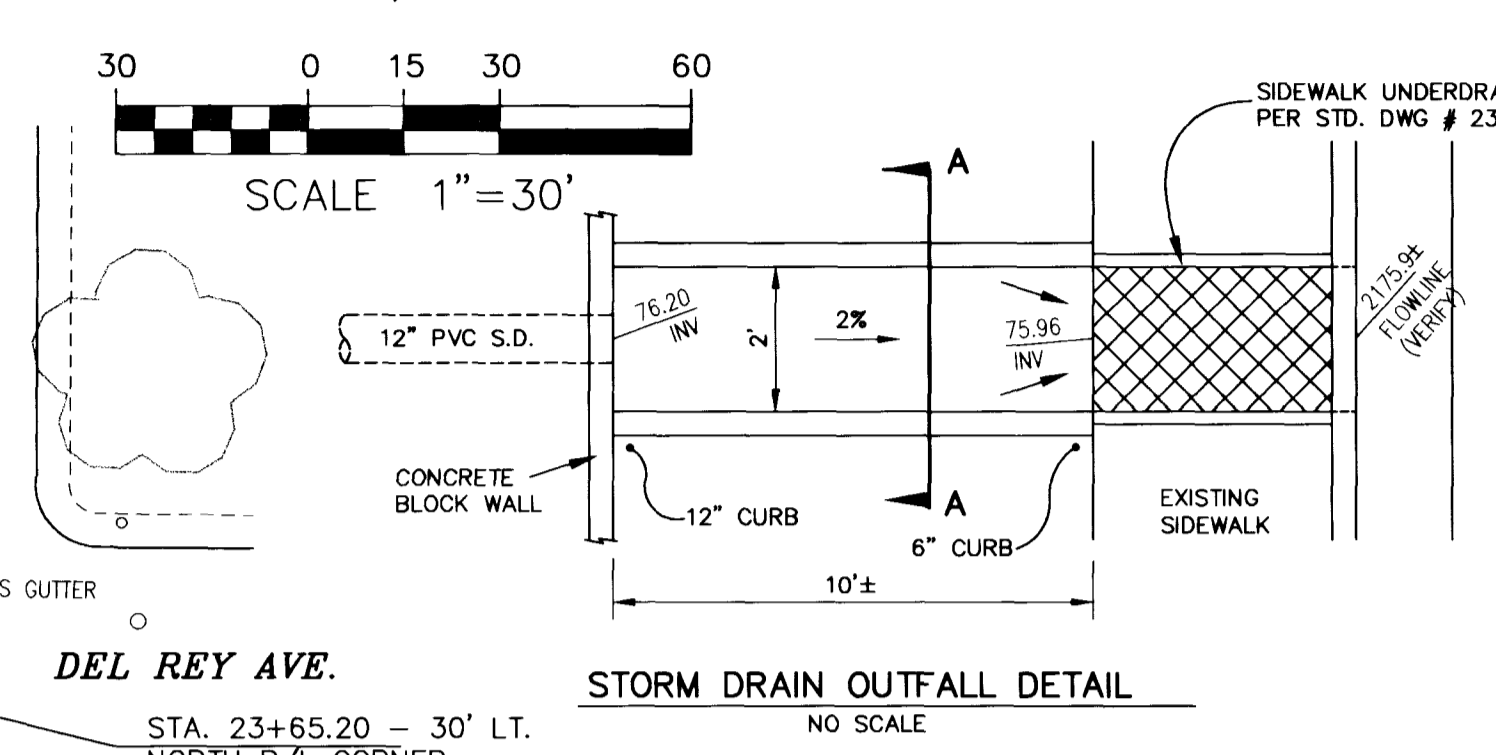
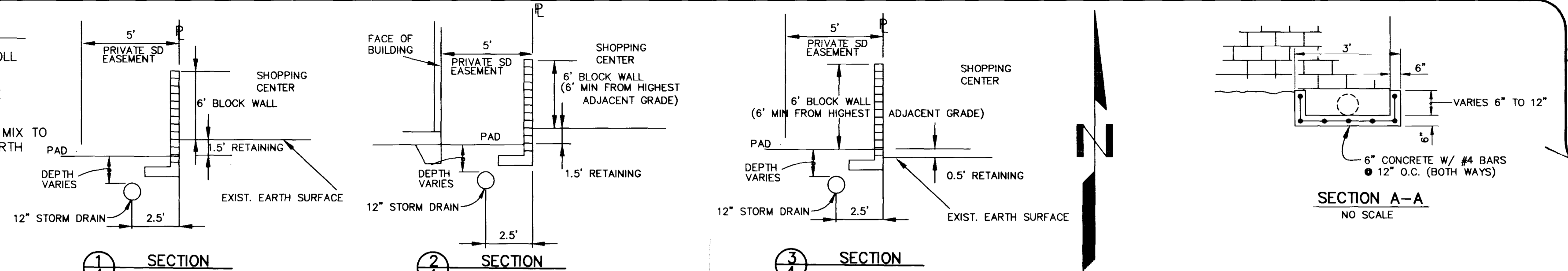


