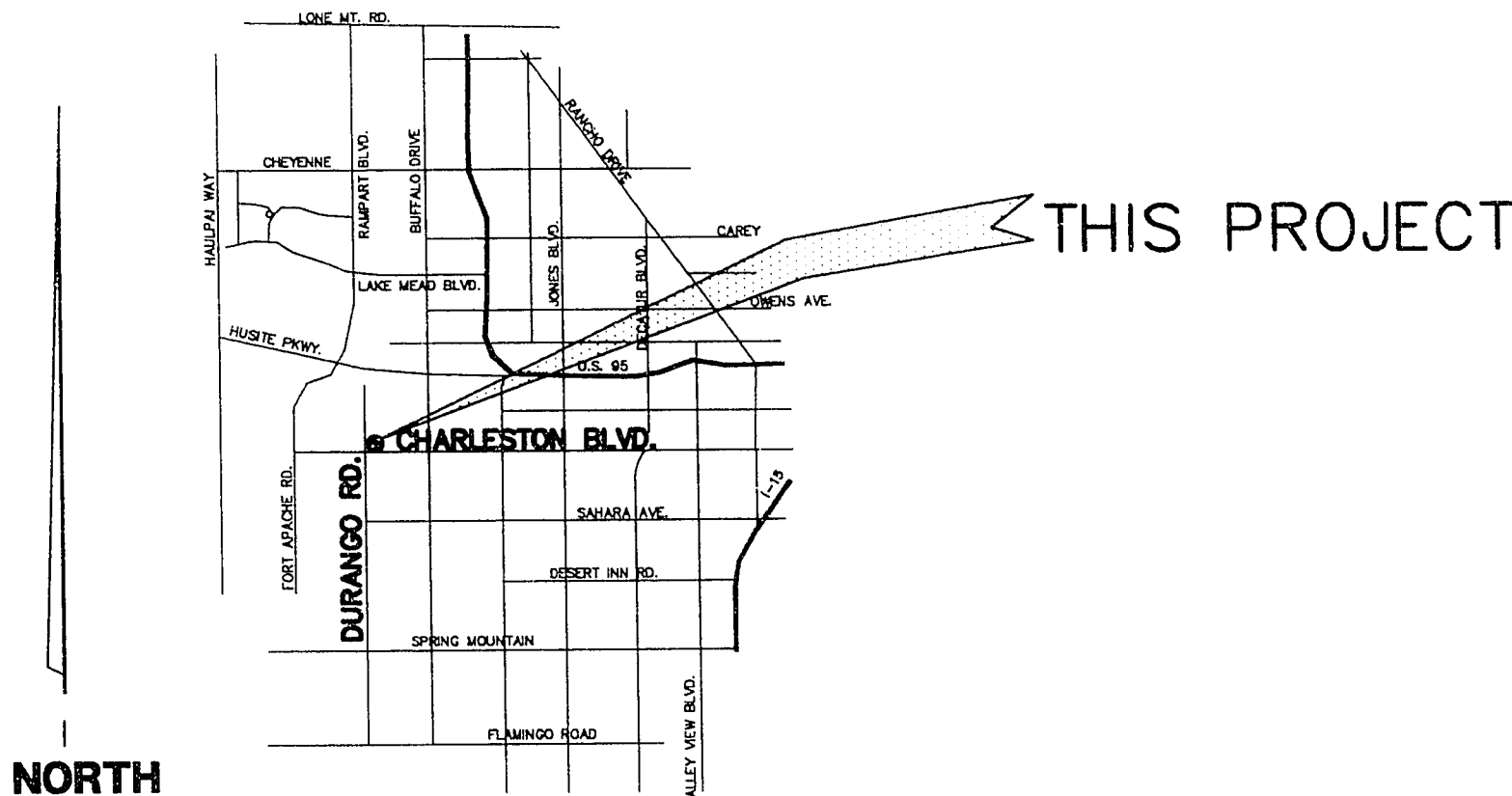


GENERAL NOTES

- 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", CITY OF LAS VEGAS; ANY 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.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH 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 ARE NOT SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING 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 RECONSTRUCTED SATISFACTORY TO THE CITY AND/OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- 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 WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 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.
- 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 AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE IN 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- 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.
- SIDEWALK 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.
- 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. EXTENT OF TRANSITIONS SHALL BE AS PER PLANS OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
- 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.
- 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 ACCORD WITH N.R.S. STATUTE NO. 625.550.
- 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.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- NO MORE THAN 0.10' SAG PER LENGTH OF SEWER PIPE PER CITY OF LAS VEGAS STANDARDS.

