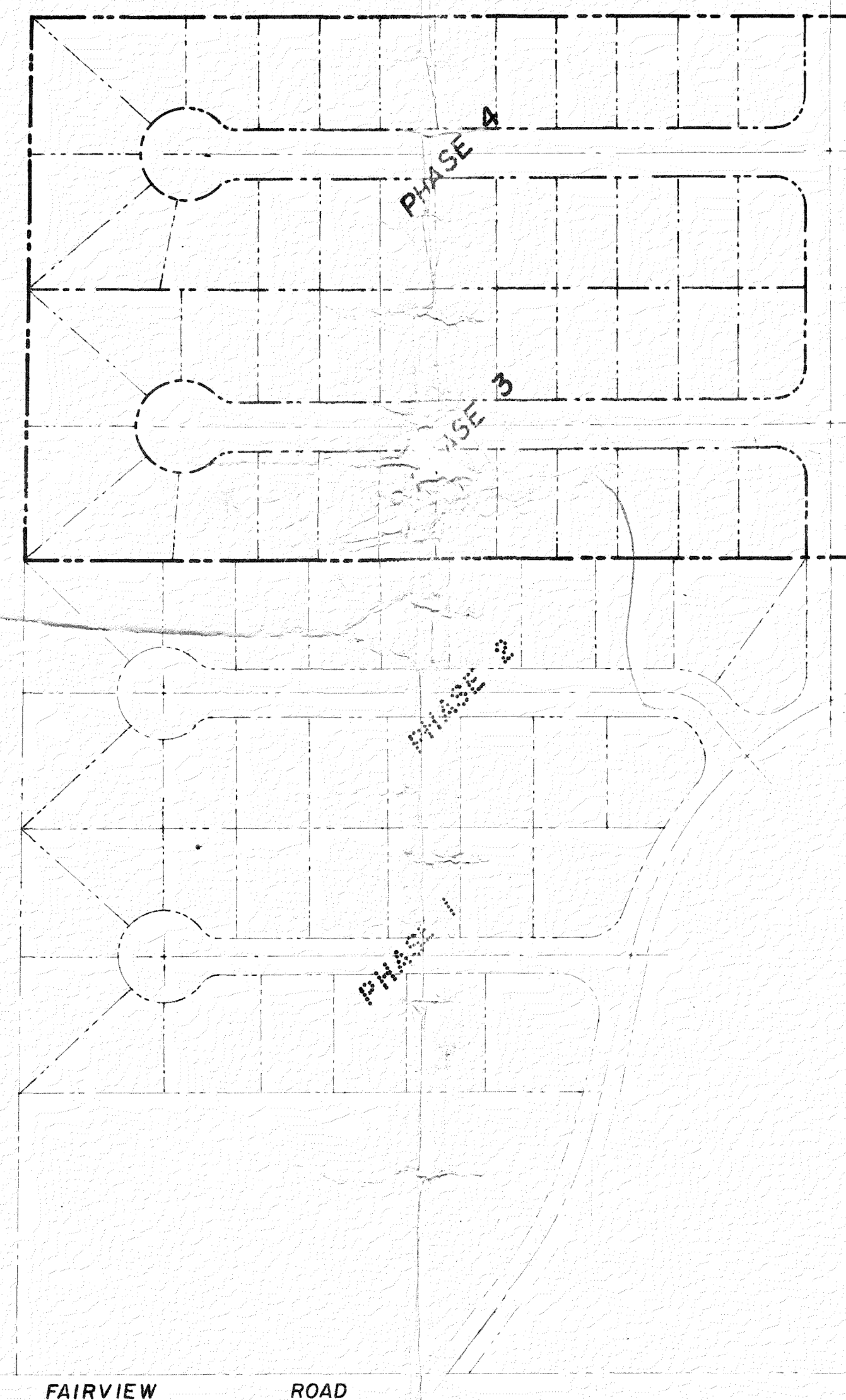
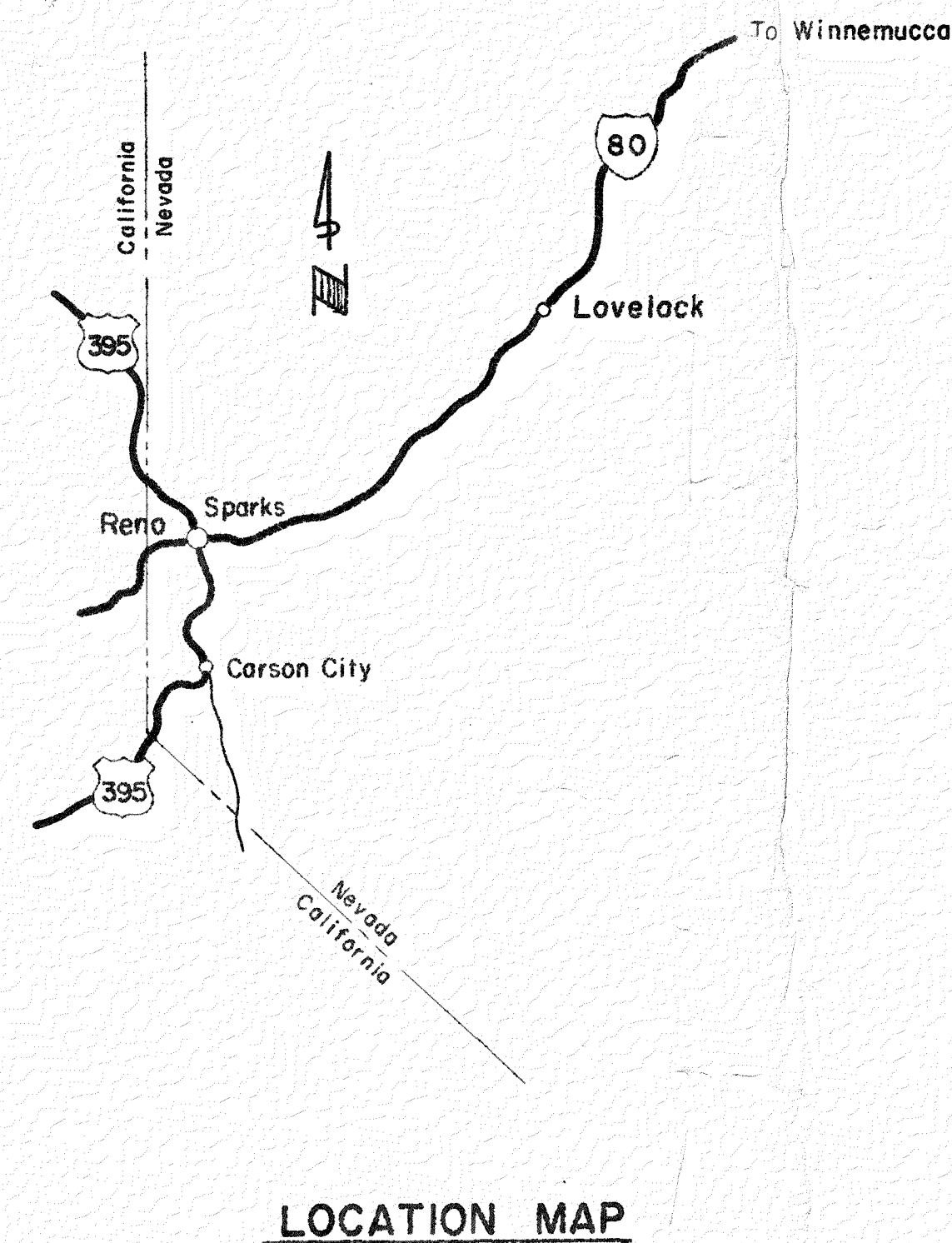
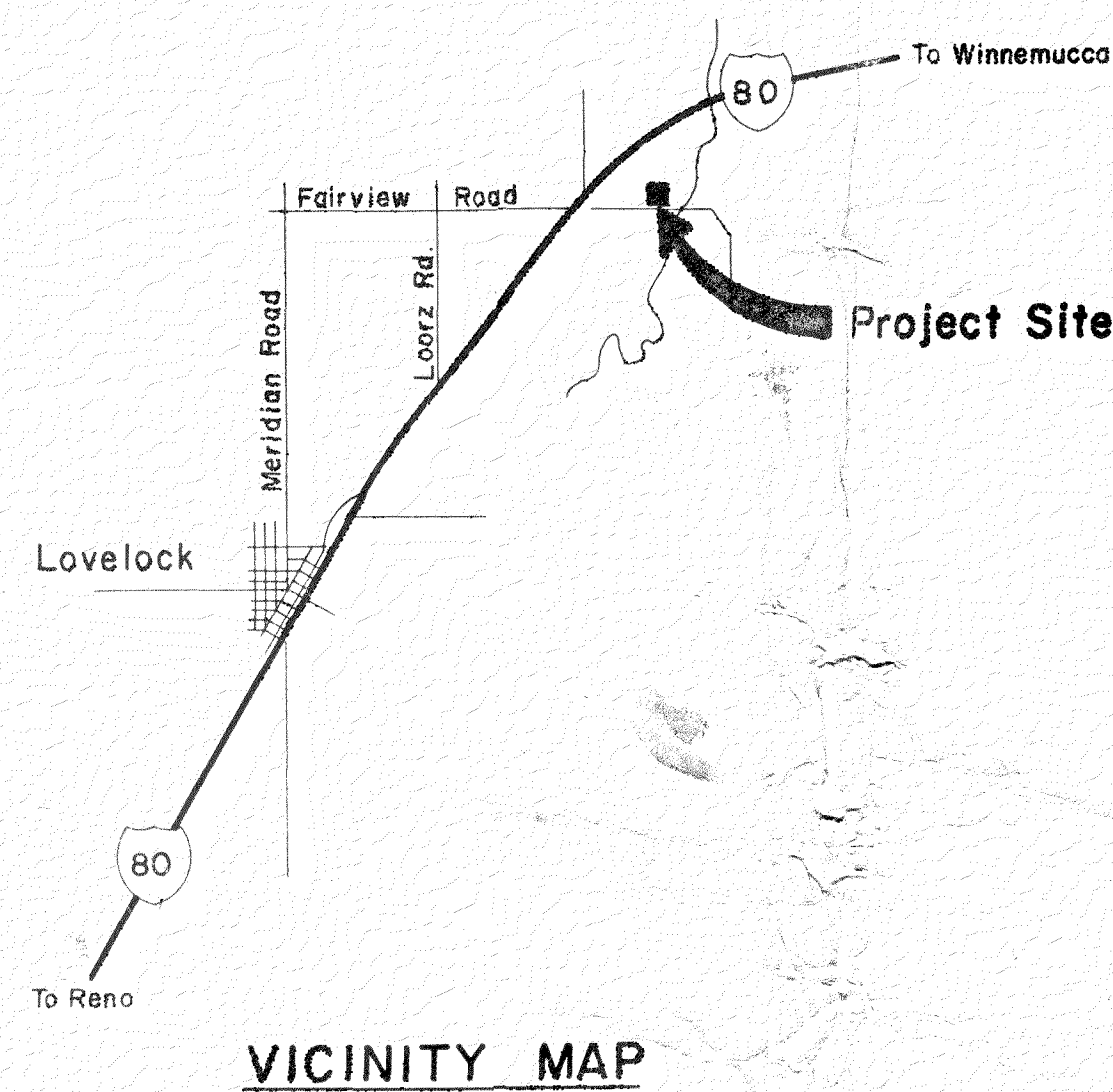


