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CITY OF LAS VEGAS GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST ISSUE; AND 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.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH 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 MAY NOT BE SHOWN ON THE PLANS.
3. 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 ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
4. 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.
5. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
6. TYPE V CEMENT SHALL BE USED IN ALL OFFSITE 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.
7. 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, 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.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
9. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
10. AC PAVEMENT TO BE 1/2" ABOVE TOP OF ALL GUTTERS OR VALLEY GUTTERS AFTER COMPACTION, EXCEPT AT HANDICAP RAMPS.
11. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
12. 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.
13. WHEELCHAIR 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.
14. CONTRACTOR SHALL PROVIDE A L NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE OUT OF THE ROADWAY. FLOWLINES AND FLOW CONSTRUCTION, THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE LAS VEGAS ENGINEER AND APPROVED BY THE CITY ENGINEER.
16. 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.
17. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS WITH N.R.S. STATUTE NO. 625.550.
18. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOANED OUT OF THE UTILITY COMPANY. FLOWLINES AND FLOW CONSTRUCTION, THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR. UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY.

CITY OF LAS VEGAS FIRE DEPT. NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS", AND ORDINANCE NO. 3318.
2. AUTHORIZED HYDRANTS FOR THIS PROJECT ARE
 - A - KENNEDY GUARD AN
 - B - MUELLER A-123 CENTURION
 - C - CLOW MODEL 2546 MALLION
3. ON ANY NEW HOME OR BUILDING CONSTRUCTION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES, AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
4. CONTRACTOR SHALL PLACE A GREEN REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT.
5. CALL THE LAS VEGAS FIRE DEPARTMENT AT 393-2888 FOR UNDERGROUND INSPECTION, PRESSURE, AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
6. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE NO. 3318 MUST BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
7. A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR WATER LINE AND FIRE HYDRANT INSTALLATIONS ON THE PRIVATE SIDE OF THE METER.
8. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT FOR VERIFICATION OF ON-SITE WATER SUPPLY.
9. ALL ON-SITE FIRE MAIN LATERALS MUST BE U.L. LISTED AND F.H. APPROVED.
10. FIRE HYDRANT SPACING:
 - RESIDENTIAL - 600' MAXIMUM
 - COMMERCIAL, INCLUDING MULTI-FAMILY - 500' MAXIMUM

FIRE HYDRANTS SHALL BE LOCATED WITHIN 500' OF ANY CONSTRUCTION OR COMBUSTIBLE OPEN STORAGE.
11. NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
12. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6' OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT, OR ANY OTHER OBSTRUCTION.
13. ENSURE THAT FIRE HYDRANTS ARE CONNECTED TO A DEPENDABLE WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW.

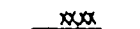
CLARK COUNTY AREA STD. DWG. NUMBER	DEVIATION DESCRIPTION	SHEETS AFFECTED
207	4.5' SIDEWALK WIDTH AND 50' RIGHT-OF-WAY WIDTH	2, 3, 4, 5, 6, 7, 8, 9



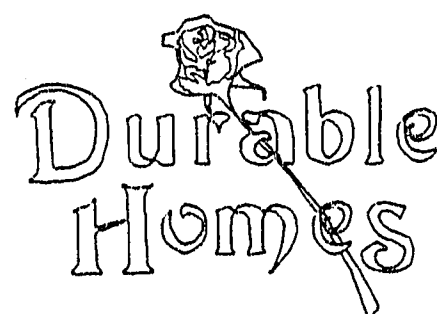
CITY OF LAS VEGAS SEWER NOTES

1. ALL SANITARY SEWER INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR SEWER WORKS CONSTRUCTION OF OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.
2. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
3. POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, AND INSTALLED WITH SAND BEDDING AND BACKFILL OR TYPE II GRAVEL.
4. ALL MANHOLES IN PAVED STREETS HAVING A RIGHT-OF-WAY OF 80 FEET OR LARGER SHALL HAVE CONCRETE COLLARS.
5. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" IN DIAMETER; CONNECTIONS TO 15" OR LARGER SIZE MAINS SHALL REQUIRE SPECIAL PROCEDURES.
6. A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18 INCHES UNDER A WATER MAIN MUST BE REINFORCED CONCRETE ENCASED PIPE WITH A MINIMUM COVER OF LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.

