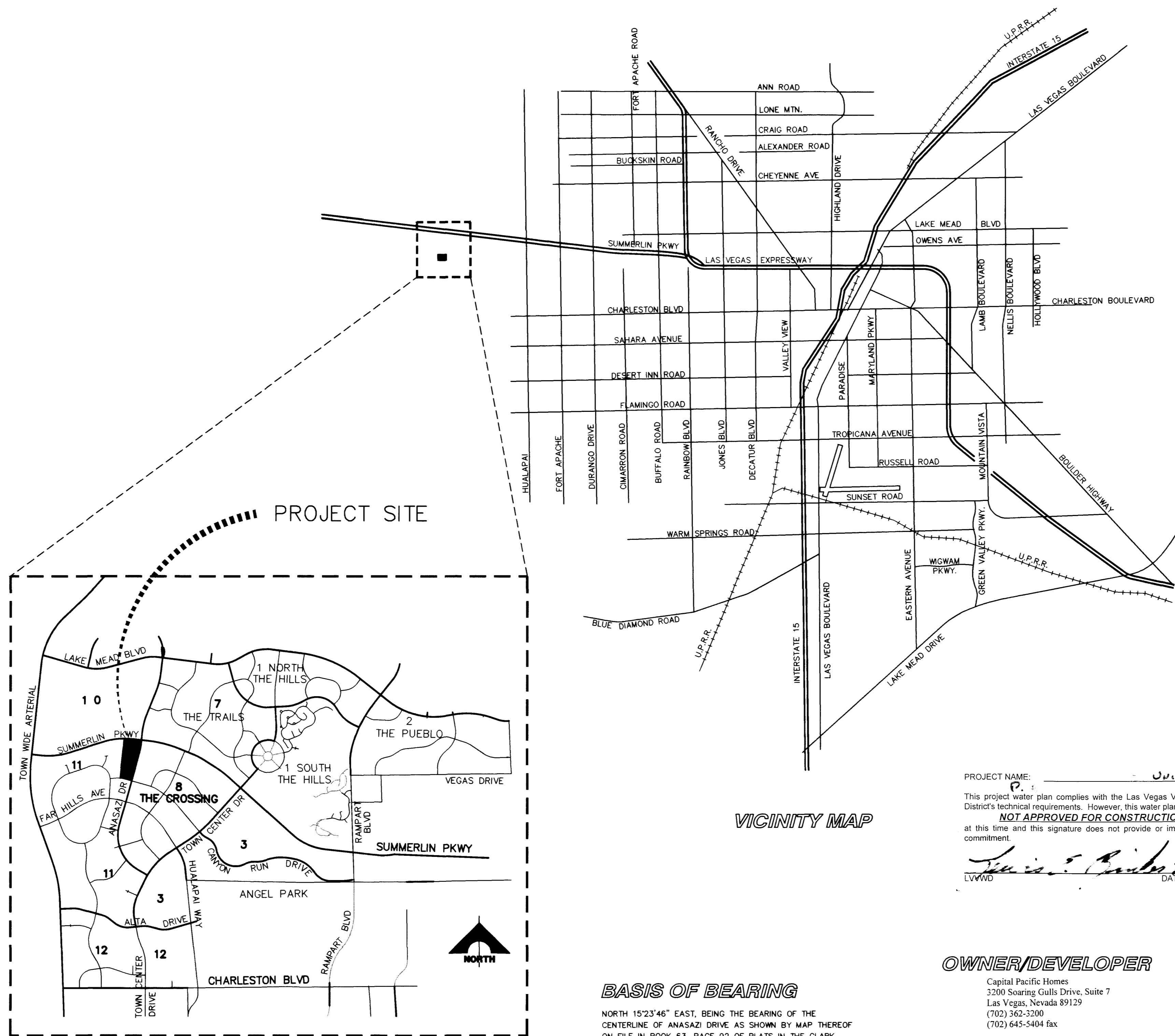


IMPROVEMENT PLANS - ARBOR GROVE UNIT 3

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE. THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE. SUMMERLIN'S IMPROVEMENT STANDARDS AS APPROVED BY THE CITY OF LAS VEGAS 2/2/93, LATEST ISSUE, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
- CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATIONS ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATIONS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENT. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE BUILDING PERMIT AND BUILDING INSPECTION.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN-OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.



