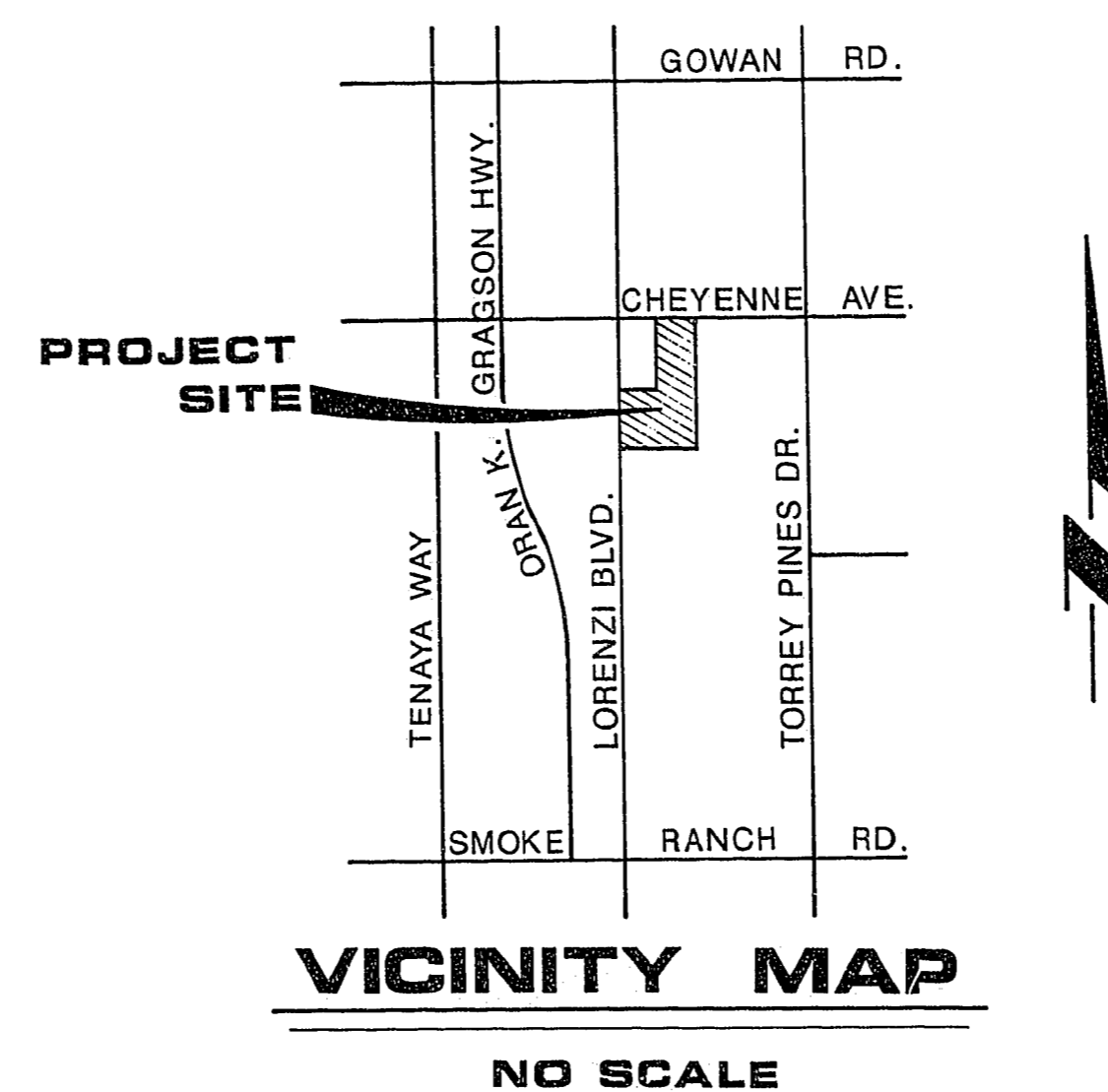


DESERT BREEZE SUBDIVISION

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.
- 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 OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES HAVE BEEN INSPECTED BY THE LAS VEGAS VALLEY 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 APPROVAL OF THE CITY ENGINEER.
- THE 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 TO BE DETERMINED BY THE CITY ENGINEER AND AS SHOWN ON PLANS.
- 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.
- 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.
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 118. EXACT LOCATION OF RAMPS SHALL BE DETERMINED IN THE FIELD BY A CITY INSPECTOR.
- CONCRETE TO BE DESIGNED FOR A 6.5 SACK MIX WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45 (OR AS DESIGNED BY THE SOILS ENGINEER). MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROPERTY.
- EXACT LOCATION OF ALL SAWCUT LINES SHALL BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF LAS VEGAS "DEPARTMENT OF BUILDING AND SAFETY" TWENTY-FOUR (24) HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL NOTIFY BRENNER & ASSOCIATES, INC. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE TIME REQUESTED FOR SAID STAKING WORK.
- CALL BEFORE YOU DIG: 1-800-227-2600.
- EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE BY WESTERN TECHNOLOGIES, INC., DATED JANUARY 23, 1987.



DEVELOPER

R.A. HOMES, INC.
FLAMINGO - PECOS PLAZA
3430 EAST FLAMINGO ROAD, SUITE 103
LAS VEGAS, NEVADA 89121

BENCH MARK

CLARK COUNTY DATUM #C001514N6
BLM BRASS CAP ABOUT 50' SOUTH AND
WEST OF INTERSECTION OF TWO DIRT ROADS.
1/4 MILE SOUTH OF CHEYENNE
CAP IS 0.80' ABOVE NATURAL GROUND
NORTH 1/16 CORNER
ELEV. 2304.14

Avoid cutting underground utility lines. It's costly.

Call
before you
Dig.

1-800-227-2600
UNDERGROUND SERVICE USA



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APPROVALS

	8-11-87
CITY ENGINEER	DATE
	9/19/87
CLV LAND DEVELOPMENT ENGINEER	DATE
	9/8/87
TRAFFIC ENGINEER, CLV	DATE
QUALITY CONTROL ENGINEER, CLV	DATE
	8-17-87
SANITATION ENGINEER, CLV	DATE
	9-4-87
FIRE MARSHAL, CLV	DATE
	8/25/87
ELECTRICAL COORDINATOR, CLV	DATE
	8-26-87
ELECTRICAL SUPERVISOR, CLV	DATE