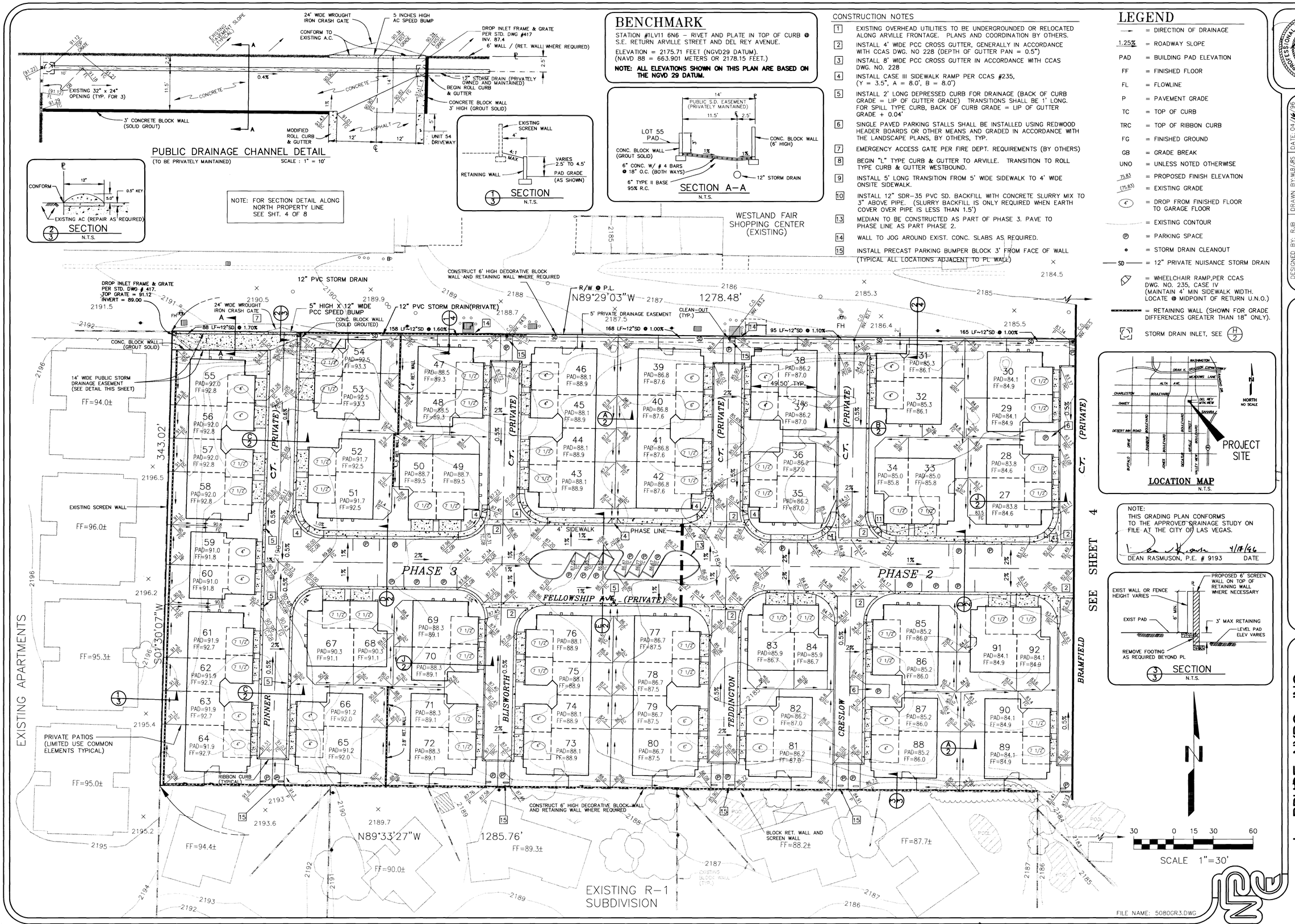

BENCHMARK

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

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')
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')
13. MEDIAN TO BE CONSTRUCTED AS PART OF PHASE 3. PAVE TO PHASE LINE AS PART PHASE 2.
14. WALL TO JOG AROUND EXIST. CONC. SLABS AS REQUIRED.
15. INSTALL PRECAST PARKING BUMPER BLOCK 3' FROM FACE OF WALL (TYPICAL ALL LOCATIONS ADJACENT TO PL WALL)

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
- (P) = PARKING SPACE
- • = 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, SEE (H/2)

LOCATION MAP
N.T.S.

NOTE:
THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS.