DOUBLE ROSE MOBILE HOME PARK

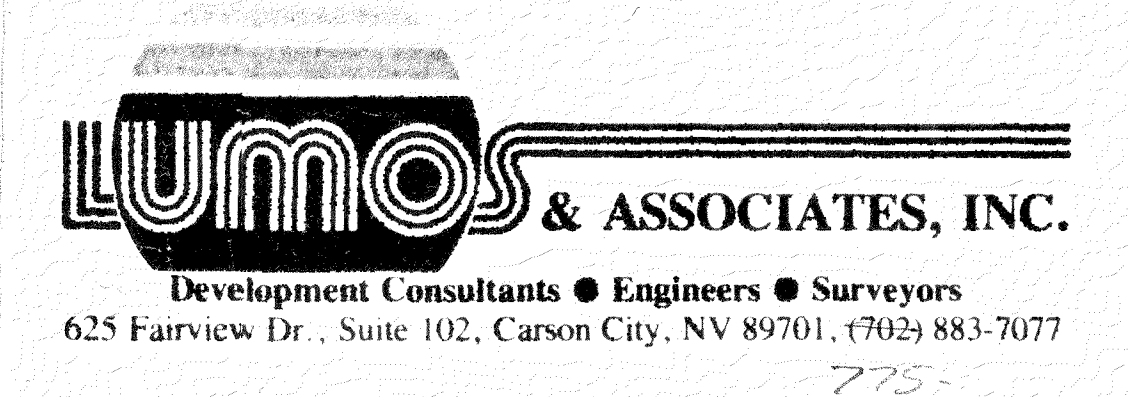
PHASE 3 & 4



OWNER :

Ed & Peggy Rose
Route 1, Box 66
Lovelock, Nevada 89419

ENGINEER :



SHEET INDEX :

Cover	630 IRISH AMERICAN DANCING APN 007-321-32	1
Site Plan		2
Utilities Plan		3
Grading & Road Improvement Plan		4
Horizontal Control		5
Details		6