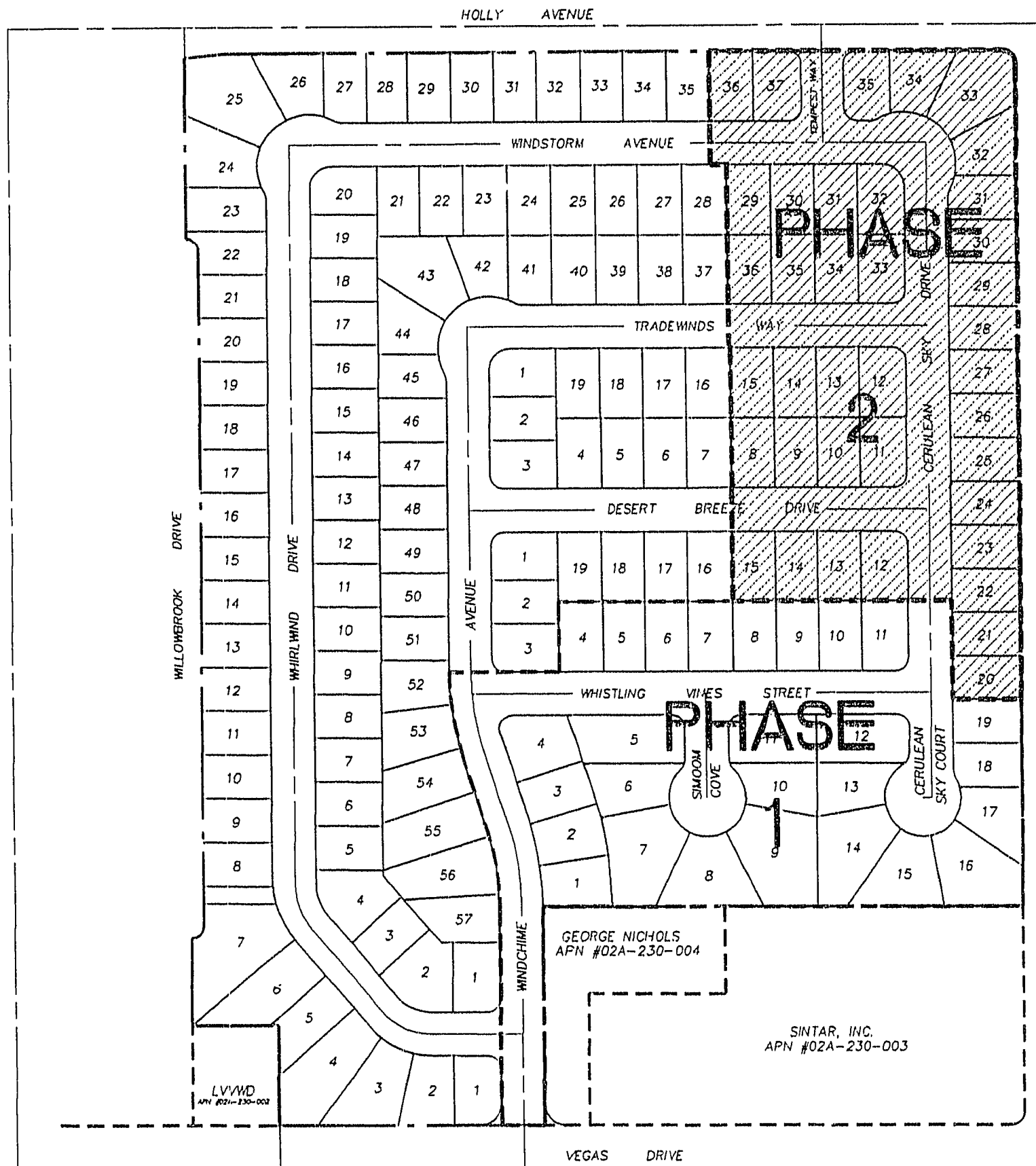
LEGEND

	SECTION OR DETAIL IDENTIFIER		FIRE HYDRANT
	SHEET ON WHICH SECTION OR DETAIL APPEARS IN PLANS.		MANHOLE
T.C.	TOP OF CURB		CLEANOUT
F.L.	FLOW LINE		GATE VALVE
F.G.	FINISHED GRADE		STREET NAME SIGN
B.C.R.	BACK OF CURB RETURN		STOP SIGN (R1-1)
A.C.	ASPHALTIC CONCRETE		STREET LIGHT
TYP.	TYPICAL		BLOCK NUMBER
EX.	EXISTING		PROPOSED GRADES
℄	CENTERLINE		
R	PROPERTY LINE		
T.W.	TOP OF WALL		
F.F.	FINISHED FLOOR		
O.C.	ON CENTER		
C.C.	CENTER TO CENTER		
C.M.U.	CONCRETE MASONRY UNIT		
T.R.	TOP OF RETAINING WALL		
T.F.	TOP OF FOOTING		
			2 : 1 SLOPE MAX.
			FINISHED PAD GRADE