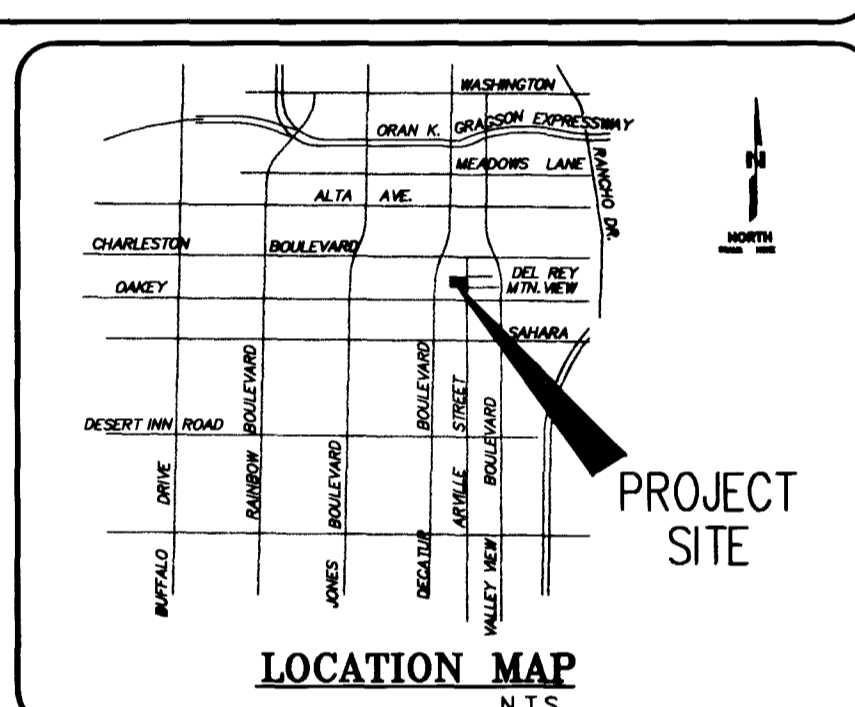
CONSTRUCTION NOTES

- 1 EXISTING OVERHEAD UTILITIES TO BE UNDERGROUNDED OR RELOCATED ALONG ARVILLE FRONTAGE. PLANS AND COORDINATION BY OTHERS.
- 2 INSTALL 4" WIDE PCC CROSS GUTTER, GENERALLY IN ACCORDANCE WITH CCAS DWG. NO 228 (DEPTH OF GUTTER PAN = 0.5")
- 3 INSTALL 8" WIDE PCC CROSS GUTTER IN ACCORDANCE WITH CCAS DWG. NO. 228
- 4 INSTALL CASE III SIDEWALK RAMP PER CCAS #235, (Y = 3.5", A = 8.0", B = 8.0", UNLESS OTHERWISE NOTED)
- 5 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'
- 6 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.
- 7 EMERGENCY ACCESS-GATE PER FIRE DEPT. REQUIREMENTS (BY OTHERS)