APPROVED

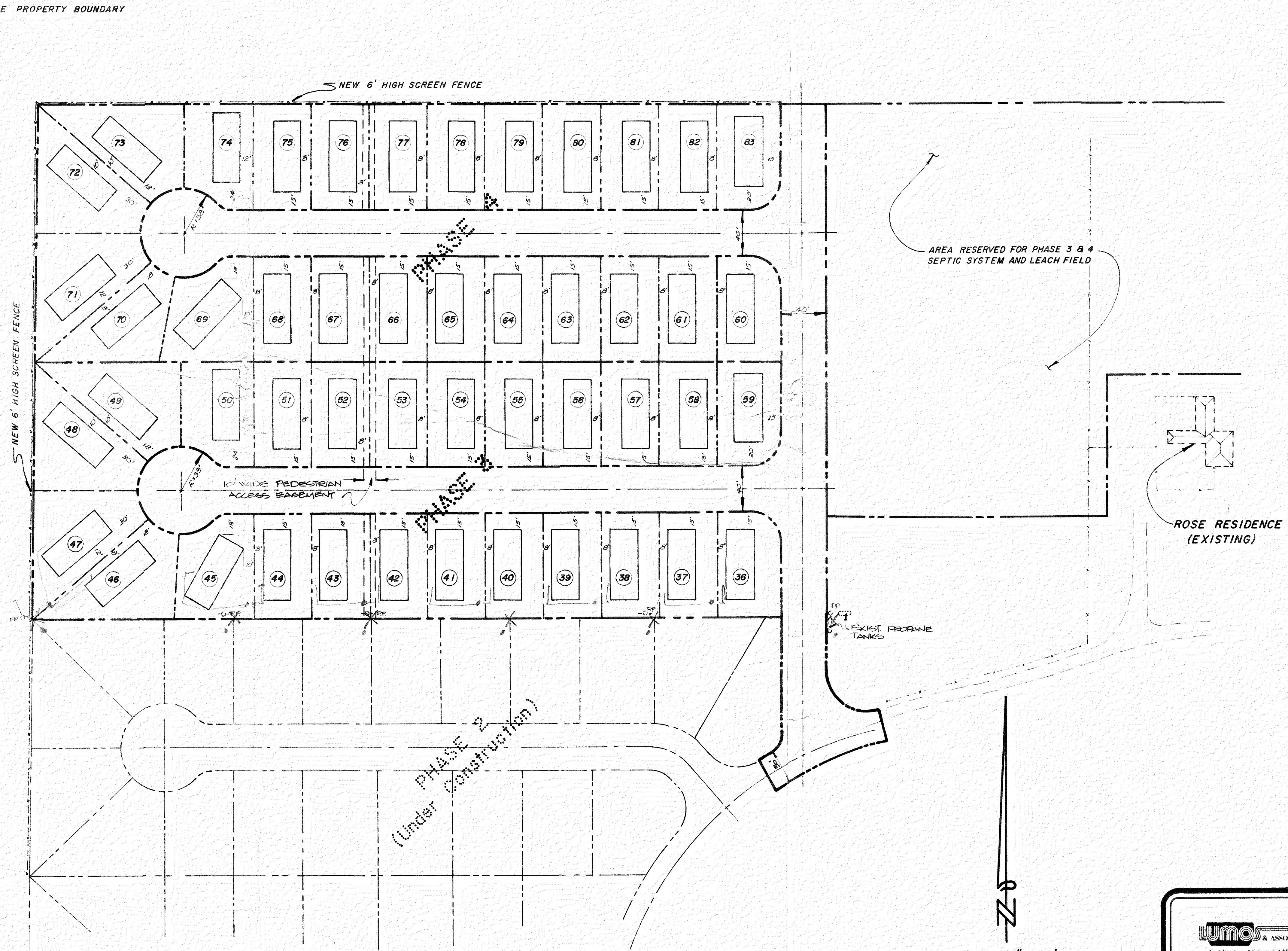
MAY 12 1989

STATE OF NEVADA
MANUFACTURED HOUSING DIVISION
CARSON CITY

JOB NO. 647-06-1117

PRELIMINARY

NOV 4 1989



PROPERTY SUMMARY

GROSS MOBILE HOME PARK AREA = 7.08 ACRES
TOTAL NUMBER OF LOTS = 48 LOTS

NOTES:

- 1.) SEE SHT. 5 FOR SPACE & ROADWAY DIMENSIONS.
- 2.) MOBILE HOME SITES SHOWN HEREON ARE FOR 24' x 60' TRAILERS.
- 3.) GRAVELLED OFF-STREET PARKING AREAS SHALL BE PROVIDED FOR EACH SPACE. EACH PARKING AREA SHALL BE A MIN. OF 15' WIDE BY 20' DEEP.

LEGEND

- MOBILE HOME PARK BOUNDARY
- LOT LINES
- CENTERLINE
- 6' HIGH SCREEN FENCE
- EXIST. FENCE
- EXIST. GRAVELLED ROADWAY
- EXIST. POWER POLE W/GUY

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STATE OF NEVADA
MANUFACTURED HOUSING DIVISION
CARSON CITY

Civil Engineers & Surveyors • Material Testing
8257 Jamboree Dr. • Suite 102 • Carson City, NV 89401 • (702) 883-7077

DOUBLE ROSE
MOBILE HOME PARK

SITE PLAN
PHASE 3 and 4

PRELIMINARY

DATE 5-89
DESIGNED BY MJP
DRAWN BY MJP
CHECKED BY
JOB NO 247-06-117
DRAWING NO

SHEET
NOV 4 1988 OF
2 **6**

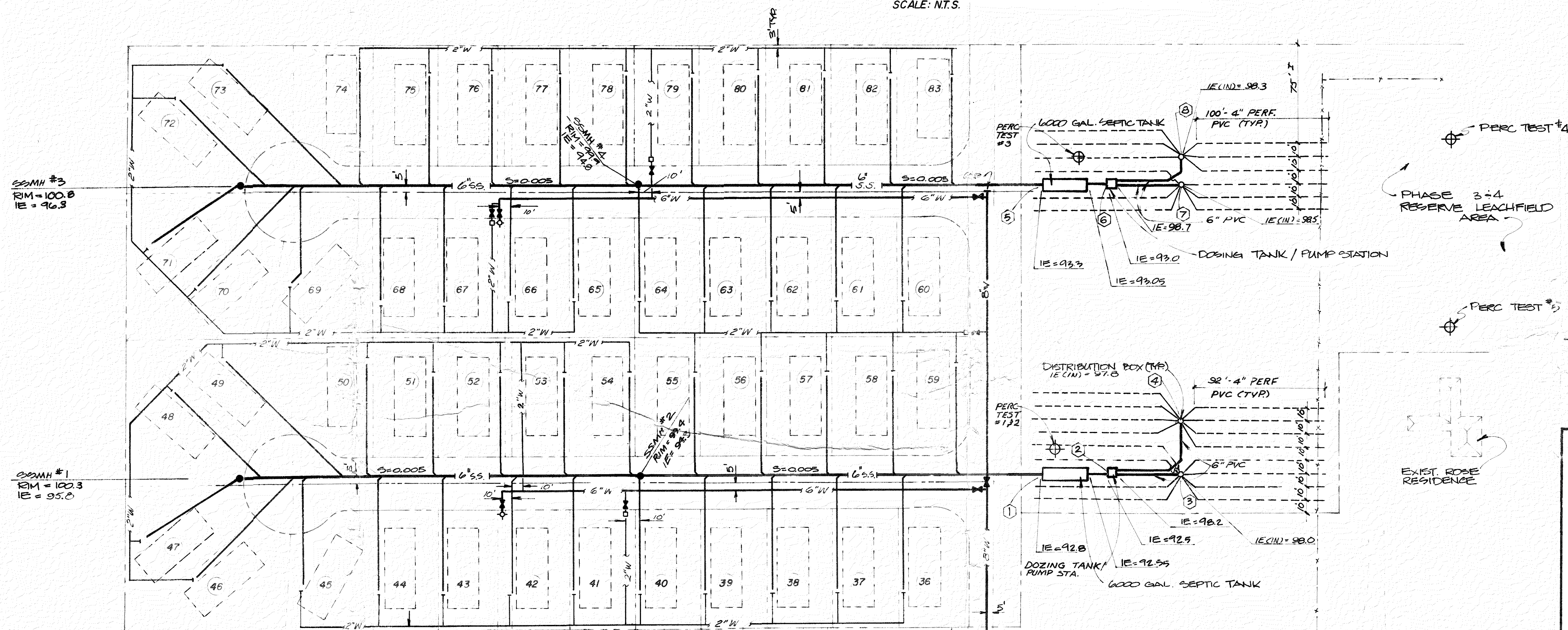
NO	REVISION	DESCRIPTION	DATE	BY

NATIVE BACKFILL 90%
RELATIVE COMPACTION
CLASS "A" GRANULAR
BEDDING & BACKFILL 95%
RELATIVE COMPACTION

TYP. TRENCH SECTION
SCALE: N.T.S.

