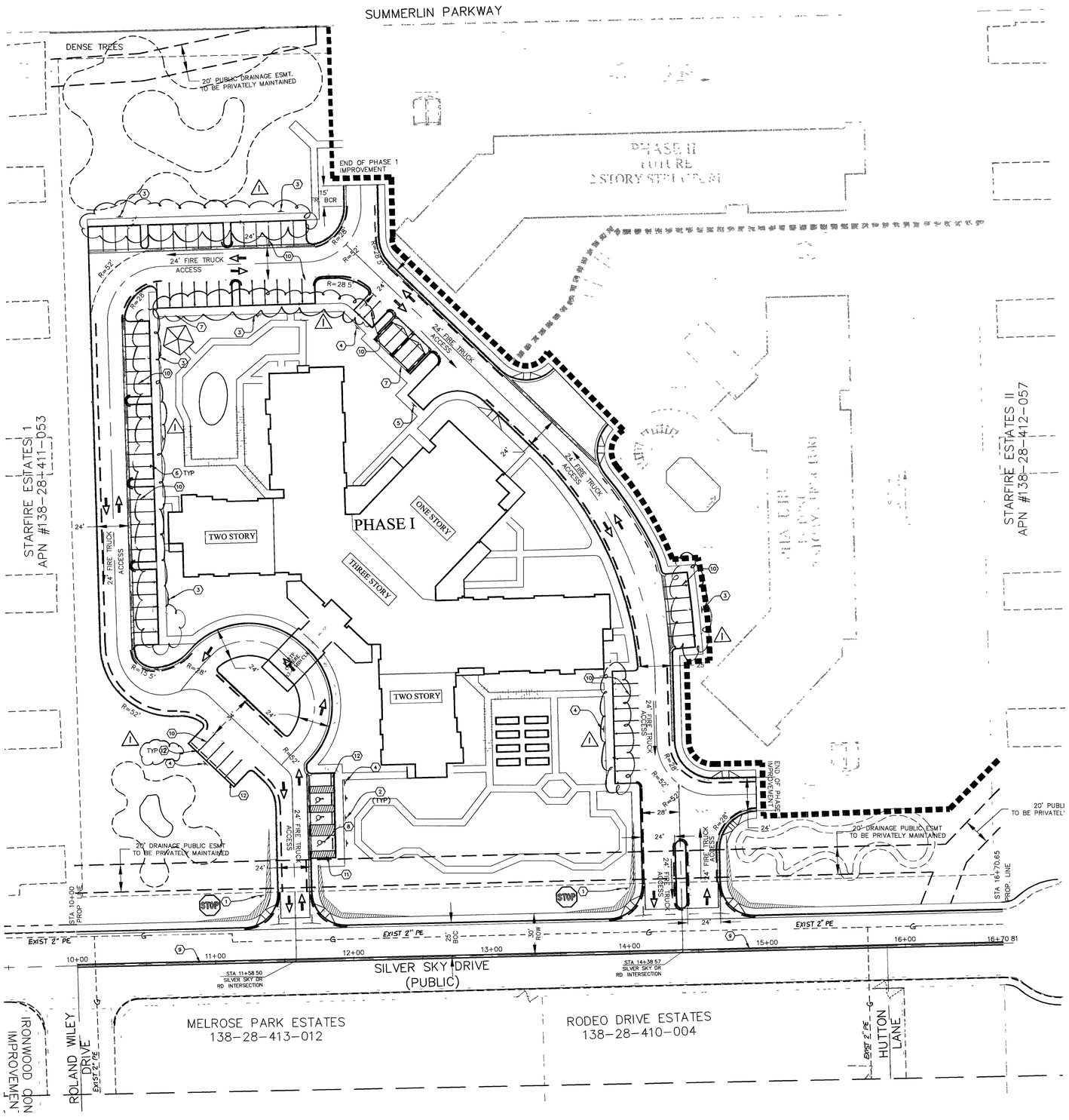
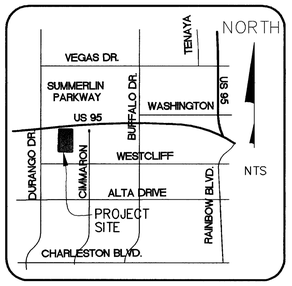


NORTH

SCALE: 1"=40'

