

COVENANT CARE NURSING HOME

CITY OF LAS VEGAS, NEVADA

DESIGNED BY: RF
 DRAWN BY: RF
 CHECKED BY: RF
 JOB NUMBER: 777-004-972
 DATE: 7/10/97
 REVISION NO. DATE APPL.

L. R. NELSON CONSULTING ENGINEERS, INC.
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 (702) 798-7978
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• STRUCTURAL
 • CIVIL
 • SURVEY

COVER SHEET
COVENANT CARE NURSING HOME
 COVENANT CARE
 CITY OF LAS VEGAS, NEVADA

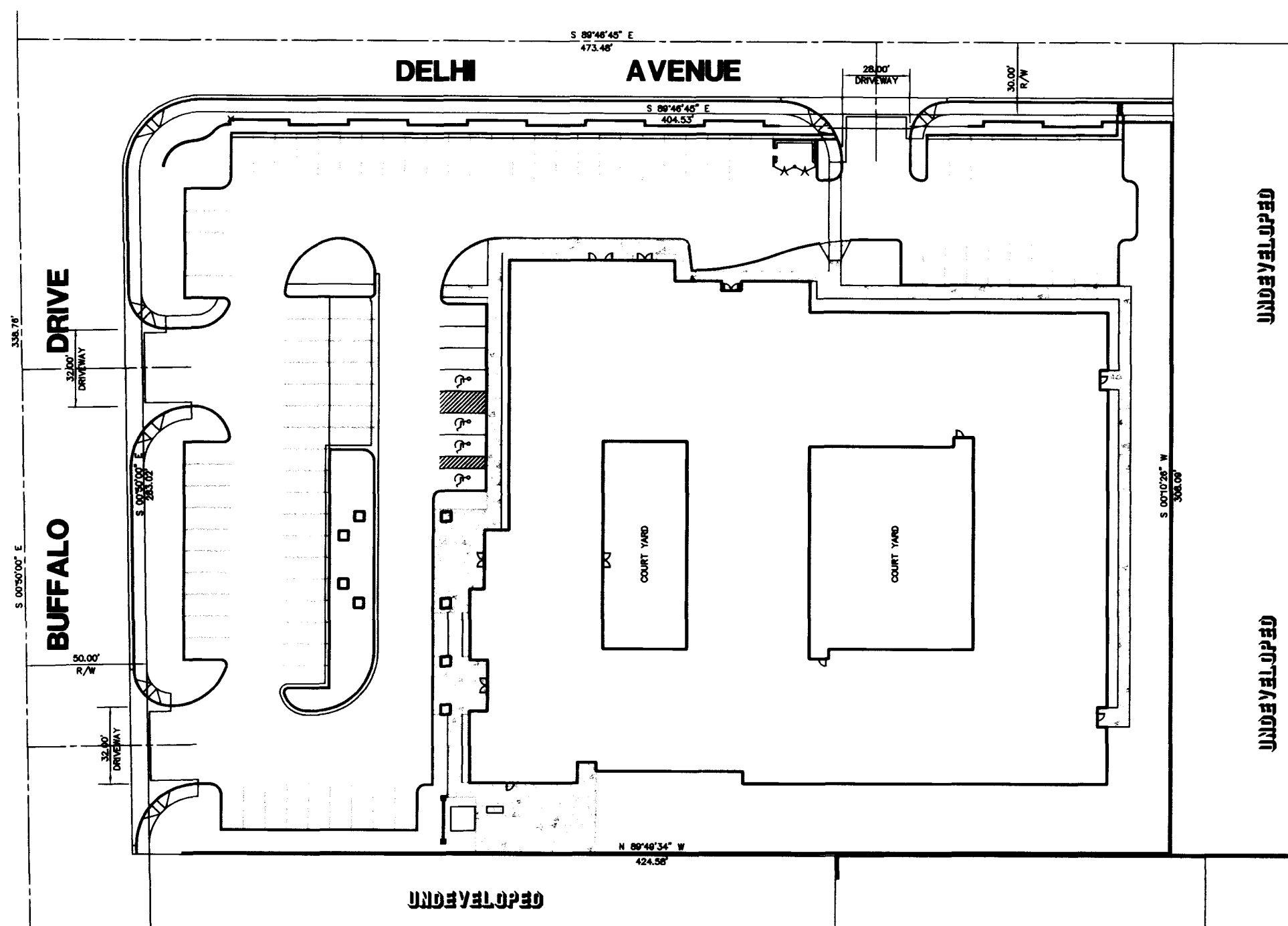
SHEET NUMBER
1
 OF 8 SHEETS
 777-004-972
 107-V2545

CITY OF LAS VEGAS 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 EDITION, THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION CLARK COUNTY AREA NEVADA", LATEST EDITION, 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 ARE 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.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING NO. 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 SHOWN AS ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 825.550.
- 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.
- WALL NOTES:
 A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF ASPHALT ON CITY STREETS.