NATIVE BACKFILL
UNTREATED BUILDING PAPER
4" DIA. PERFORATED PVC
1/2" TO 3/4" CLEAN
GRADED GRAVEL

INFILTRATION TRENCH DETAIL
SCALE: N.T.S.



TYP. UTILITY PLAN
SCALE: 1"=10'

NOTES:

- The location of existing utilities is based on the best information available to the Engineer. The Contractor shall contact the appropriate utility company prior to beginning construction to verify exist. utility locations and shall notify the Engineer of any discrepancies between conditions existing in the field and what is shown on these drawings.
- All construction shall comply with applicable state and local requirements, and shall be subject to final approval by the Owner or an authorized representative.
- All sanitary sewer pipe shall be P.V.C. solid wall pipe and shall meet the requirements of A.S.T.M.D.-3034 PSM (SDR35).
- All 6" & 8" water pipe shall be PVC Class 100 and shall conform to AWWA C900. Bends and Tees shall have thrust blocks. 2" PVC shall be Schedule 40 and shall conform to ASTM 1785. Water service laterals shall be 3/4" P.E. flexible piping.
- All construction shall conform with the Standard Details and Standard Specifications for Public Works Construction ("Orange Book").
- All sewer fittings (wyes, elbows, etc.) shall be long radius.
- At sanitary sewer and water line crossings, if there is less than 18" vertical separation between the lines, or if the water line passes beneath the sewer, the sanitary sewer pipe shall be encased in concrete. The concrete encasement shall be at least 18" thick and shall extend at least 10' on each side of the crossing, i.e., 18" x 18" x 10'.
- Septic tanks shall be Jensen Pre-cast Model JP-6000, 6000 gallon capacity or equal if approved by the Engineer. Precast risers with 24" cast iron frame and "gastight" cover to finish grade shall be installed at both openings.
- Dosing tanks for both septic systems shall be Model 150, manufactured by Jensen Precast (or approved equal) with a total capacity of 720 gal. and a discharge of 350 gal. at each dosing.

LEGEND

- 4" — SANITARY SEWER W/MANHOLE
- 10" — WATER LINE
- WATER W/GATE VALVE & METER
- WATER W/GATE VALVE & FIRE HYD.
- LOT LINES
- CENTERLINE
- EXIST. FENCE

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MAY 12 1989

STATE OF NEW JERSEY
MANUFACTURED HOUSING DIVISION
CAMDEN CITY

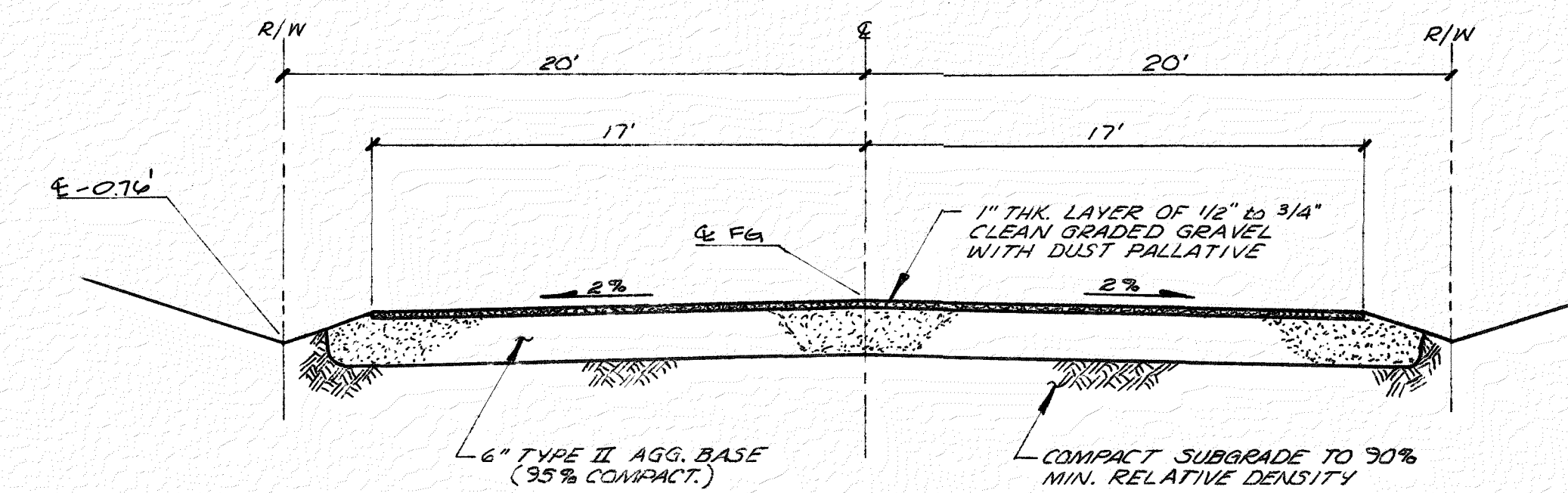
LUMOS & ASSOCIATES, INC.
Civil Engineers • Surveyors • Material Testing
605 Lawrence Dr., Suite 102, Camden City, NJ 08101 (609) 833-5757

