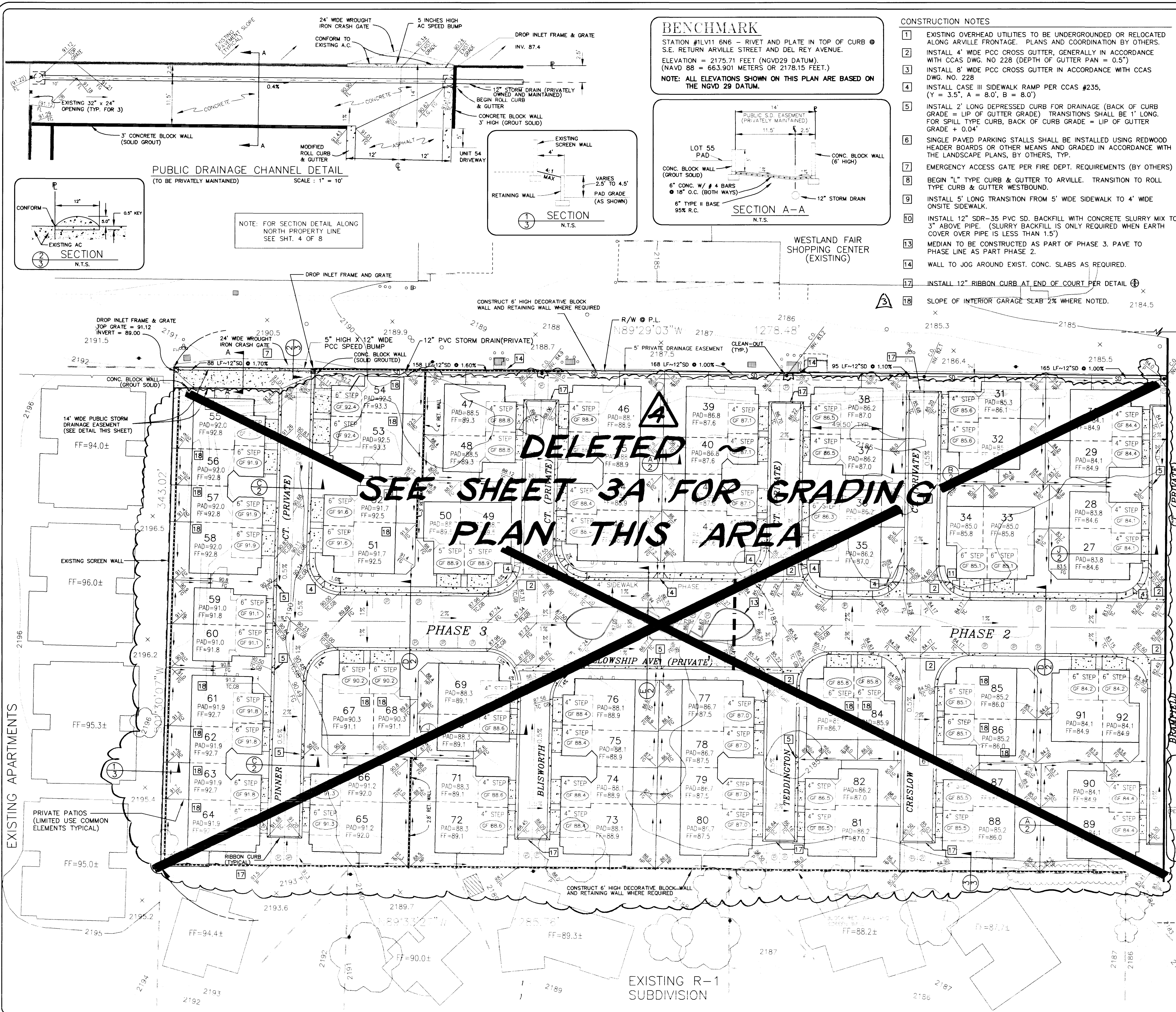