UNIT 3 PUBLIC QUANTITIES

PAVING QUANTITIES	QUANTITY
2" ASPHALTIC CONCRETE PAVING	7756 S.Y.
2' "L" TYPE CURB & GUTTER	3682 L.F.
6" "A" TYPE CURB	28 L.F.
SIDEWALK	6460 S.F.
VALLEY GUTTER	704 S.F.
WATER QUANTITIES	QUANTITY
8" WATER	2195 L.F.
8" GATE VALVE	4 EA.
8" TEE	2 EA.
8"x8"x6" TEE	3 EA.
45' ELBOW	4 EA.
STANDARD FIRE HYDRANT ASSEMBLY	5 EA.
5/8" WATER METER W/ 1" COPPER SERVICE	56 EA.
3/4" RPPA	1 EA.
STREET LIGHT QUANTITIES	QUANTITY
100 TYPE 3 W/ POLE	14 EA.
1 1/4" CONDUIT W/ CABLE	1620 L.F.
3-1/2" PULLBOX	3 EA.
SEWER QUANTITIES	QUANTITY
8" SEWER	2121 L.F.
48" MANHOLE	5 EA.
SEWER SERVICE	55 EA.
STREET SIGN QUANTITIES	QUANTITY
STD. STREET SIGN W/POLE (PER STD. DWG. No. 250)	5 EA.

PROJECT NAME: Unit 3
 This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is **NOT APPROVED FOR CONSTRUCTION** at this time and this signature does not provide or imply a water commitment.
James S. Pendergast
 LVAVD DATE

OWNER/DEVELOPER
 Capital Pacific Homes
 3200 Soaring Gulls Drive, Suite 7
 Las Vegas, Nevada 89129
 (702) 362-3200
 (702) 645-5404 fax

BASIS OF BEARING
 NORTH 15°23'46" EAST, BEING THE BEARING OF THE CENTERLINE OF ANASAZI DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 63, PAGE 92 OF PLATS IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE.

BENCHMARK
 RIVET AND PLATE IN TOP OF CURB NW SIDE OF TOWN CENTER DRIVE AND SOUTH ROUNDABOUT ISLAND.
 ELEVATION = 2725.923 NGVD 1929 DATUM
 ELEVATION = 2728.37 NAVD 1988 DATUM (831.6074 M)
 ELEVATION = 2726.19 SUMMERLIN DATUM
 * THIS PROJECT IS BASED ON SUMMERLIN DATUM
 SUMMERLIN DATUM = NAVD 1988 DATUM - 2.18'
 PER CITY OF LAS VEGAS DATUM STATION: OLVD0 1954

- DEVIATION FROM STDS.**
- NON-STANDARD STREET KNUCKLES AT THE FOLLOWING INTERSECTIONS:
 - SERENADE POINTE - REMEMBRANCE HILL
 - DRIFTERS PEAK - SERENADE POINTE
 - DEVIATION FROM MINIMUM PUBLIC STREET WIDTH (37')
 - DEVIATION FROM MINIMUM VERTICAL CURVE LENGTH ON SERENADE POINTE AND DRIFTERS PEAK
 - NON-STANDARD KNUCKLE RADIUS (20.00') AT ALL IRREGULAR KNUCKLES
 - CENTERLINE GRADES INTO CROSS GUTTERS EXCEED 1.5%
 - GRADE BREAK AT HIGH POINT AND CROWN TRANSITION INTO CROSS GUTTER EXCEEDS 1.0%
 - NATURAL TOPOGRAPHY MANDATES STRUCTURES INSIDE SIGHT VISIBILITY EASEMENTS EXCEEDING 24" TALL FROM TOP OF ADJACENT CURB

APPROVAL
Charles Kajkowski Jr. 8-3-98 DATE
 Charles Kajkowski Jr., PE #4784
 CITY PLANNING ENGINEER
 APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.
Gerald M. Robbins 7/16/98 DATE
 GERALD M. ROBBINS
 SUMMERLIN

NOTE: THE ENTIRE DEVELOPMENT (UNITS 1, 2 AND 3) WILL BE ROUGH GRADED WITH UNIT 1

REVISION	DATE	BY	APPROVED

Submitted by: *[Signature]*
 Date: 8-3-98

ALPHA ENGINEERING COMPANY
 90 So. Jones Blvd., Las Vegas, NV 89107
 Telephone: (702) 377-3000