NO.	REVISION	DESCRIPTION	DATE BY

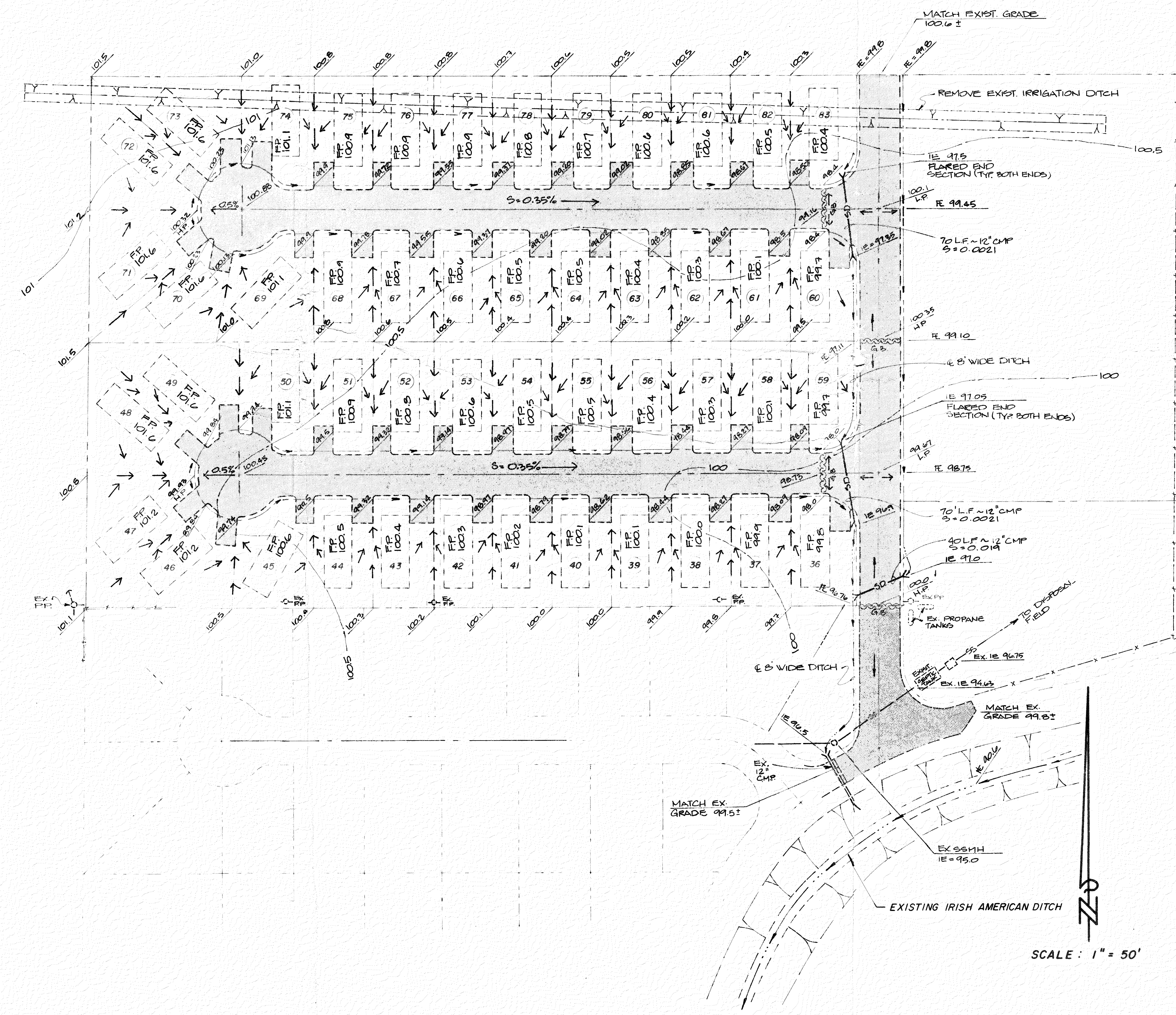
DOUBLE ROSE
MOBILE HOME PARK
UTILITIES PLAN
PHASE 3 and 4
PRELIMINARY

DATE: 5-89
DESIGNED BY: CLM
DRAWN BY: [signature]
CHECKED BY: [signature]
JOB NO: 647-06-117
DRAWING NO: [blank]

SHEET
3 OF
6



TYPICAL ROADWAY SECTION
N.T.S.



LEGEND

- EXIST. GRADE CONTOUR
- FINISH GRADE ELEVATION
- AREA TO BE SURFACED W/AGGREGATE BASE & GRAVEL
- DIRECTION OF FLOW
- EARTH DITCH FLOWLINE
- F.P. FINISHED PAD GRADE

TEMPORARY BENCHMARKS: BRIDGE SPIKE IN POWER POLE #215281 ELEV. 101.09'
BRIDGE SPIKE IN POWER POLE #215278 ELEV. 101.27'

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MAY 12 1989
STATE OF NEVADA
MANUFACTURED HOUSING DIVISION
CARSON CITY

SCALE: 1" = 50'

LUMOS & ASSOCIATES, INC.
Civil Engineers & Surveyors • Material Testing
1025 Farquhar Dr. • Suite 102 Carson City, NV 89401 (702) 883-7071

NO.	REVISION	DESCRIPTION	DATE BY

DOUBLE ROSE
MOBILE HOME PARK
GRADING & ROAD
IMPROVEMENT PLAN
PHASE 3 and 4

DATE **5-89**
DESIGNED BY **GLM**
DRAWN BY **GLM**
CHECKED BY **GLM**
JOB NO. **477-06-1117**
DRAWING NO.

SHEET
4 OF **4**
NOV 4 1989

CURVE DATA

1 $\Delta = 90.00.00$ R = 25.00 T = 25.00 L = 31.2699 C = 35.3553	8 $\Delta = 48.57.24$ R = 38.00 T = 17.3002 L = 32.4693 C = 31.4905
2 $\Delta = 48.40.17$ R = 15.00 T = 6.7840 L = 12.7421 C = 12.3625	9 $\Delta = 57.42.24$ R = 38.00 T = 21.8098 L = 39.5990 C = 37.8314
3 $\Delta = 52.01.42$ R = 38.00 T = 18.5454 L = 34.5065 C = 33.3331	10 $\Delta = 38.36.32$ R = 38.00 T = 13.3108 L = 25.6064 C = 25.1247
4 $\Delta = 43.17.15$ R = 38.00 T = 18.2426 L = 30.4989 C = 29.8709	11 $\Delta = 40.21.20$ R = 38.00 T = 13.9646 L = 26.7649 C = 26.2151
5 $\Delta = 40.21.20$ R = 38.00 T = 13.9646 L = 26.7649 C = 26.2151	12 $\Delta = 40.59.54$ R = 38.00 T = 14.2070 L = 27.1912 C = 26.6148
6 $\Delta = 47.59.54$ R = 38.00 T = 14.2070 L = 27.1912 C = 26.6148	13 $\Delta = 48.42.59$ R = 38.00 T = 17.2041 L = 32.3099 C = 31.3454
7 $\Delta = 48.42.59$ R = 38.00 T = 17.2041 L = 32.3099 C = 31.3454	14 $\Delta = 48.57.24$ R = 38.00 T = 17.3002 L = 32.4693 C = 31.4905
	15 $\Delta = 59.37.10$ R = 20.00 T = 11.46 L = 20.81 C = 19.89
	16 $\Delta = 103.18.21$ R = 20.00 T = 31.92 L = 54.09 C = 47.06
	17 $\Delta = 12.14.49$ R = 300.00 T = 32.19 L = 64.15 C = 64.00
	18 $\Delta = 4.49.25$ R = 300.00 T = 12.64 L = 25.26 C = 25.25
	19 $\Delta = 17.04.14$ R = 285.00 T = 42.77 L = 84.91 C = 84.60

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MAY 12 1989
STATE OF NEVADA
MANUFACTURED HOUSING DIVISION
CARSON CITY

LUMOS & ASSOCIATES, INC.
Civil Engineers • Surveyors • Material Testing
625 E. Harmon Dr., Suite 102, Carson City, NV 89701 (702) 883-7077