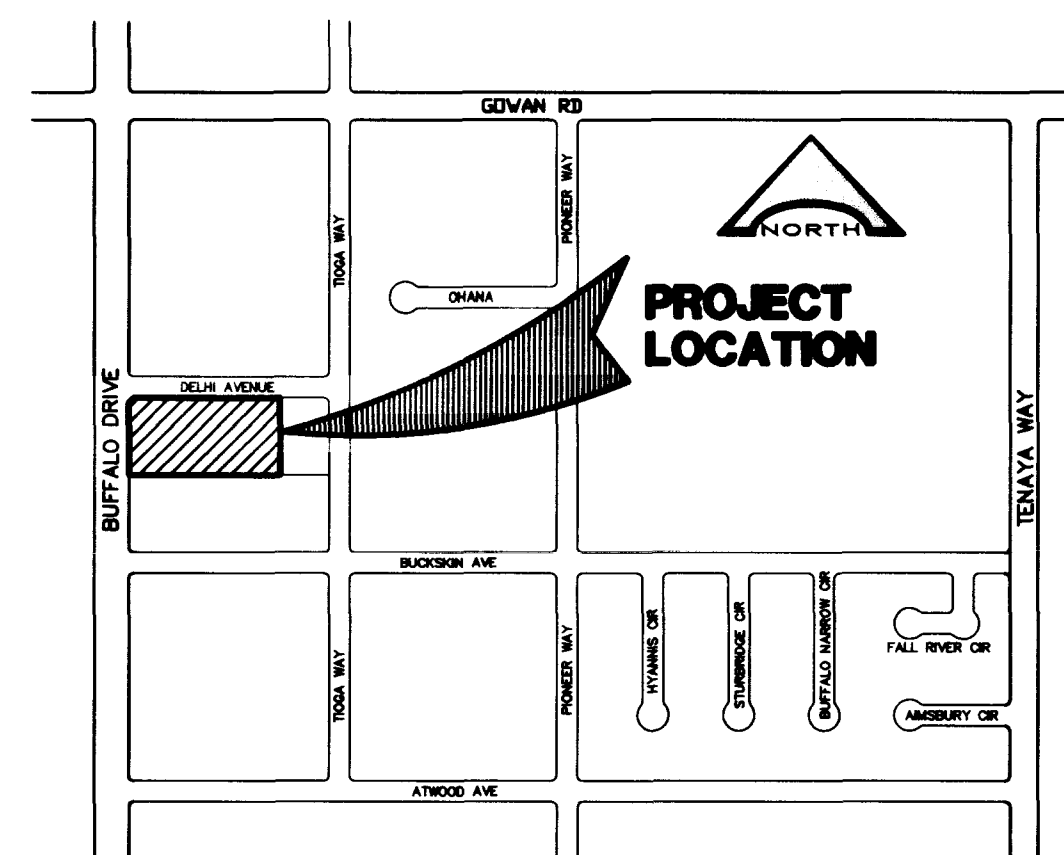
DEVIATIONS FROM STANDARDS

NONE



SITE PLAN

NOT TO SCALE



VICINITY MAP

NO SCALE

SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

QUANTITIES

3" A.C. PAVE.	1,082 SY
4" A.C. PAVE.	1,618 SY
OPEN GRADE	1,618 SY
TYPE I SUBGRADE	610 CY
TYPE II SUBGRADE	350 CY
1" CURB & GUTTER	514 LF
8" VALLEY GUTTER	1,542 LF
5' SIDEWALK	680 SF
STREET LIGHT (250 WATT)	3 EA
8" PVC SEWER	362 LF
8" PVC WATER	215 LF
8" PVC WATER	384 LF
FIRE HYDRANT ASSEMBLY	2 EA

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	HORIZONTAL CONTROL PLAN
SHEET 3	GRADING PLAN
SHEET 4	STREET PLAN & PROFILE (BUFFALO DRIVE)
SHEET 5	STREET PLAN & PROFILE (DELHI AVENUE)
SHEET 6	MASTER UTILITY PLAN
SHEET 7	MASTER TRAFFIC CONTROL PLAN
SHEET 8	DETAIL SHEET

OWNER

COVENANT CARE
 30320 RANCHO VEJO ROAD
 SAN JUAN CAPESTRANO, CA
 (714) 496-9200

DEVELOPER

COVENANT CARE
 30320 RANCHO VEJO ROAD
 SAN JUAN CAPESTRANO, CA
 (714) 496-9200

LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

APPROVALS

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-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 STANDARDS DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA."

Dennis Anderson
 DENNIS ANDERSON, P.E. - CITY ENGINEER, CITY OF LAS VEGAS
 DATE: 10/15/97

BENCH MARK

1LV00 10W4 BEING A RIVET AND PLATE IN TOP OF CEMENT ELECTRICAL VAULT PAD, SOUTHWEST CORNER ON BUFFALO DRIVE, 100' SOUTH OF GOWAN ROAD.
 ELEVATION = 2351.11 FEET (NGVD 29)
 ELEVATION = 2343.65 FEET (NAVD 88) USED

BASIS OF BEARING

NORTH 00°50'00" WEST BEING THE WEST LINE OF THE SOUTHWEST 1/4 (SW 1/4) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. SAID LINE ALSO BEING THE CENTERLINE OF BUFFALO DRIVE PER PARCEL MAP FILES 52, PAGE 13.

DRAWING NAME: CC-CVR.DWG LATEST PLOT DATE: 7/10/97

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