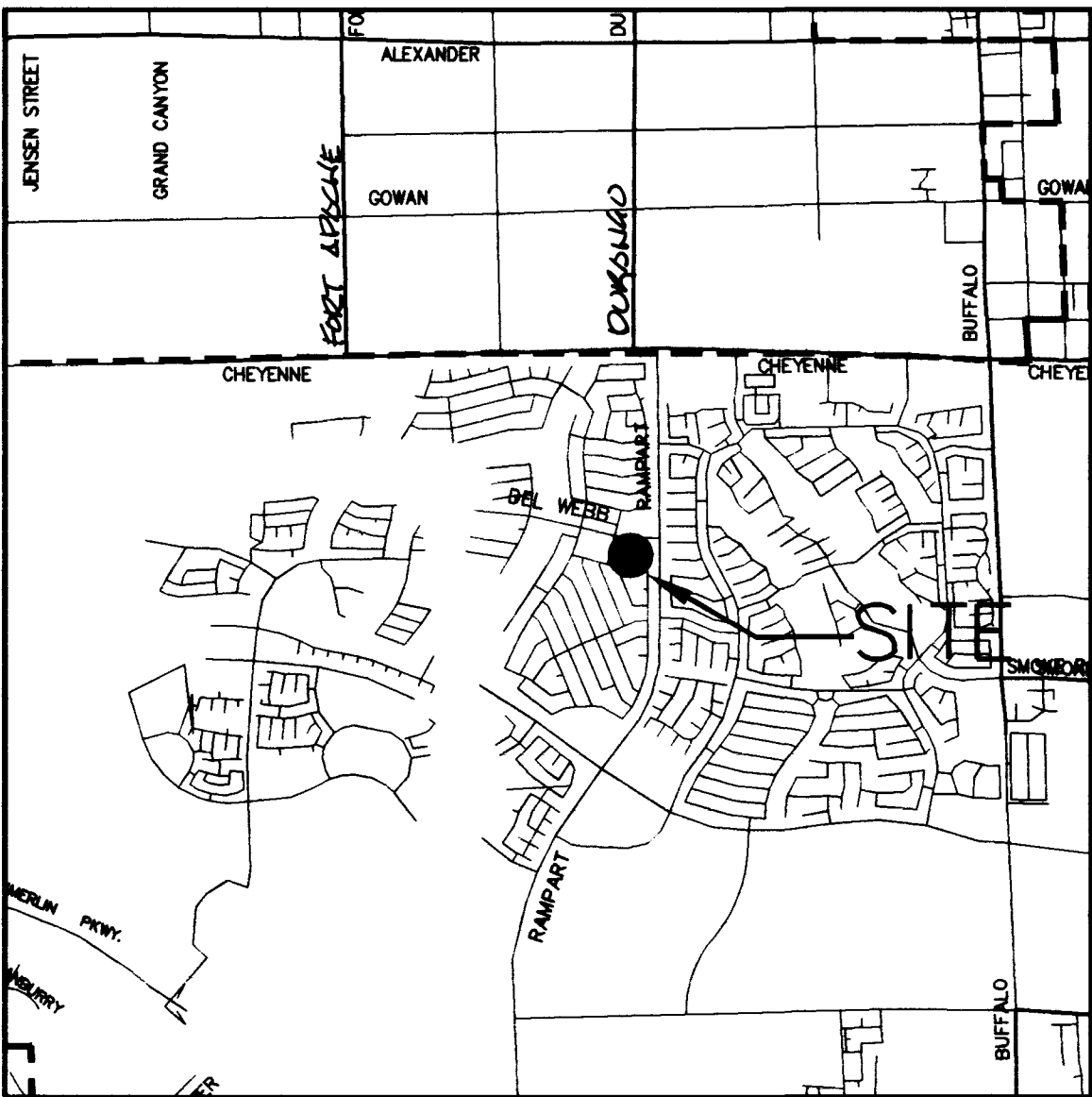


IMPROVEMENT PLANS

FOR

MANOR CONVALESCENT FACILITY

CITY OF LAS VEGAS
STATE OF NEVADA



VICINITY MAP

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "SUMMERLIN IMPROVEMENT STANDARDS", CLARK COUNTY AREA, LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; AND OTHER APPLICABLE APPROVED STANDARDS ISSUE BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, 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 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.
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.

BENCHMARK

DELWEBB-1784 CLV VERTICAL CONTROL
RIVET AND PLATE IN TOP OF CURB
SW RETURN OF RAMPART BLVD. AND DEL WEBB BLVD
ELEVATION = 2485.839 FEET (NAVD 88)

BASIS OF BEARINGS:

SOUTH 00°32'07" WEST, BEING THE EAST LINE
OF SECTION 17, TOWNSHIP 20 SOUTH RANGE 60 EAST
M.D.M. AS SHOWN BY A PLAT MAP ON FILE
IN THE OFFICE OF THE CLARK COUNTY RECORDER'S
OFFICE AS BOOK 43 OF PLATS, PAGE 91.

ESTIMATED QUANTITIES (PUBLIC)

MATERIAL ADJUSTMENTS 1 EA.
6" WATER MAIN 105 L.F.
FIRE LATERAL 4 EA.
STREET / STOP SIGNS 3 EA.

OWNER/DEVELOPER

W.D. DEVELOPMENT
c/o JAMES B. HELLER, ARCHITECT
1468 W. NINTH STREET AT SUPERIOR
CLEVELAND, OHIO 44113
TEL: (216) 781-9144

SHEET INDEX

1. COVER SHEET
2. HORIZONTAL CONTROL PLAN
3. GRADING PLAN
4. MASTER UTILITY PLAN
5. DETAIL SHEET

APPROVAL

Dennis Anderson
DENNIS ANDERSON, P.E.
LAS VEGAS CITY ENGINEER

5/21/97
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 ON 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.

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IMPROVEMENT PLANS

FOR

MANOR CONVALESCENT FACILITY

CITY OF LAS VEGAS
STATE OF NEVADA



VICINITY MAP

GENERAL NOTES

1. THE CITY ENGINEER HAS REVIEWED THESE PLANS AND HAS DETERMINED THAT THEY COMPLY WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF LAS VEGAS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE NEVADA DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NEVADA DEPARTMENT OF HEALTH AND HUMAN SERVICES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NEVADA DEPARTMENT OF SOCIAL SERVICES.
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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/1/88
2	ISSUED FOR PERMITTING	10/1/88
3	ISSUED FOR PERMITTING	10/1/88

OWNER/DEVELOPER

MANOR DEVELOPMENT
1400 N. MOUNTAIN STREET, SUITE 100
CLIVE, OHIO 44020
TEL. (216) 781-2144

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	HORIZONTAL CONTROL PLAN
3	GRADE PLAN
4	WATER STUDY PLAN
5	DETAIL SHEET

APPROVAL

[Signature]
CITY ENGINEER
CITY OF LAS VEGAS

CONSTRUCTION OF THE MANOR CONVALESCENT FACILITY IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

COVER SHEET

MANOR CONVALESCENT FACILITY

1