WINDCHIME
RESIDENTIAL SUBDIVISION
PHASE 2



BEING A PORTION
OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 20,
TOWNSHIP 20 SOUTH, RANGE 61 EAST



KEY MAP

QUANTITIES

<u>STREET IMPROVEMENTS</u>	
2" ASPHALT CONCRETE PAVING	6,231 SY
TYPE I GRAVEL BASE	1,223 CY
TYPE II GRAVEL BASE	876 CY
1" TYPE CURB & GUTTER	3,160 LF
CONCRETE DRIVEWAY	2,236 SF
VALLEY CUTTER	2,232 SF
SIDEWALK	11,848 SF
11" DIAMET RAMP	8 EA
SURVEY MONUMENTS	5 EA
<u>SEWER</u>	
4" PVC SEWER PIPE	1,081 LF
8" PVC SEWER PIPE	697 LF
8" PVC PLUG	3 EA
SEWER MANHOLES UNDER 6 FEET	3 EA
CONCRETE ENCASEMENT	368 LF
<u>STREET LIGHTS</u>	
100 W HPS	10 EA
<u>WATER</u>	
8" PVC WATERLINE	1,532 LF
6" PVC WATERLINE	58 LF
8" x 8" THE	4 EA
8" x 8" THE	3 EA
8" x 45" BEND	2 EA
8" CAP	2 EA
8" GATE VALVE	7 EA
6" GATE VALVE	2 EA
FIRE HYDRANT ASSEMBLY	2 EA
PIPE BLOW-OUT ASSEMBLY	3 EA
<u>SERVICES TO LOTS</u>	
WATER SERVICE	37 EA
POWER SERVICE	37 EA
TELEPHONE SERVICE	37 EA
<u>SIGNS</u>	
STREET/STOP SIGNS	7 EA

- THESE QUANTITIES ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR EXACT QUANTITIES FOR BIDDING PURPOSES.

OWNER AND DEVELOPER

DURABLE HOMES
2800 WEST SAHARA #BE
LAS VEGAS, NV. 89102
(702) 362-2000

APPROVALS

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

H. Braybrooke for Sheets 4-7 8.20.92

George King 8-17-9
NEVADA POWER COMPANY DATE

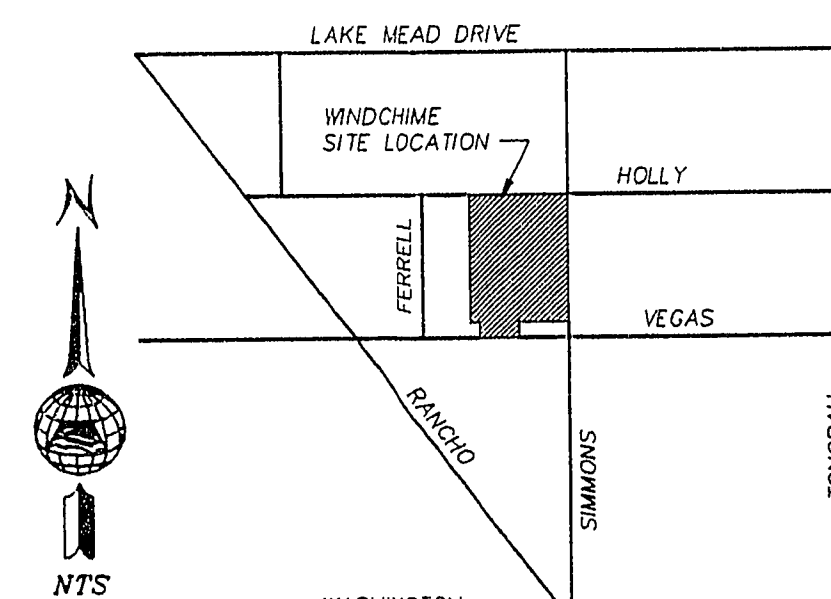
David Boverman 8/19/92
CITY OF LAS VEGAS FIRE MARSHALL DATE
DAVE BOVERMAN

INDEX TO DRAWINGS

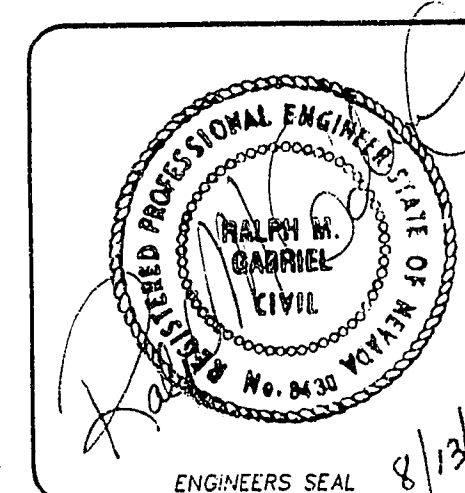
1. COVER SHEET
2. HORIZONTAL CONTROL PLAN - PHASE 2
3. GRADING PLAN - PHASE 2
4. UTILITY PLAN - PHASE 2
5. PLAN AND PROFILE, CERULEAN SKY and WINDSTORM
6. PLAN AND PROFILE, HOLLY AVE. and TEMPEST WAY
7. PLAN AND PROFILE, TRADEWINDS and DESERT BREEZE

CONTRACTOR NOTE:

ALL STREET ELEVATIONS DEPICTED ON THESE PLANS SPECIFY FINAL DESIGN ELEVATIONS. AT THE DEVELOPER'S OPTION THE CONTRACTOR MAY ADJUST PAVEMENT ELEVATIONS ACCORDINGLY TO ACCOMMODATE THE CITY OF LAS VEGAS' TWO STAGE PAVING POLICY.



VICINITY MAP



Job Number 7089.401	Drawn by E.O.	Scale AS SHOWN	Church Engineering of Nevada, Inc. Consulting Engineers 8600 W. Charleston Blvd. Suite 400 Las Vegas, Nv. 89102 Phone 878-6244 Telex 878-6244 Servisys	No.	REVISIONS	Date
	Checked by LMD	File No.				
Sheet Number 1 OF 7	Date	401IMP				