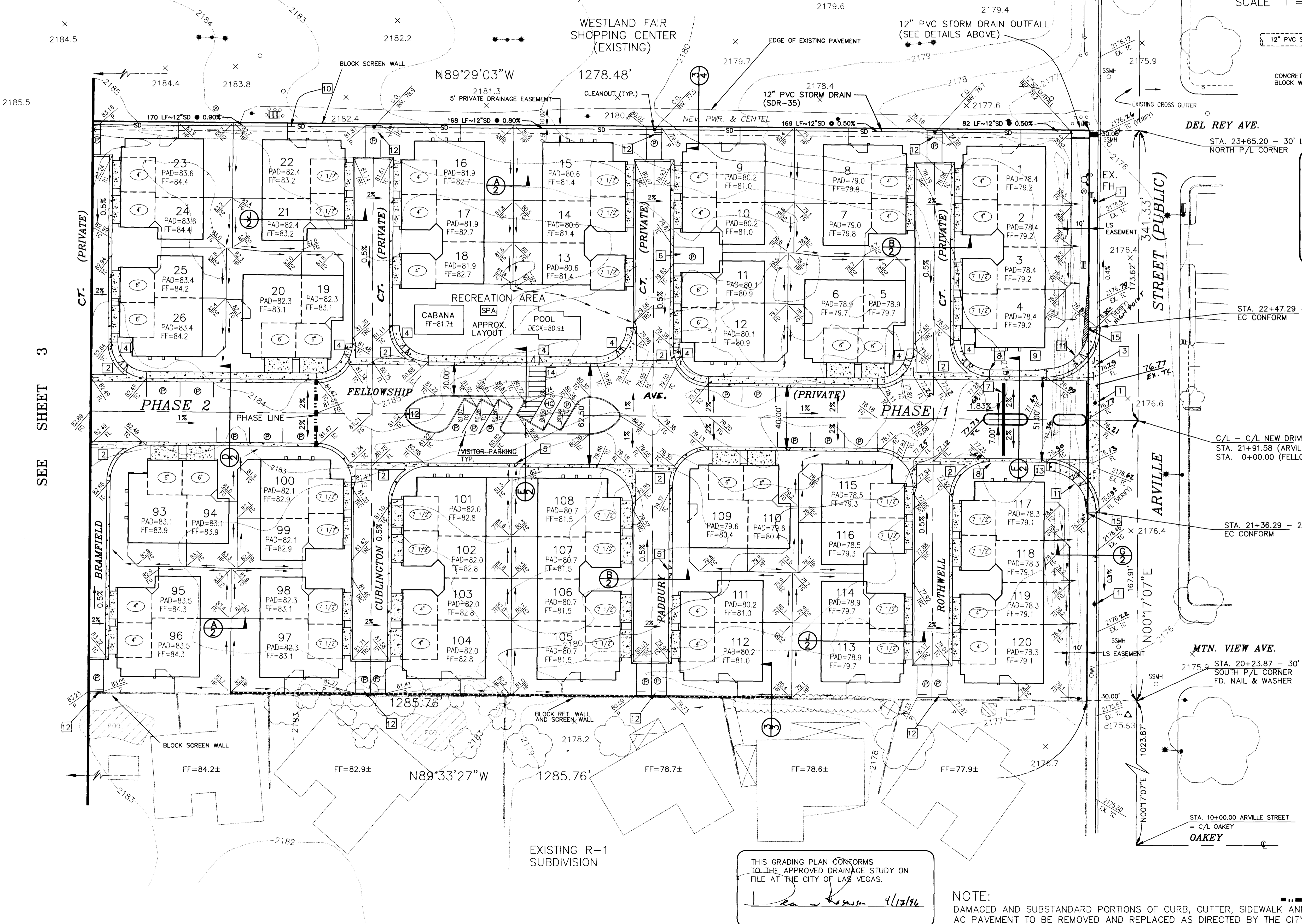
- 8 BEGIN "L" TYPE CURB & GUTTER TO ARVILLE. TRANSITION TO ROLL TYPE CURB & GUTTER WESTBOUND.
- 9 INSTALL 5' LONG TRANSITION FROM 5' WIDE SIDEWALK TO 4' WIDE ONSITE SIDEWALK.
- 10 INSTALL 12" SDR-35 PVC SD. BACKFILL WITH CONCRETE SLURRY MIX TO 3" ABOVE PIPE. (SLURRY BACKFILL IS ONLY REQUIRED WHEN EARTH COVER OVER PIPE IS LESS THAN 1.5')
- 11 INSTALL CASE I SIDEWALK RAMP PER CCAS #235 (A = B = 8')
- 12 INSTALL PRECAST PARKING BUMPER BLOCK (TYPICAL AT EACH STALL ADJACENT TO PL WALL)
- 14 INSTALL 10' WIDE CROSSWALK
- 15 SIGHT VISIBILITY RESTRICTION EASEMENT (REFER TO FINAL MAP FOR DIMENSIONS OF EASEMENT AND LOCATIONS OF ALL ON-SITE VISIBILITY EASEMENTS)