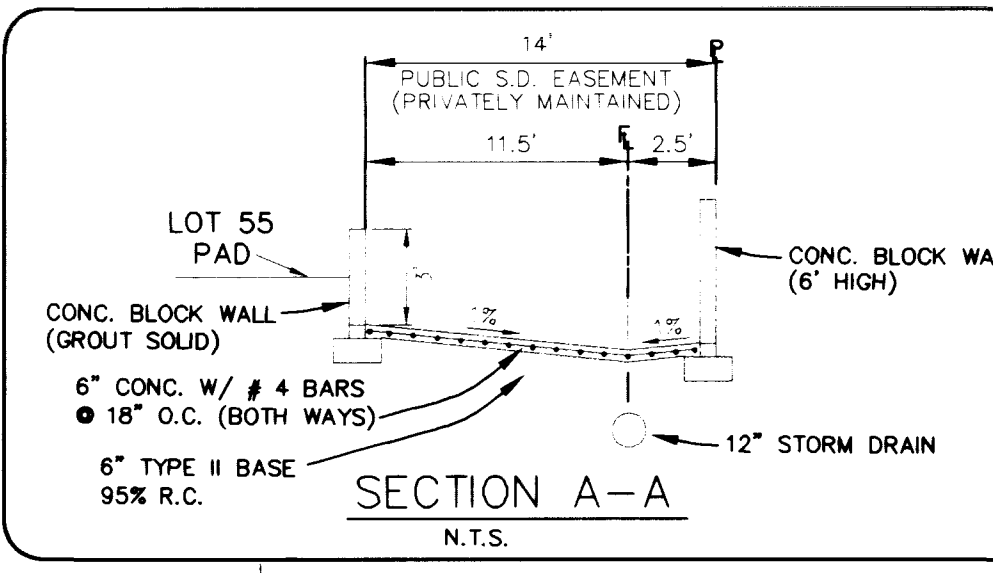




