATCHLINE SEE SHEET GR2 FOR CONTINUATION

LEGEND

- FG FINISH GRADE
- FL FLOW LINE
- TC TOP OF CURB
- TRC TOP OF ROLL CURB
- EAC EDGE OF ASPHALT PAVEMENT
- FUT FUTURE
- VG VALLEY GUTTER
- NG NATURAL GROUND
- H.P. HIGH POINT
- L.P. LOW POINT
- C/L CENTER LINE
- O/C OFFSET CROWN
- BC BACK OF CURB
- BCR BEGIN CURB RETURN
- TF TOP OF FOOTING
- GB GRADE BREAK
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- BVC BEGIN VERTICAL CURVE
- MVC MID-POINT OF VERTICAL CURVE
- EVC END VERTICAL CURVE
- PRVC POINT OF REVERSE VERTICAL CURVE
- VPI VERTICAL POINT OF INTERSECTION
- TPW TOP OF PLANTER WALL
- TRW TOP OF RETAINMENT WALL
- TOP TOP OF CHANNEL/SCARP
- TOE TOE OF CHANNEL/SCARP
- TOT TOP OF BOX
- PP POWER POLE
- TRANS TRANSITION
- RET RETAINMENT
- INT INTERSECTION
- D.G. DESIGN GRADE
- TSW TOP OF SIDEWALK
- FF FINISH FLOOR
- OFF GARAGE FINISH FLOOR
- BFE BASE FLOOD ELEVATION
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- EX EX. CONTOUR(5' INTERVAL)
- EX EX. CONTOUR(1' INTERVAL)
- PROPOSED CONTOUR
- PROPOSED PAD GRADE
- FUT/EXIST. PAD GRADE
- SLOPE AND FLOW DIRECTION
- EDGE OF EXIST. A.C.
- SIDEWALK RAMP
- PAD SWALE SLOPES
- SCARP AREA
- LOT NUMBER
- BLOCK NUMBER
- RETAINING HEIGHT (FEET)
- SIGHT VISIBILITY ZONES
- PROJECT BOUNDARY LINE
- SETBACK LINE
- R/W OR P/L
- EXIST. IMPROVEMENTS
- FUTURE IMPROVEMENTS
- CENTER LINE
- RETAINING WALL
- CONC. BLOCK WALL
- EXIST. CONC. BLOCK WALL
- EXIST. DIRT ROAD
- EXIST. AC
- CONSTRUCTION PHASE LINE OR UNIT BOUNDARY LINE
- MATCHLINE

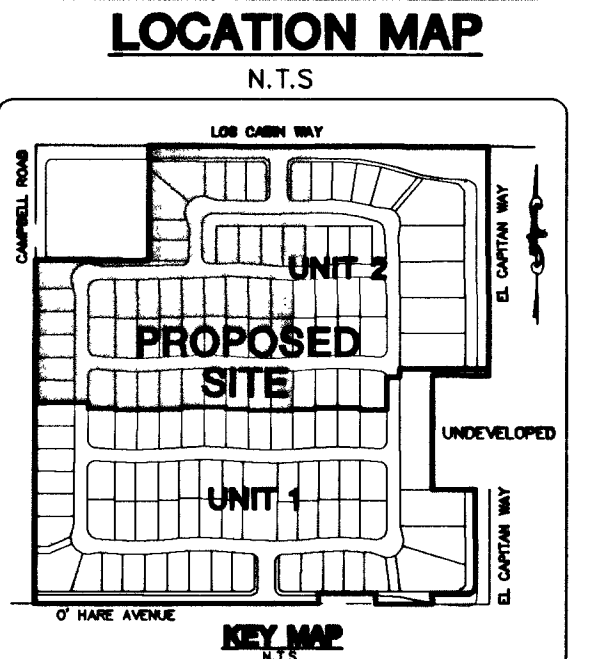
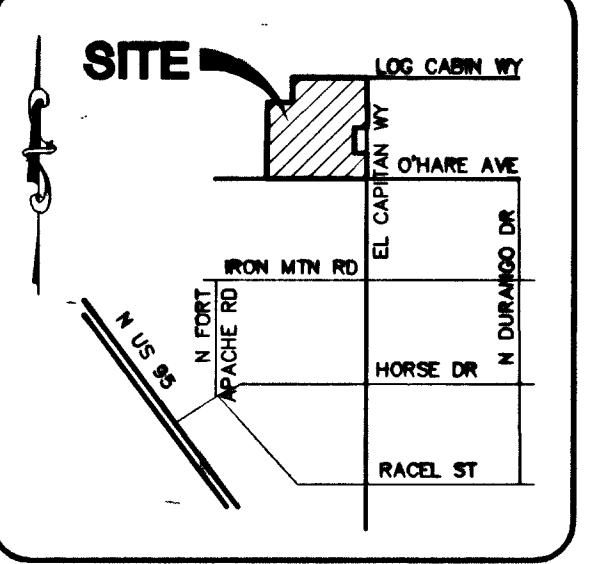