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.

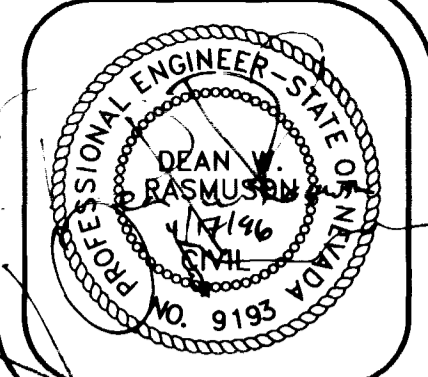


- LEGEND**
- = DIRECTION OF DRAINAGE (REAR YARD SWALE, 0.5% MIN.)
 - 1.25% = ROADWAY SLOPE
 - PAD = BUILDING PAD ELEVATION
 - FF = FINISHED FLOOR
 - FL = FLOWLINE
 - TC = TOP OF CURB
 - UNO = UNLESS OTHERWISE NOTED
 - TRC = TOP OF RIBBON CURB
 - FG = FINISHED GROUND
 - GB = GRADE BREAK
 - 15.83 = PROPOSED FINISH ELEVATION
 - (75.83) = EXISTING GRADE
 - ④ = DROP FROM FINISHED FLOOR TO GARAGE FLOOR
 - = EXISTING CONTOUR
 - Ⓜ = PARKING SPACE TO BE STRIPED AS REQ'D (HANDICAPPED OR STANDARD PARKING SPACE)
 - C.O. = STORM DRAIN CLEANOUT
 - SD = 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).
 - = EXISTING STREETLIGHTS
 - ↑ = EXISTING GUY ANCHOR STREETLIGHTS
 - = CONST. PHASE BOUNDARY



THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS.
 4/12/16

NOTE:
 DAMAGED AND SUBSTANDARD PORTIONS OF CURB, GUTTER, SIDEWALK AND AC PAVEMENT TO BE REMOVED AND REPLACED AS DIRECTED BY THE CITY OF LAS VEGAS INSPECTOR.



DESIGNED BY: RIB
 DRAWN BY: MJB/RS
 DATE: 04/16/16
 CHECKED BY: [Signature]
 JOB NUMBER: 5080R4
 REVISION: [Table]
 NO. THIS SHEET: 4
 SUPERSEDED BY: [Table]
 SEE NEW SHEET: [Table]

**TROPHY HOMES
 KENSINGTON
 GRADING PLAN**

L. BRUCE NYBO, INC.
 civil engineering • planning • land surveying
 6700 South Paradise Road • Suite A-1
 Las Vegas • Nevada • 89119
 (702) 896-3262