NO.	REVISION	DESCRIPTION	DATE	BY

DOUBLE ROSE
MOBILE HOME PARK
HORIZONTAL CONTROL
PHASE 3 and 4

PRELIMINARY

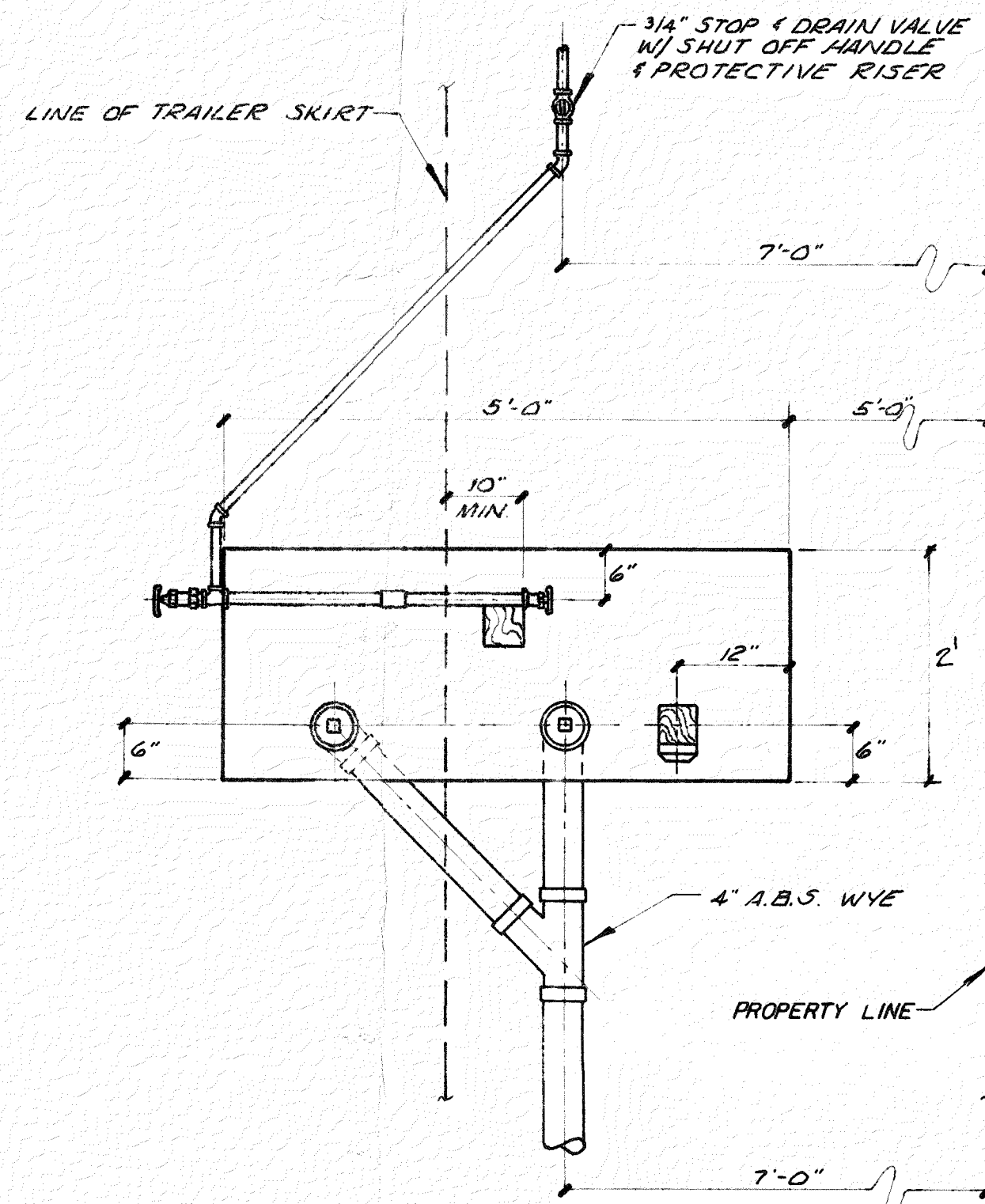
DATE: 5-88
DESIGNED BY: CLM
DRAWN BY: JTB
CHECKED BY:
JOB NO: 877-08-1117
DRAWING NO:

SHEET
5 OF
NOV 4 1986

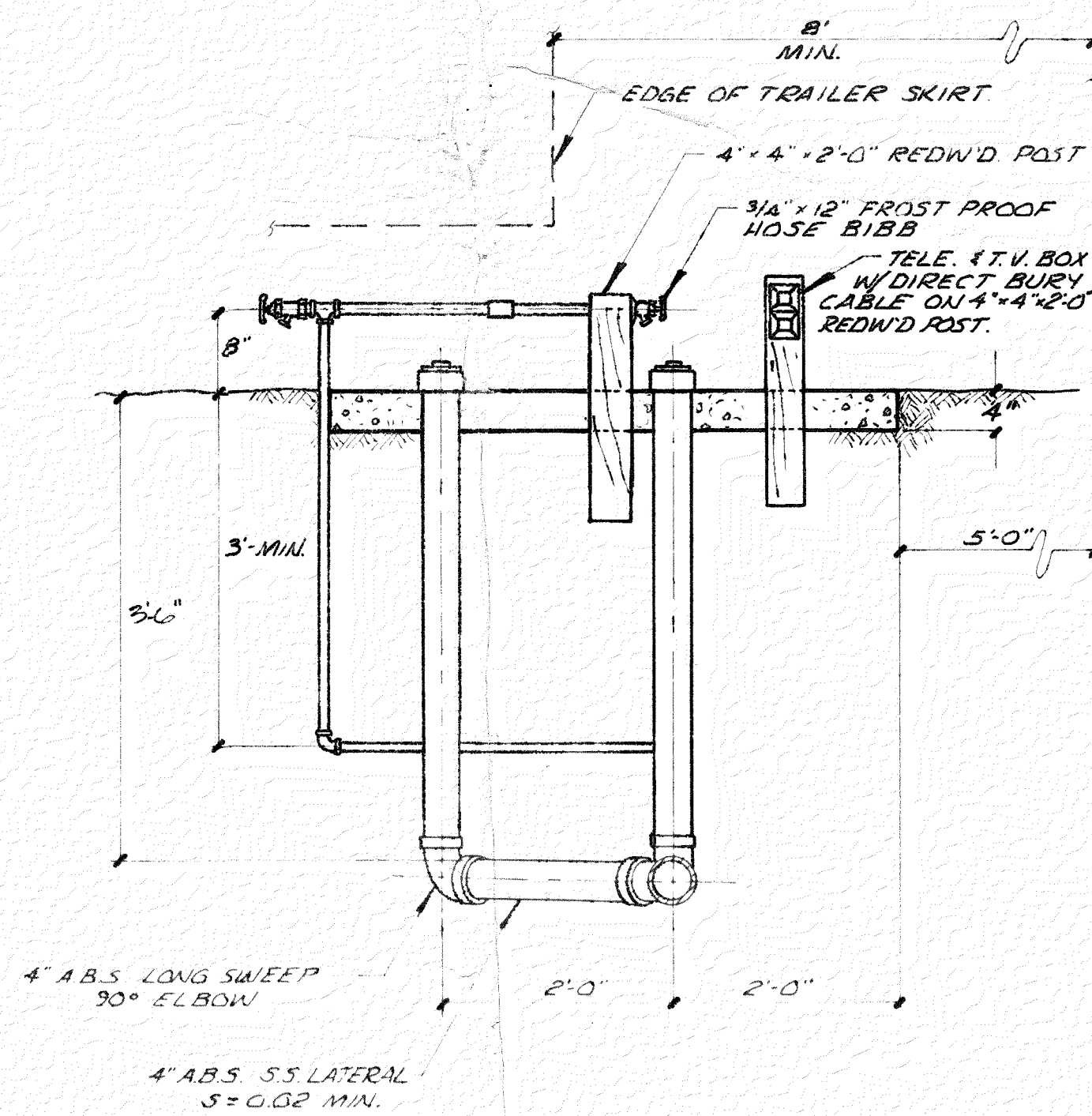
SCALE: 1" = 50'