BENCHMARK

STATION #1LV11 6N6 - RIVET AND PLATE IN TOP OF CURB @ S.E. RETURN ARVILLE STREET AND DEL REY AVENUE.
ELEVATION = 2175.71 FEET (NGVD29 DATUM).
(NAVD 88 = 663.901 METERS OR 2178.15 FEET.)
NOTE: ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD 29 DATUM.



CONSTRUCTION NOTES

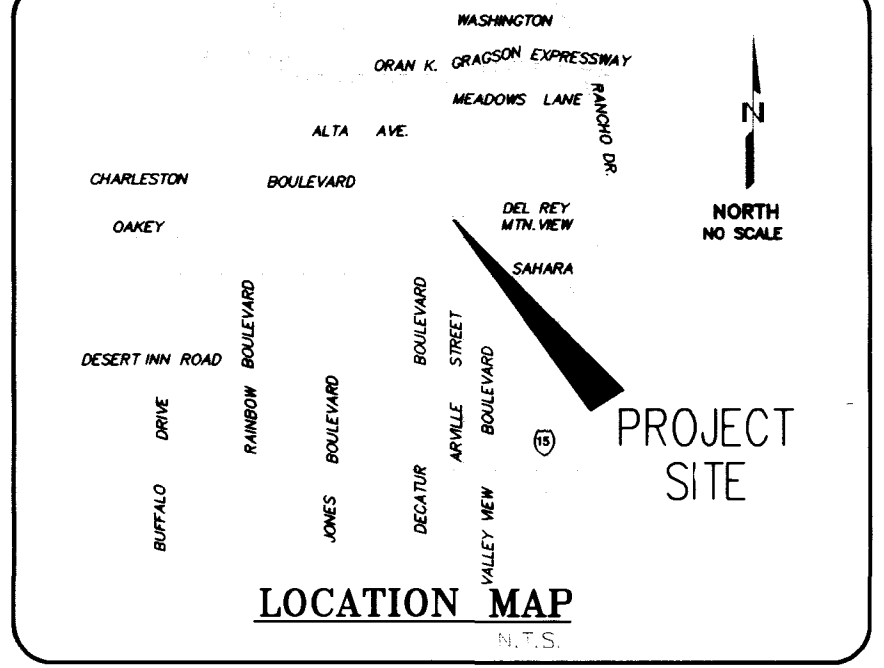
- EXISTING OVERHEAD UTILITIES TO BE UNDERGROUNDED OR RELOCATED ALONG ARVILLE FRONTAGE. PLANS AND COORDINATION BY OTHERS.
- INSTALL 4" WIDE PCC CROSS GUTTER, GENERALLY IN ACCORDANCE WITH CCAS DWG. NO. 228 (DEPTH OF GUTTER PAN = 0.5")
- INSTALL 8" WIDE PCC CROSS GUTTER IN ACCORDANCE WITH CCAS DWG. NO. 228
- INSTALL CASE III SIDEWALK RAMP PER CCAS #235, (Y = 3.5", A = 8.0", B = 8.0")
- INSTALL 2' LONG DEPRESSED CURB FOR DRAINAGE (BACK OF CURB GRADE = LIP OF GUTTER GRADE) TRANSITIONS SHALL BE 1' LONG. FOR SPILL TYPE CURB, BACK OF CURB GRADE = LIP OF GUTTER GRADE + 0.04'
- SINGLE PAVED PARKING STALLS SHALL BE INSTALLED USING REDWOOD HEADER BOARDS OR OTHER MEANS AND GRADED IN ACCORDANCE WITH THE LANDSCAPE PLANS, BY OTHERS, TYP.
- EMERGENCY ACCESS GATE PER FIRE DEPT. REQUIREMENTS (BY OTHERS)
- BEGIN "L" TYPE CURB & GUTTER TO ARVILLE. TRANSITION TO ROLL TYPE CURB & GUTTER WESTBOUND.
- INSTALL 5' LONG TRANSITION FROM 5' WIDE SIDEWALK TO 4' WIDE ONSITE SIDEWALK.
- INSTALL 12" SDR-35 PVC SD. BACKFILL WITH CONCRETE SLURRY MIX TO 3" ABOVE PIPE. (SLURRY BACKFILL IS ONLY REQUIRED WHEN EARTH COVER OVER PIPE IS LESS THAN 1.5')
- MEDIAN TO BE CONSTRUCTED AS PART OF PHASE 3. PAVE TO PHASE LINE AS PART PHASE 2.
- WALL TO JOG AROUND EXIST. CONC. SLABS AS REQUIRED.
- INSTALL 12" RIBBON CURB AT END OF COURT PER DETAIL 3
- SLOPE OF INTERIOR GARAGE SLAB 2% WHERE NOTED.