40 0 40 80
SCALE FEET



VICINITY MAP

NOT TO SCALE

DIMENSIONS NOTES

ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

BENCHMARK

DESCRIPTION	NAV 88 DATUM	NAV 88 DATUM
U.S.C & G.S. BEING A RIVET AND PLATE IN THE TOP OF THE CURB AT THE NORTHWEST CORNER OF WESTCLIFF AND CIMARRON.	2552.04 FEET	777.863 METERS
CLV BENCHMARK NO. 00LV0028S4 (909)		

LEGEND

- PAINT CURB FIRE LANE RED
- FIRE ACCESS LANE
- ALLOWED TURNING MOVEMENTS
- POLE MOUNTED SIGN
- PHASELINE
- HANDICAP ACCESS ROUTE

BASIS OF BEARINGS

NORTH 88°22'24" EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF WESTCLIFF DRIVE, AS SHOWN ON THAT CERTAIN FINAL MAP RECORDED IN BOOK 64, PAGE 39 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

CONSTRUCTION NOTES

1. INSTALL STOP SIGN (R1-1 30"X30")
2. INSTALL HANDICAP RESERVED PARKING SIGN AND PRECAST BUMPER BLOCK. FOR PRECAST BUMPER BLOCK, INSTALL 2 FEET FROM SIDEWALK, DRILL AND USE 1/2" EXPANDING CONCRETE ANCHOR
3. INSTALL RESIDENT PARKING SIGN (12" X 18").
4. INSTALL VISITOR PARKING SIGN (12" X 18")
5. INSTALL RESERVED PARKING VAN ACCESSIBLE SIGN (12" X 18")
6.
7. INSTALL TRASH ENCLOSURE WALL & GATE PER ARCHITECTURAL PLANS FOR DETAILS
8. INSTALL BLUE HANDICAP PARKING SYMBOL.
9. INSTALL TYPE I CENTERLINE PER STD. DWG NO 244.
10. INSTALL 4" WHITE PARKING STRIPE.
11. INSTALL 4" WHITE STRIPES @ 45° ANGLE 3' ON CENTER
12. INSTALL PRECAST BUMPER BLOCK. INSTALL 2 FEET FROM FACE OF CURB AND CENTER AT PARKING STALL CONSTRUCT PER STD DWG NO. 238

RESIDENT PARKING ONLY

VISITOR PARKING ONLY

SITE INFORMATION

ASSESSOR PARCEL NO.	PORTION OF 138-28-401-014
SITE AREA (TOTAL)	435,600 SF (10.0 AC)
PHASE 1	228.690 SF (5.25 AC)
FLOOR/AREA RATIO	18.71%
BUILDING AREA	81,524 SF
BUILDING HEIGHT	3-STOREY (38' MAX)
PARKING PROVIDED	75 PARKING SPACES 3 HANDICAP PARKING SPACE

NOTE

SIGHT VISIBILITY RESTRICTION ZONE
SEE SHEET C-10 FOR SVRZ INFORMATION

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXIST, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.

APPROVAL

CITY OF LAS VEGAS FIRE DEPARTMENT — DATE 11/4/04

Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-593-6111

REV.	DESCRIPTION	BY	DATE	APPR.	DATE
1	REMOVE BUMPER BLOCKS				

PROJ NO: 609.001N
DESIGN: LG/GB
DATE: 11/04/04
SCALE: AS SHOWN
CADFILE: SS_C-3

PROFESSIONAL ENGINEER — STATE OF NEVADA — DENIS A. ARNOLD — No. 8713 — CIVIL — 11/04/04

STAMP DATE: 11/4/04

TRC
Customer-Focused Solutions
BV Engineering Nevada
8395 W. SUNSET ROAD
Suite 190, NV 89113
Las Vegas
Tel: 702-650-0572
Fax: 702-307-4222
Web: trcsolutions.com

SILVER SKY ASSISTED LIVING
PHASE 1
SITE PLAN - SIGNS & STRIPING

SHEET C-3
3 OF 11 SHTS

CLV # 10TV4184

G:\609.001N-Silver Sky Assisted Living\dwg\Imp Plans\PhASE-1\SS_C-3-SITEPLAN.dwg lgracia Thu, 04 Nov 2004 - 10:35am

Y6712 78320