DEAN RASMUSON, P.E. # 9193 — DATE 4/17/96

PROFESSIONAL ENGINEER — STATE OF NEVADA — DEAN A. RASMUSON — 4/17/96 — CIVIL — NO. 9193

NO.	REVISION	BY	DATE
1	THIS SHT SUPERCEDED BY NEW SHT 3 ON 4/17/96	RJB	4/17/96
2	ORIGINAL BORDER	RJB	4/17/96

DESIGNED BY: RJB — DRAWN BY: MLB/JRS — DATE: 04/16/96
CHECKED BY: — JOB NUMBER: 5080

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

SEE SHEET 4

SHEET 3 of : 8

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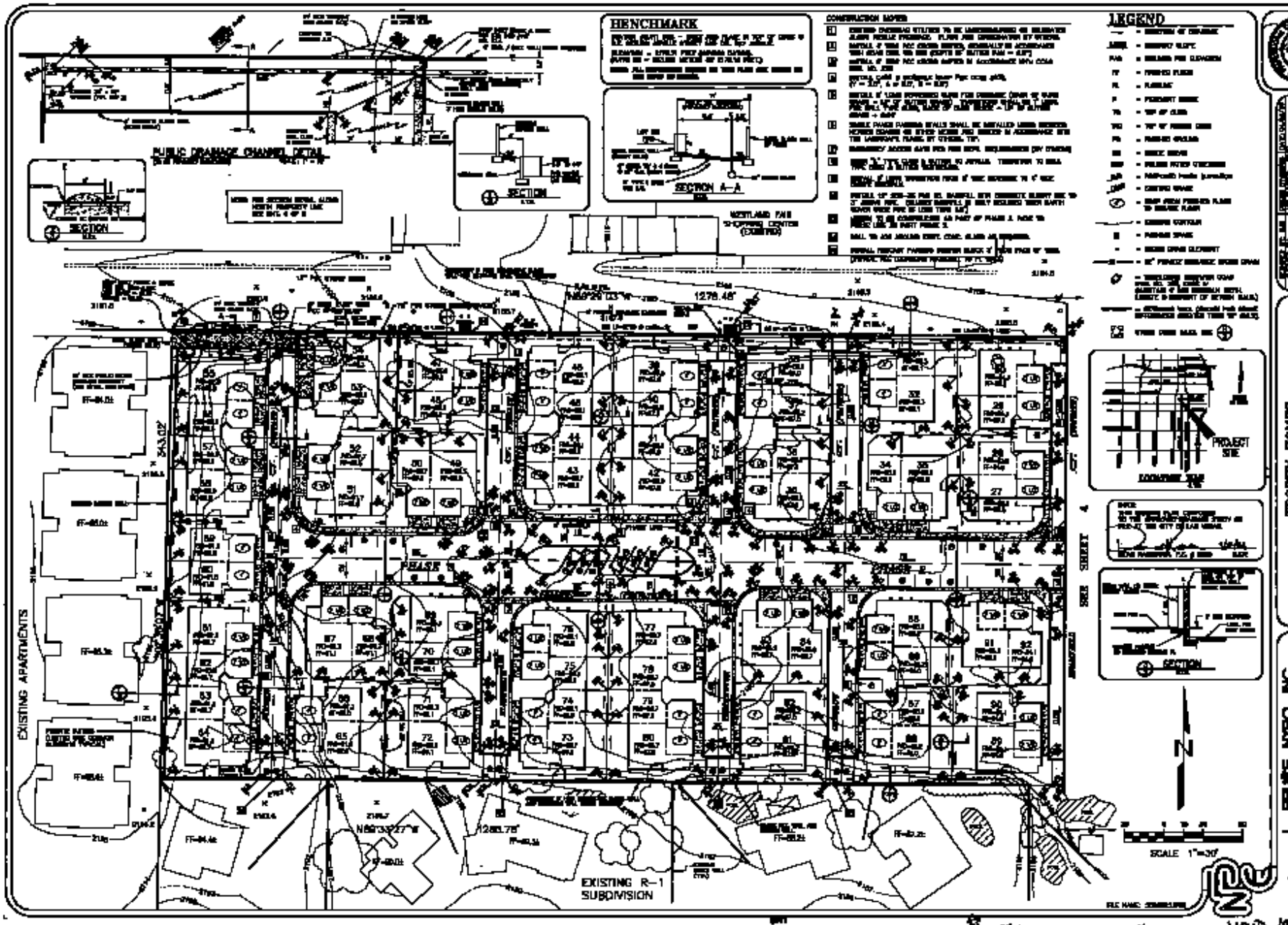
HENCHMARK
CONSTRUCTION NOTES
LEGEND
PUBLIC DRAINAGE CHANNEL DETAIL
SECTION
SECTION A-A
WESTLAND FAIR SHOPPING CENTER (EXISTING)
EXISTING APARTMENTS
EXISTING R-1 SUBDIVISION
PHASE II
PHASE III
PROJECT SITE
LOCATION MAP
SCALE 1"=30'
SEE SHEET 4
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SHEET 3
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