TYPICAL LOT DETAIL
N.T.S.

SIDEWALK RAMPS TABLE

PER STD. DWG 235 CASE I		
NO.	DIM "A"	DIM "B" CASE
1	8.0'	8.0' I
2	4.5'	9.5' I

CUT = 23,572 C.Y.
FILL = 26,766 C.Y.



BASIS OF BEARING

NORTH 89°48'22" WEST - BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 92 OF PLATS, AT PAGE 17.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NVD88-085
NVD88 ELEV. 771.994 METERS (2532.63 FEET)
BLM BRASS CAP LOCATED AT DURANGO DRIVE AND IRON MOUNTAIN ROAD.

FOR ALL GRADING & STREET SECTIONS SEE SHEET D1

CONTRACTOR NOTE:

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

PRIVATE STREET NOTE:

PRIVATE STREETS ARE P.U.E.S.C.V. PUBLIC SEWER EASEMENTS, AND PUBLIC DRAINAGE EASEMENT ARE TO BE PRIVATELY MAINTAINED.

CONSTRUCTION NOTES:

- (A) CONSTRUCT "L" CURB & GUTTER PER STD. # 218
- (B) CONSTRUCT 5' SIDEWALK PER STD. # 234
- (C) CONSTRUCT 8' CROSS GUTTER PER STD. # 228
- (D) CONSTRUCT SIDEWALK RAMP PER STD. # 235
- (E) CONSTRUCT "ROLL" CURB & GUTTER PER STD. # 217A
- (F) CONSTRUCT DEPRESSED CURB PER DETAIL SHEET D1
- (G) CONSTRUCT SIDEWALK UNDERDRAIN PER STD. # 236
- (H) CONSTRUCT 10' CURB TRANSITION "ROLL" TO "L"

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-593-6111

DRAINAGE BOND TABLE

PRIVATE FLOOD CONTROL IMPROVEMENTS		QUANTITY
BLOCK WALL WITH 2 COURSES OF SOLID GROUT	2,064 L.F.	
BLOCK WALL WITH 3 COURSES OF SOLID GROUT	960 L.F.	
1 COURSE STEM WALL	1,268 L.F.	
2 COURSE STEM WALL	939 L.F.	

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 NO. 13956 DATE 12/20/03

STERLING S. DEVELOPMENT

GRADING / TRAFFIC PLAN

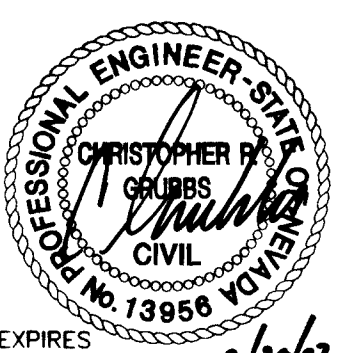
EL CAPITAN / OHARE UNIT 2

DRAWN BY:

DESIGNED BY:

CHECKED BY:

PROJECT NO:



SHEET
GR1
7 OF 29 SHEETS
DRAWING NO.
1074-4732-2