ANGEL COURT CONDOMINIUMS



DEVIATIONS FROM STANDARDS

- CUL DE SAC LENGTH EXCEEDS 500 FOOT MAX. LENGTH
- ENTRY OFF CHARLESTON DEVIATES FROM STANDARD DRAWING 222A
- HEAVENLY HILLS COURT TO HAVE STRAIGHT 2% CROSSFALL FROM CURB FACE TO CURB FACE (33'), TYPE "L" CURB & GUTTER BOTH SIDES.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF CHARLESTON BOULEVARD BEARS SOUTH 89°38'53" WEST PER PARCEL MAP: FILE 70, PAGE 24, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NUMBER 01V00 32SES BEING A RIVET & PLATE IN TOP OF CURB AT THE NE CORNER OF CHARLESTON BOULEVARD AND DURANGO DRIVE. ELEVATION = 2660.524

ENGINEER

L.R. NELSON
CONSULTING ENGINEERS

6075 SOUTH EASTERN AVENUE
LAS VEGAS, NEVADA 89119
(702) 798-7978

OWNER

ANGEL COURT INC.
2820 WEST CHARLESTON C-30
LAS VEGAS, NEVADA
89102
(702) 877-2820

DEVELOPER

SUNGATE DEVELOPMENT COMPANY
3760 S. JONES BLVD.
LAS VEGAS, NEVADA
89103
(702) 227-8777

SHEET INDEX

SHEET NO. 1 COVER SHEET
SHEET NO. 2 WATER PLAN
SHEET NO. 3 SEWER PLAN
SHEET NO. 4 STREET PLAN & PROFILE (HEAVENLY HILLS COURT)
SHEET NO. 5 GRADING PLAN
SHEET NO. 6 DETAIL SHEET

LEGAL DESCRIPTION

THE SOUTH HALF (S 1/2) OF GOVERNMENT LOT FIFTY-SIX (56), IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT.

APPROVALS

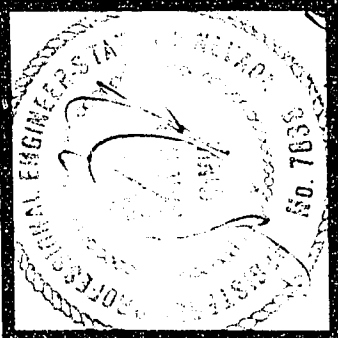
 9.29.93
CITY ENGINEER, CITY OF LAS VEGAS DATE
DENNIS ANDERSON, P.E.

NEVADA POWER COMPANY

APPROVED

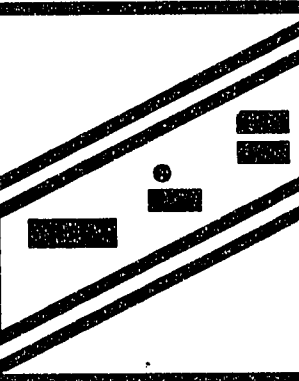
BY  9-16-93
DATE

APPROVAL OF THESE PLANS IS FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHTS AND SIGNAL INSTALLATIONS ONLY.



DESIGNED BY:	JR	DRAWN BY:	PEO	CHKD BY:	
JOB NUMBER:	408-003-922	DATE:	8-18-93		
NO.	REVISION		DATE	APPL	
				</	

L.R. NELSON
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COVER SHEET
ANGEL COURT CONDOMINIUMS
SUNGATE DEVELOPMENT COMPANY
CITY OF LAS VEGAS
NEVADA

SHEET NUMBER
1
OF 6 SHEETS