LEGEND

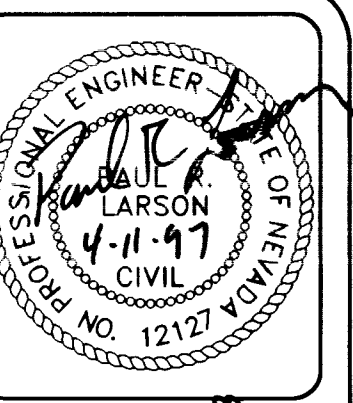
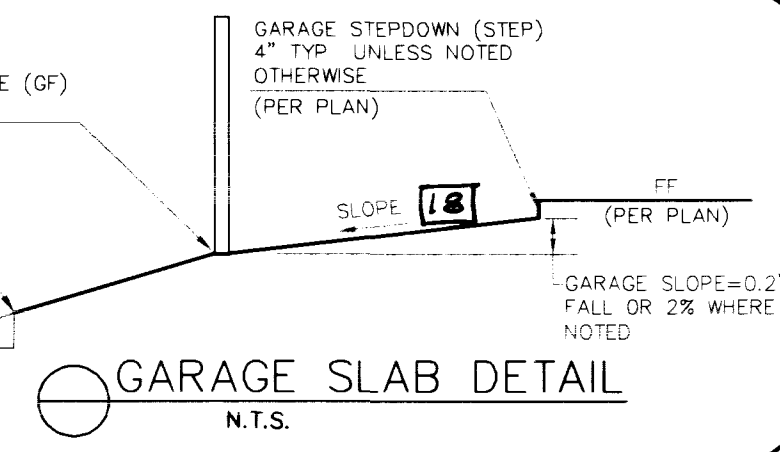
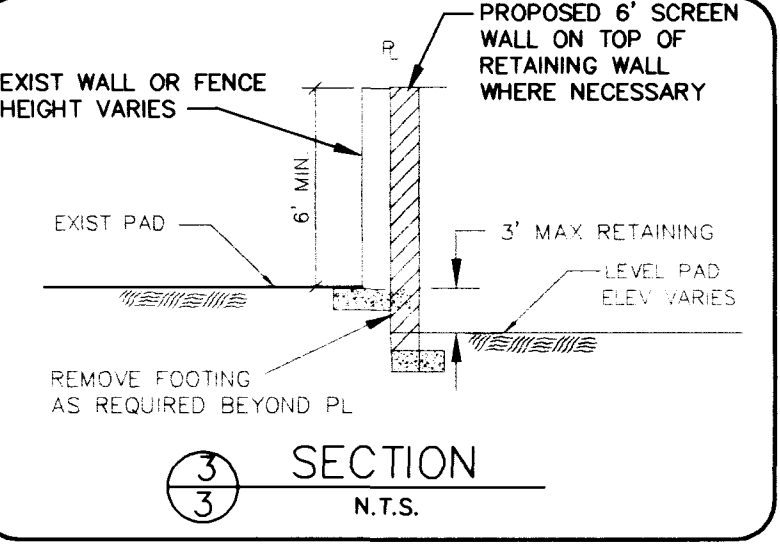
- = DIRECTION OF DRAINAGE
- 1.25% = ROADWAY SLOPE
- PAD = BUILDING PAD ELEVATION
- FF = FINISHED FLOOR
- FL = FLOWLINE
- P = PAVEMENT GRADE
- TC = TOP OF CURB
- TRC = TOP OF RIBBON CURB
- FG = FINISHED GROUND
- GB = GRADE BREAK
- UNO = UNLESS NOTED OTHERWISE
- 75.83 = PROPOSED FINISH ELEVATION
- 75.83 = EXISTING GRADE
- 4" = DROP FROM FINISHED FLOOR TO GARAGE FLOOR
- = EXISTING CONTOUR
- = STORM DRAIN CLEANOUT
- SD = 12" PRIVATE NUISANCE STORM DRAIN
- = WHEELCHAIR RAMP PER CCAS DWG. NO. 235, CASE IV (MAINTAIN 4" MIN SIDEWALK WIDTH. LOCATE @ MIDPOINT OF RETURN U.N.O.)
- = RETAINING WALL (SHOWN FOR GRADE DIFFERENCES GREATER THAN 18" ONLY)

STORM DRAIN INLET

GF-KXX ELEV AT FACE OF GARAGE



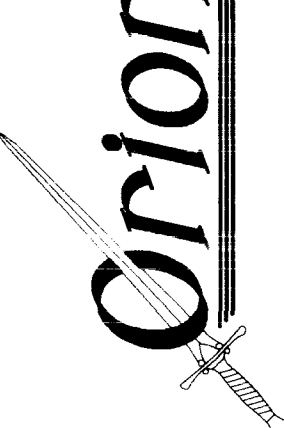
NOTE:
THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS.
Paul R. Larson 4-11-97
PAUL R. LARSON, P.E. # 012127 DATE



DESIGNED BY:	DATE:
CHECKED BY:	REVISION:
NO.	DATE
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18	4-11-97

TROPHY HOMES
KENSINGTON
GRADING PLAN

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SHEET 3
of 8

