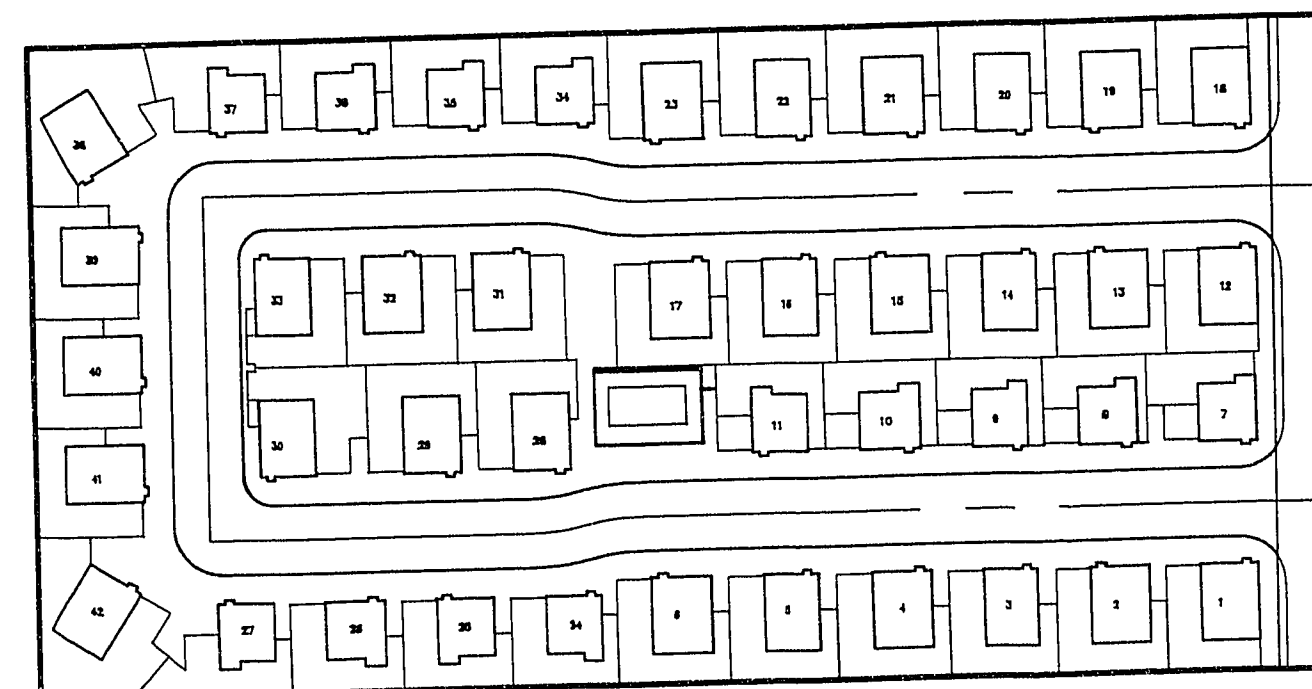


CONSTRUCTION PLANS FOR:
JONATHAN'S GLEN III
GLENVIEW DEVELOPMENT CORPORATION
LAS VEGAS, NEVADA

<< GENERAL NOTES >>

1. All construction and materials shall be in accordance with the "Uniform Standard Specifications for Public Works Construction Offsite Improvements, Clark County Area Nevada", latest issue; the "Uniform Standard Drawings for Public Works Construction, Clark County Area Nevada", latest issue; and other applicable approved standards issued by the controlling agency; the Uniform Building Code; and all local city codes and ordinances applicable.
2. The existence and location of any underground utility pipes or structures shown on these plans are obtained by a research of the available records. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these drawings. Existing utilities are located on plans only for the convenience of the contractor. Existing utility service laterals may not be shown on the plans.
3. The contractor shall take all precautionary measures necessary to protect existing improvements which are to remain in place, from damage, and all such improvements of structures damaged by the contractor's operations shall be repaired or reconstructed satisfactory to the owner at the expense of the contractor.
4. The contractor shall not backfill any trenches in which water lines have been uncovered until the water lines have been inspected by the Las Vegas Valley Water District. The water district shall be notified 48 hours in advance of construction in the vicinity of water lines.
5. All construction shall be as shown on these plans, any alterations shall have the prior written approval of the City Engineer.
6. Type V cement shall be used in all offsite concrete work. Concrete to be designed for a 5.5 sack mix with a maximum water/cement ratio of 0.45 (or as designated by the Soils Engineer). Mix design to be approved by the quality control division prior to use on the project.
7. The contractor shall, at his own expense, locate all 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.
8. Permits are required for any work in the public right of way. This contractor shall secure all permits and inspections required for his construction.
9. Expansion joints required, maximum every 300' in extruded type curb.
10. AC pavement to be 1/2" above lip of all gutter and valley gutter after compaction.
11. Apply fog seal only after all corrections and adjustments have been made.
12. Curb and gutter with a grade of less than four tenths of one percent shall be constructed by forming. Each joint shall be checked for grade prior to construction, and water tested as soon as possible after construction.
13. Wheelchair 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.
14. 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 said construction. Extend of transitions to be as shown on plans, or as designated in the field by a City Inspector.
15. All grading work shall conform to the soils report as prepared by the soils engineer and approved by the City Engineer.
16. 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.
17. 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. 625.550.
18. Utility company meter boxes, manhole lids, valve covers, etc. shall be located out of driveways, driveway aprons, flowlines, and valley gutters unless written approval is granted by the utility company.