IND 2" IRON PIPE
SECTION CORNER

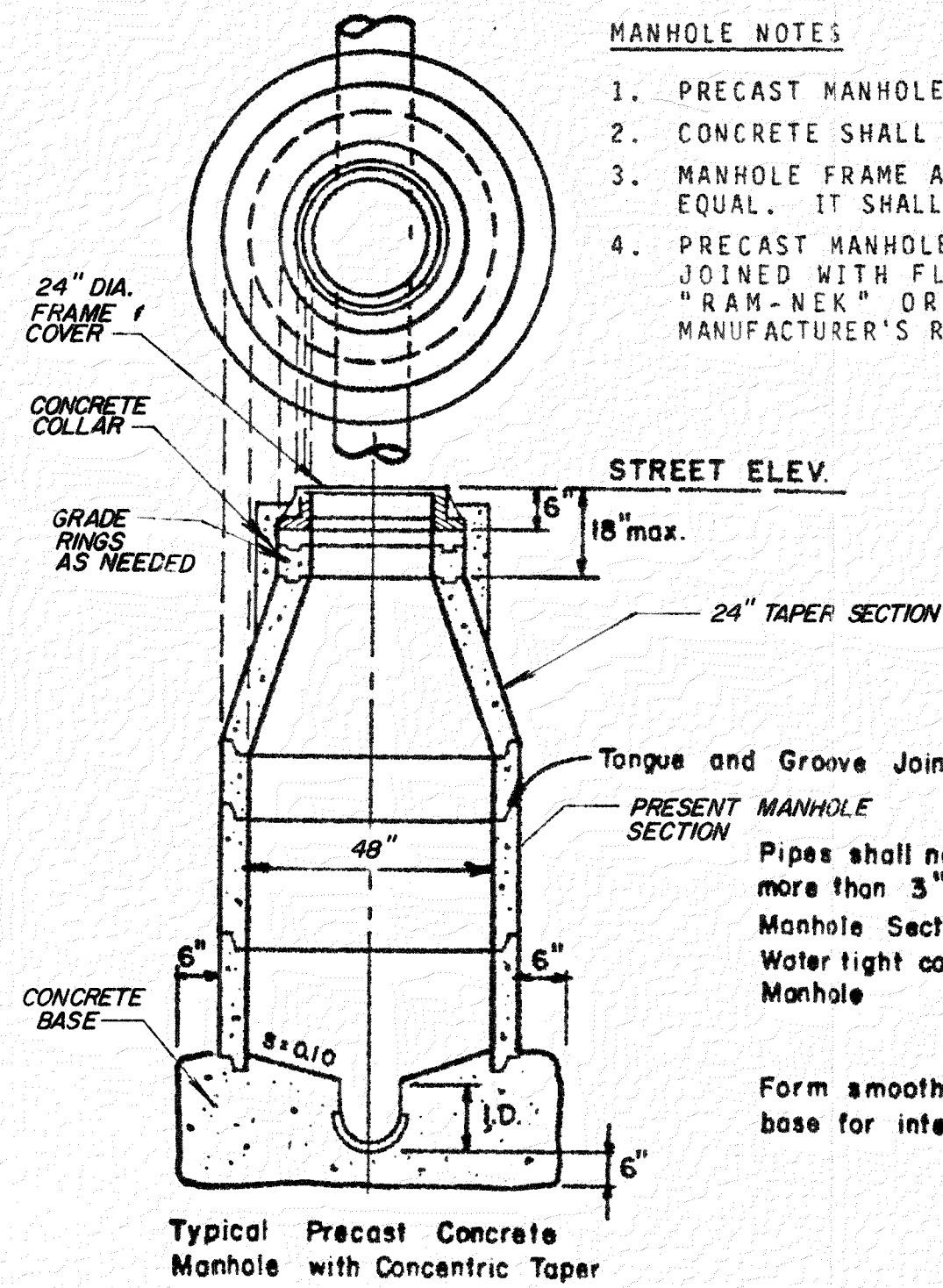
IND 5/8" RB SET FLUSH W/PAVEMENT 1/4 CORNER



TYPICAL UTILITY PAD DETAIL - PLAN
SCALE: 3/4"=1'-0"

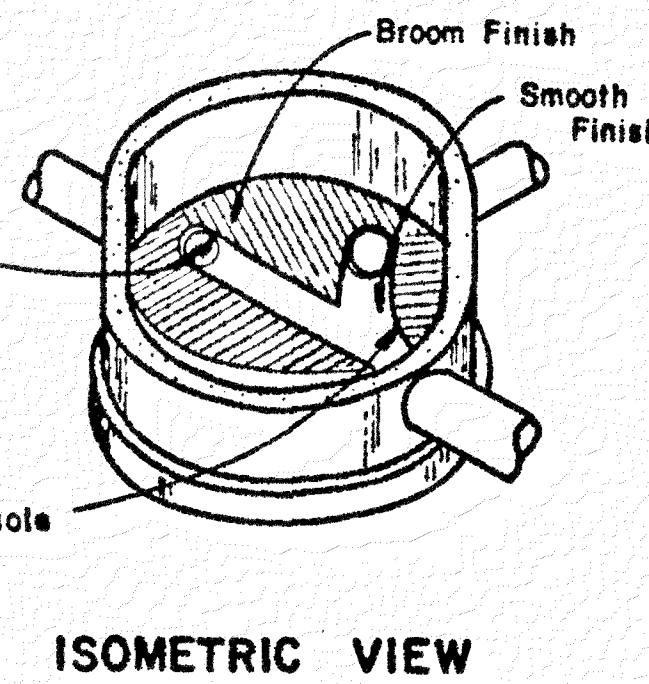


TYPICAL UTILITY PAD DETAIL - PROFILE
SCALE: 3/4"=1'-0"

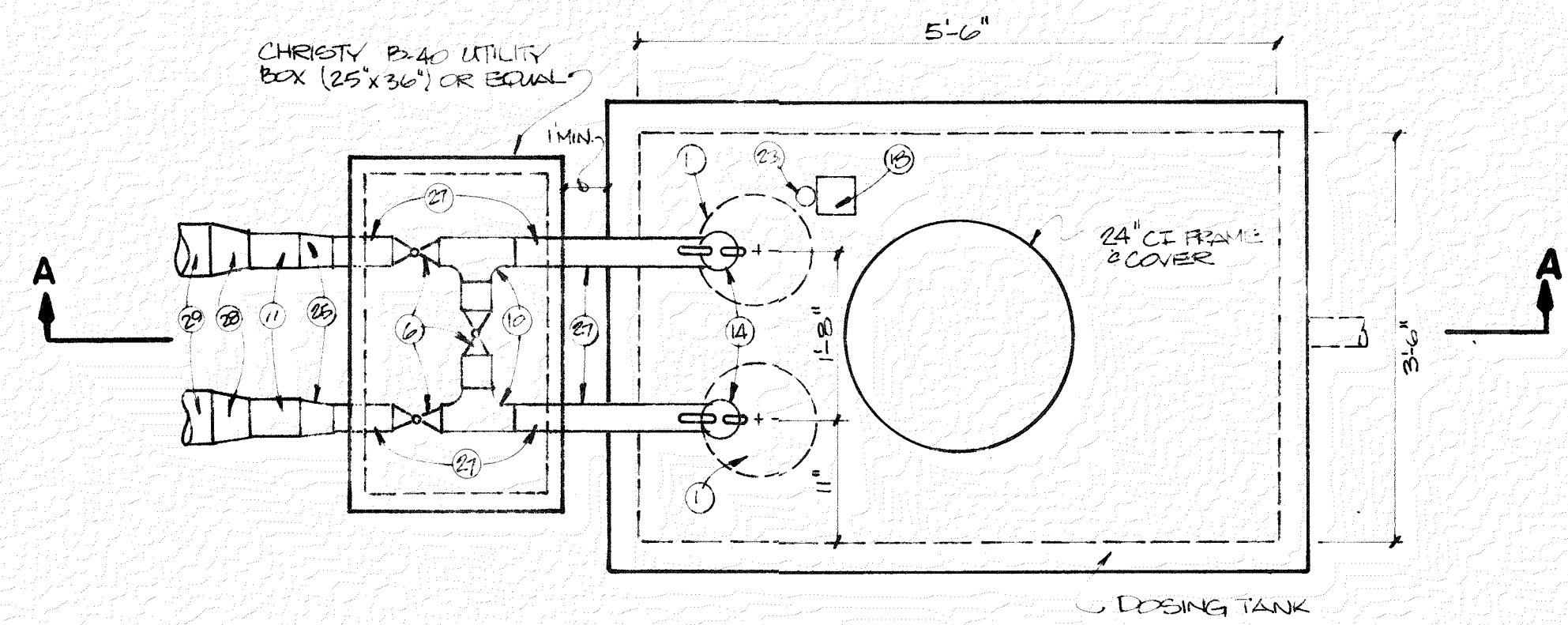


SANITARY SEWER MANHOLE
N.T.S.

