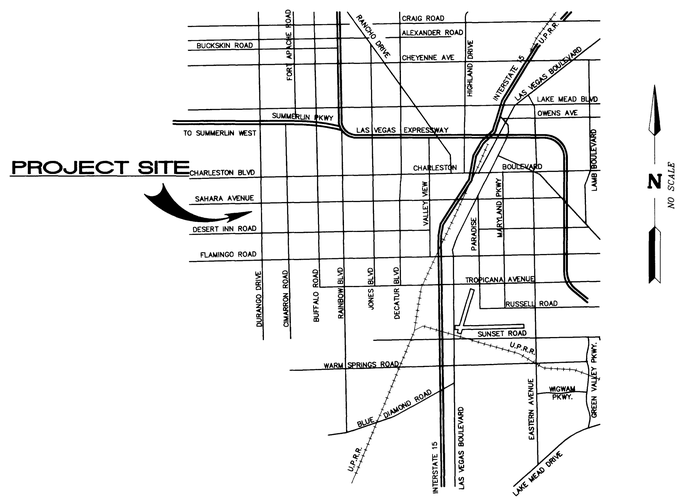
IMPROVEMENT PLANS OF LAKE SAHARA DRIVE ASSISTED CARE

CITY OF LAS VEGAS GENERAL NOTES

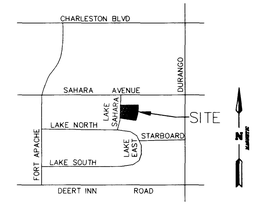
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; AND OTHER 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".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF 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.
3. 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.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. 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.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. 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.
11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FILED BY A CITY INSPECTOR.
12. 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, OR DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
13. 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.
14. EXACT LOCATION OF ALL SAW CUT 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.
15. 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. STATUE NO. 625.550.
16. 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.
17. 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 CLV BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

REVISED 12/92 013M



VICINITY MAP

SHEET INDEX



LOCATION MAP

NTS

QUANTITIES:

WATER QUANTITIES

10" TEE	3 EA
10" GATE VALVE	2 EA
10" 90° BEND	4 EA
FIRE HYDRANT ASSEMINLY	3 EA
10" DCDA	2 EA
10" X 6" REDUCER	3 EA
6" GATE VALVE	3 EA
10" X 10" TEE	1 EA
1 1/2" METER PER UDS PLATE NO. 1D	1 EA
10" 45° BEND	2 EA
10" GATE VALVE	2 EA
1 1/2" RPPA	1 EA
10" WATER	1015 LF
10" X 10" MECH JT TAPPING TEE	1 EA
10" TAPPING VALVE	1 EA

SEWER QUANTITIES (PUBLIC TO BE PRIVATELY MAINTAINED)

6" SEWER	30 L.F.
8" SEWER	506 L.F.
48" MANHOLE	2 EA.

PAVING QUANTITIES (PRIVATE)

2" ASPHALTIC CONCRETE PAVING	3646 S.Y.
24" 'L' CURB & GUTTER	560 L.F.
'A' OR TACK-ON TYPE CURB	830 L.F.
24" VALLEY GUTTER	300 L.F.

BENCHMARK:

CLARK COUNTY BENCHMARK NO. 2C10 8NES
RIVET AN SQUARE ALUMINUM PLATE IN TOP
OF CURB, SOUTHWEST CORNER OF DURANGO DR.
AND SAHARA AVE. NEAR THE PC OF SAHARA AVE.

ELEVATION 811.577 METERS (2662.649 U.S. SURVEY FEET) NAVD 88

METERS X $\left(\frac{3937}{1200}\right)$ = U.S. SURVEY FEET

BASIS OF BEARING:

N 89° 50' 13"E, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, T 21 SOUTH, RANGE 60 E, M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AS FILE 46, PAGE 1 OF PARCEL MAPS.

DEVIATION FROM STANDARDS

NONE

OWNER/DEVELOPER:

GREAT AMERICAN HOMES
3160 S. VALLEY VIEW, STE. 205
LAS VEGAS, NV. 89102
(702) 253-5751

APPROVALS:

James L. Johnson/SA	7-1-97
NEVADA POWER	DATE
[signature]	7-1-97
SOUTHWEST GAS CORP.	DATE
[signature]	7-1-97
SPRINT CENTRAL TELEPHONE-NEVADA	DATE
[signature]	7/9/97
C.L.V. ENGINEER	DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 SUMMERLIN IMPROVEMENT STANDARDS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

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.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

DRAWING NO.: 610504CV

REVISION	DATE	BY	APPROVED

SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
EDWARD F. LANGE
No. 9125
7-1-97

ALPHA & ENGINEERING COMPANY
80 So. Jones Blvd., Las Vegas, NV, 89107
Telephone: (702) 877-1300

PROJECT: LAKE SAHARA DRIVE ASSISTED CARE FACILITY

TITLE: COVER SHEET

JOB NO.:	6105-04
NAME:	TJD
DATE:	3/10/97
SCALE:	NA

PAGE: 1 OF: 5

c:\DWG\610504\610504cv Tue Jun 24 09:53:09 1997

1382

107-V2690

IMPROVEMENT PLANS
OF
LAKE SAHARA DRIVE
ASSISTED CARE

CITY OF LAS VEGAS GENERAL NOTES

PROJECT SITE

VICINITY MAP

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	GRADING PLAN
SHEET 3	SEWER UTILITY PLAN
SHEET 4	DETAIL SHEET

SITE

QUANTITIES

WATER QUANTITIES

SEWER QUANTITIES

PAVING QUANTITIES

APPROVALS

BENCHMARK

BASIS OF BEARING

OWNER/DEVELOPER

GREAT AMERICAN HOMES
3180 S. VALLEY VIEW, STE. 205
LAS VEGAS, NV. 89102
(702) 253-5751

NOTICE

ALPHA & OMEGA

LAKE SAHARA DRIVE
ASSISTED CARE FACILITY

COVER SHEET

1

107-12093