PROPOSED
SITE GRADING, WATER
SANITARY SEWER, & STREETS



SITE PLAN
SCALE 1"=100'

PREPARED FOR
GLENVIEW DEVELOPMENT CORPORATION

4820 ALPINE PLACE SUITE G-202
LAS VEGAS, NEVADA
89107

B.G. DICKSTEIN-PRESIDENT
(702) 878-1777

<< APPROVALS >>

PREPARED UNDER THE SUPERVISION of:

John A. Entsminger

11-90
DATE

APPROVED FOR ROBINSON/DALTON CONSULTING, INC. by:

Karl A. Dalton, Pres.

10-10-90
DATE

<< PLAN SHEET INDEX >>

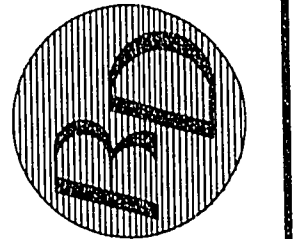
- SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN
SHEET 3 GRADING PLAN
SHEET 4 WATER MAIN DESIGN (PRIVATE)
SHEET 5 SANITARY SEWER DESIGN (PRIVATE)
SHEET 6 WATER MAIN DESIGN (PUBLIC)
SHEET 7 PLAN & PROFILE - PRIVATE DRIVE (STA. 0+00.00 TO STA. 6+60.00)
SHEET 8 PLAN & PROFILE - PRIVATE DRIVE (STA. 6+60.00 TO STA. 13+55.79)
SHEET 9 PLAN & PROFILE - PUBLIC DRIVE (CARMEN BOULEVARD)
SHEET 10 SANITARY SEWER DESIGN (PUBLIC)
SHEET 11 TYPICAL DETAILS AND SECTIONS

<< APPROVALS >>

GARY A. PRESSWOOD, P.E.
CITY OF LAS VEGAS ENGINEER

10-26-90
DATE

ROBINSON/DALTON CONSULTING, INC.
ENGINEERING - SURVEYING - PLANNING
THE NANTHO OFFICE CENTER
3838 RAYMONT DRIVE, SUITE 4
LAS VEGAS, NEVADA 89121
TELEPHONE 702-456-2730



SCALE VERIFICATION
DATE IS ONE INCH ON ORIGINAL DRAWING
OF 1/4" = 1' SCALE
FOR ALL SHEETS
ADJUST SCALES ACCORDINGLY
FOR BURIED UTILITY INFORMATION
CALL 1-800-227-2600
FOR LOCATING & MARKING GAS, ELECTRIC,
TELEPHONE LINES, ETC.
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10-10-90
DATE

REVISEMENTS	No.	DATE	BY	DESCRIPTION
	1			
	2			
	3			
	4			
	5			

JONATHAN'S GLEN III
CONSTRUCTION PLANS
TITLE SHEET

PROJECT NO.	CAD	DATE	DATE	DATE	DATE
1017-4040-3	10-26-90	10-26-90	10-26-90	10-26-90	10-26-90
JOB NUMBER	A1993	DATE	SEPT. 1990	SHEET NO.	1 of 11
DATE	SEPT. 1990	SHEET NO.	1 of 11		
SHEET NO.	1 of 11				