COVER SHEET
 DURABLE HOMES
 ARBOR GROVE UNIT 3

FILE

JOB #	6131-01
NAME	TANEY
DATE	6.30.98
SCALE	NONE

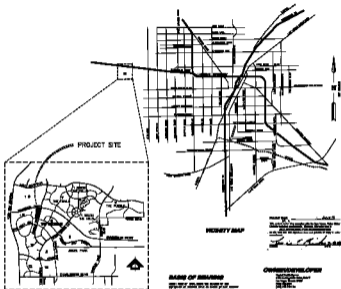
PAGE
1

NOTICE
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.
 1-800-227-2900
 UNDERGROUND SERVICE (USA)

IMPROVEMENT PLANS - ARBOR GROVE UNIT 3

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



UTILITY & PUBLIC QUANTITIES

UTILITY QUANTITIES	QUANTITY
7" WATER MAIN	1000 LF
12" WATER MAIN	1000 LF
18" WATER MAIN	1000 LF
24" WATER MAIN	1000 LF
30" WATER MAIN	1000 LF
36" WATER MAIN	1000 LF
42" WATER MAIN	1000 LF
48" WATER MAIN	1000 LF
54" WATER MAIN	1000 LF
60" WATER MAIN	1000 LF
66" WATER MAIN	1000 LF
72" WATER MAIN	1000 LF
78" WATER MAIN	1000 LF
84" WATER MAIN	1000 LF
90" WATER MAIN	1000 LF
96" WATER MAIN	1000 LF
102" WATER MAIN	1000 LF
108" WATER MAIN	1000 LF
114" WATER MAIN	1000 LF
120" WATER MAIN	1000 LF
126" WATER MAIN	1000 LF
132" WATER MAIN	1000 LF
138" WATER MAIN	1000 LF
144" WATER MAIN	1000 LF
150" WATER MAIN	1000 LF
156" WATER MAIN	1000 LF
162" WATER MAIN	1000 LF
168" WATER MAIN	1000 LF
174" WATER MAIN	1000 LF
180" WATER MAIN	1000 LF
186" WATER MAIN	1000 LF
192" WATER MAIN	1000 LF
198" WATER MAIN	1000 LF
204" WATER MAIN	1000 LF
210" WATER MAIN	1000 LF
216" WATER MAIN	1000 LF
222" WATER MAIN	1000 LF
228" WATER MAIN	1000 LF
234" WATER MAIN	1000 LF
240" WATER MAIN	1000 LF
246" WATER MAIN	1000 LF
252" WATER MAIN	1000 LF
258" WATER MAIN	1000 LF
264" WATER MAIN	1000 LF
270" WATER MAIN	1000 LF
276" WATER MAIN	1000 LF
282" WATER MAIN	1000 LF
288" WATER MAIN	1000 LF
294" WATER MAIN	1000 LF
300" WATER MAIN	1000 LF
306" WATER MAIN	1000 LF
312" WATER MAIN	1000 LF
318" WATER MAIN	1000 LF
324" WATER MAIN	1000 LF
330" WATER MAIN	1000 LF
336" WATER MAIN	1000 LF
342" WATER MAIN	1000 LF
348" WATER MAIN	1000 LF
354" WATER MAIN	1000 LF
360" WATER MAIN	1000 LF
366" WATER MAIN	1000 LF
372" WATER MAIN	1000 LF
378" WATER MAIN	1000 LF
384" WATER MAIN	1000 LF
390" WATER MAIN	1000 LF
396" WATER MAIN	1000 LF
402" WATER MAIN	1000 LF
408" WATER MAIN	1000 LF
414" WATER MAIN	1000 LF
420" WATER MAIN	1000 LF
426" WATER MAIN	1000 LF
432" WATER MAIN	1000 LF
438" WATER MAIN	1000 LF
444" WATER MAIN	1000 LF
450" WATER MAIN	1000 LF
456" WATER MAIN	1000 LF
462" WATER MAIN	1000 LF
468" WATER MAIN	1000 LF
474" WATER MAIN	1000 LF
480" WATER MAIN	1000 LF
486" WATER MAIN	1000 LF
492" WATER MAIN	1000 LF
498" WATER MAIN	1000 LF
504" WATER MAIN	1000 LF
510" WATER MAIN	1000 LF
516" WATER MAIN	1000 LF
522" WATER MAIN	1000 LF
528" WATER MAIN	1000 LF
534" WATER MAIN	1000 LF
540" WATER MAIN	1000 LF
546" WATER MAIN	1000 LF
552" WATER MAIN	1000 LF
558" WATER MAIN	1000 LF
564" WATER MAIN	1000 LF