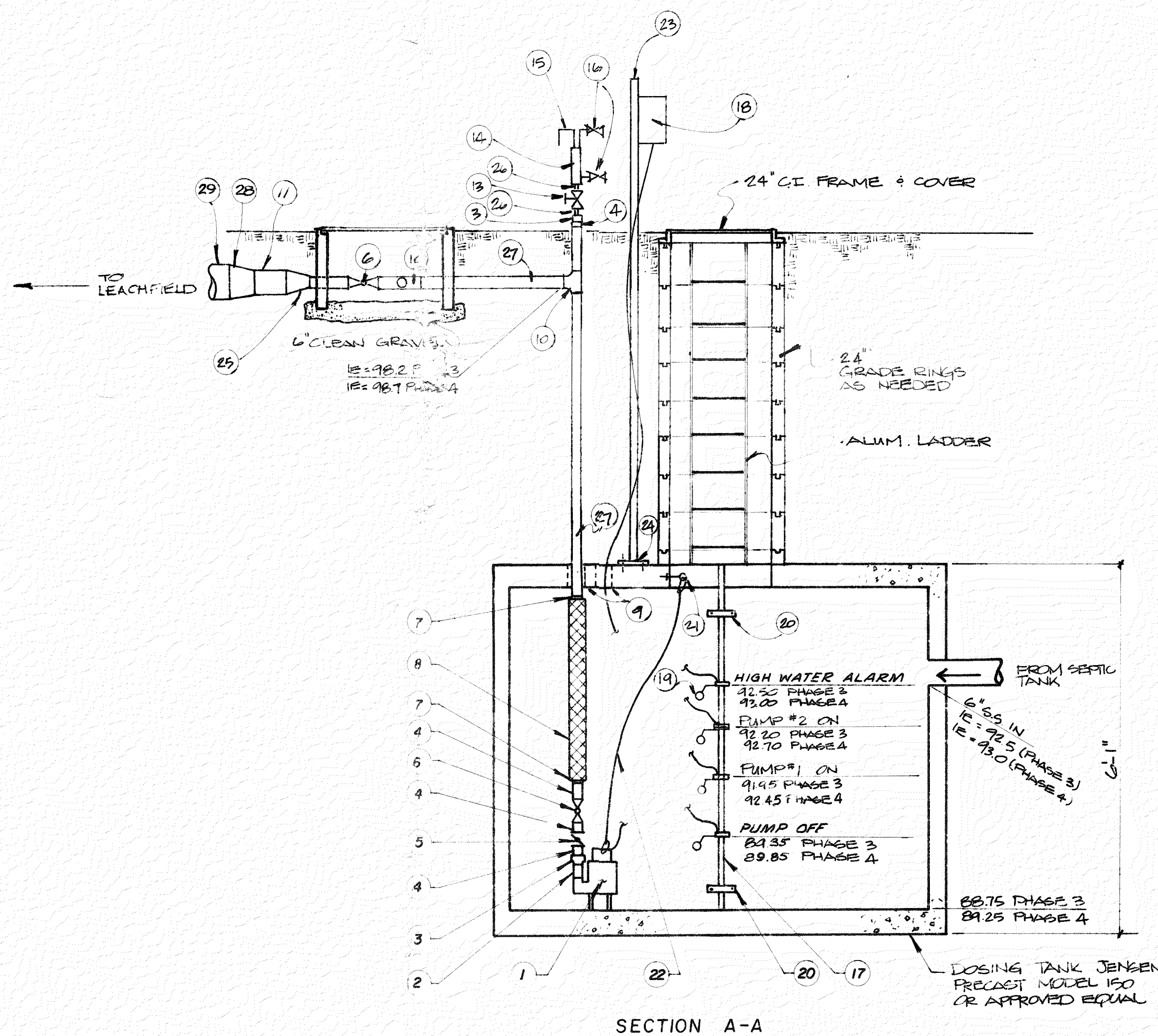
MATERIAL LIST - ONE PUMP STATION		
ITEM NO.	DESCRIPTION	QUANTITY
1	Pump-Sta-Rite 500S, 230V/10/60 Hz, or Equal	2
2	2" SCH 40 PVC Nipple	2
3	2" x 3" PVC Bushing	4
4	3" PVC Nipple	8
5	3" PVC Flapper Check Valve, Sta-Rite PW212-5, or Equal	2
6	3" PVC True-Union Ball Valve, Ryan HERCO, or Equal	5
7	Stainless Steel Hose Straps	4
8	3" Flexible Discharge Hose	2
9	Core-Drill 4" Hole, Fill w/Oakum & Caulk (Two for pipe, one for wires)	3
10	3" PVC Tee	4
11	4" SCH 40 PVC Pipe	See Sheet 3 of 6
13	2" Gate Valve	2
14	Sewage Air Release Valve, APCO #400 w/Blowoff & Flushing Connections, or Equal - 2" Inlet	2
15	1/2" Galv. Pipe & Ells to Turn Discharge Down	2 Lot
16	1" Gate Valve	4
17	1" PVC SCH 40 Pipe	7 L.F.
18	NEMA 4 Duplex Controller w/Alternator, and Pump Running Lights, Sta-Rite PW217-11B, 230V, or Equal	1
19	High-Water Alarm Float w/Horn & Warning Light, Sta-Rite PW217-13B, 115V, or Equal	1
20	6" Length of Unistrut, Bolt to Wall w/Expansion Bolts, and 1" Pipe Strap	2
21	1/2" Eyebolt Drilled in & Epoxied in Place	2
22	3/8" Polypropylene Rope & Snaphook	2 x 12 L.F.
23	2" Galv. Std. Pipe, Threaded One End	10 L.F.
24	2" Threaded Floor Flange & 4 Expansion Bolts	1
25	3" x 4" PVC Bushing or Reducer	2
26	2" x 2" Galv. Nipple	4
27	3" SCH 40 PVC Pipe	25 L.F.
28	4" x 6" PVC Reducer	2
29	6" SCH 40 PVC Pipe	See Sheet 3 of 6



ISOMETRIC VIEW



PLAN
N.T.S.



SECTION A-A

APPROVED
MAY 12 1989
STATE OF NEVADA
MANUFACTURED HOUSING DIVISION
CARSON CITY

PUMP STATION
N.T.S.

LUMOS & ASSOCIATES, INC.			
NO.	REVISION	DESCRIPTION	DATE

DOUBLE ROSE
MOBILE HOME PARK
DETAILS
PHASE 3 and 4
PRELIMINARY

DATE 5-88
DESIGNED BY CLM
DRAWN BY JTB
CHECKED BY JTB
JOB NO 897-06-1117
DRAWING NO
SHEET 6 OF 6