570" WATER MAIN	1000 LF
576" WATER MAIN	1000 LF
582" WATER MAIN	1000 LF
588" WATER MAIN	1000 LF
594" WATER MAIN	1000 LF
600" WATER MAIN	1000 LF
606" WATER MAIN	1000 LF
612" WATER MAIN	1000 LF
618" WATER MAIN	1000 LF
624" WATER MAIN	1000 LF
630" WATER MAIN	1000 LF
636" WATER MAIN	1000 LF
642" WATER MAIN	1000 LF
648" WATER MAIN	1000 LF
654" WATER MAIN	1000 LF
660" WATER MAIN	1000 LF
666" WATER MAIN	1000 LF
672" WATER MAIN	1000 LF
678" WATER MAIN	1000 LF
684" WATER MAIN	1000 LF
690" WATER MAIN	1000 LF
696" WATER MAIN	1000 LF
702" WATER MAIN	1000 LF
708" WATER MAIN	1000 LF
714" WATER MAIN	1000 LF
720" WATER MAIN	1000 LF
726" WATER MAIN	1000 LF
732" WATER MAIN	1000 LF
738" WATER MAIN	1000 LF
744" WATER MAIN	1000 LF
750" WATER MAIN	1000 LF
756" WATER MAIN	1000 LF
762" WATER MAIN	1000 LF
768" WATER MAIN	1000 LF
774" WATER MAIN	1000 LF
780" WATER MAIN	1000 LF
786" WATER MAIN	1000 LF
792" WATER MAIN	1000 LF
798" WATER MAIN	1000 LF
804" WATER MAIN	1000 LF
810" WATER MAIN	1000 LF
816" WATER MAIN	1000 LF
822" WATER MAIN	1000 LF
828" WATER MAIN	1000 LF
834" WATER MAIN	1000 LF
840" WATER MAIN	1000 LF
846" WATER MAIN	1000 LF
852" WATER MAIN	1000 LF
858" WATER MAIN	1000 LF
864" WATER MAIN	1000 LF
870" WATER MAIN	1000 LF
876" WATER MAIN	1000 LF
882" WATER MAIN	1000 LF
888" WATER MAIN	1000 LF
894" WATER MAIN	1000 LF
900" WATER MAIN	1000 LF
906" WATER MAIN	1000 LF
912" WATER MAIN	1000 LF
918" WATER MAIN	1000 LF
924" WATER MAIN	1000 LF
930" WATER MAIN	1000 LF
936" WATER MAIN	1000 LF
942" WATER MAIN	1000 LF
948" WATER MAIN	1000 LF
954" WATER MAIN	1000 LF
960" WATER MAIN	1000 LF
966" WATER MAIN	1000 LF
972" WATER MAIN	1000 LF
978" WATER MAIN	1000 LF
984" WATER MAIN	1000 LF
990" WATER MAIN	1000 LF
996" WATER MAIN	1000 LF
1000" WATER MAIN	1000 LF

BASE OF FINISH

BASE OF FINISH SHALL BE THE FINISH OF THE CONCRETE SLAB ON GRADE.

REVISIONS

- 1. REVISION 1: CORRECTED THE UTILITY LINE LOCATIONS.
- 2. REVISION 2: ADDED THE PROJECT SITE BOUNDARY.
- 3. REVISION 3: REVISED THE STREET WIDTHS.
- 4. REVISION 4: ADDED THE CURB AND GUTTER LOCATIONS.
- 5. REVISION 5: REVISED THE SIDEWALK LOCATIONS.
- 6. REVISION 6: ADDED THE BIKEWAY LOCATIONS.
- 7. REVISION 7: REVISED THE LANDSCAPE LOCATIONS.
- 8. REVISION 8: ADDED THE LIGHT FIXTURE LOCATIONS.
- 9. REVISION 9: REVISED THE SIGNAGE LOCATIONS.
- 10. REVISION 10: ADDED THE FURNITURE LOCATIONS.

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

CONTRACT DEVELOPER

CONTRACT DEVELOPER
 ADDRESS
 CITY, STATE, ZIP

DEVIATION FROM SPEC.

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

COVER SHEET
 ARBOR GROVE UNIT 3

ALPHA

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____