

Avoid cutting underground utility lines in a costly.

Call
before you
Dig

1-800-227-2600

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST EDITION, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST EDITION, 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 AS "DEVIATIONS FROM STANDARDS".
-SEE DEVIATIONS FROM STANDARDS-
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND 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 AND 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.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT UTILITY LINES, STRUCTURES, AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OF STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 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.
- 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 1/2" ABOVE UP OF ALL GUTTERS OR VALLEY GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS IT WILL BE FLUSH.
- 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 WATER TESTED AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- 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 ACCESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- 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 ACCORDANCE WITH N.E.S. STATUTE NO. 625.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
- 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.

CITY OF LAS VEGAS FIRE DEPT. NOTES

- 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.
- AUTHORIZED HYDRANTS FOR THIS PROJECT ARE
 - KENNEDY GUARDIAN
 - MUELLER A-123 CENTURION
 - CLOW MODEL 2546 MEDALLION
- 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.
- CONTRACTOR SHALL PLACE A GREEN REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANTS.
- CALL THE LAS VEGAS FIRE DEPARTMENT AT 383-2888 FOR UNDERGROUND INSPECTION, PRESSURE, AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE NO. 3318 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR WATER LINE AND FIRE HYDRANT INSTALLATIONS ON THE PRIVATE SIDE OF THE METER.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT FOR VERIFICATION OF ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN LATERALS MUST BE U.L. LISTED AND F.H. APPROVED.
- 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.
- 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.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6' OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT, OR ANY OTHER OBSTRUCTION.
- ENSURE THAT FIRE HYDRANTS ARE CONNECTED TO A DEPENDABLE WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW.

*** DEVIATIONS FROM STANDARDS

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

- CONCRETE ENCASED SEWER LATERALS



CITY OF LAS VEGAS SEWER NOTES

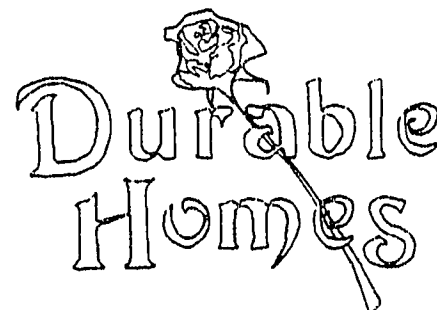
- ALL SANITARY SEWER INSTALLATIONS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, AND SHALL ALSO CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, LATEST EDITION, UNLESS OTHERWISE NOTED.
- CHISEL "S" OR "C" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, AND INSTALLED WITH SAND BEDDING AND BACKFILL OR TYPE II GRAVEL.
- ALL MANHOLES IN PAVED STREETS HAVING A RIGHT-OF-WAY OF 80 FEET OR LARGER SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" IN DIAMETER; CONNECTIONS TO 15" OR LARGER SIZED MAINS SHALL REQUIRE SPECIAL PROCEDURES.
- A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18 INCHES UNDER A WATER MAIN MUST BE REINFORCED CONCRETE ENCASED PIPE FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.

LEGEND

PROPOSED	EXISTING	
A - SECTION OR DETAIL IDENTIFIER		
1" - SHEET ON WHICH SECTION OR DETAIL IS DRAWN.		
T.C. - TOP OF CURB		BLow-OFF
F.C. - FACE OF CURB		FIRE HYDRANT
F.L. - FLOW LINE		MANHOLE
F.G. - FINISHED GRADE		CLEANOUT
B.C.R. - BACK OF CURB RETURN		GATE VALVE
A.C. - ASPHALTIC CONCRETE		STREET NAME SIGN
TYP. - TYPICAL		STOP SIGN (R1-1)
EX. - EXISTING		STREET LIGHT
C. - CENTERLINE		BLOCK NUMBER
PL - PROPERTY LINE		FINISHED GRADES
T.R. - TOP OF RETAINING WALL		FUTURE FINISHED GRADES
F.F. - FINISHED FLOOR		
O.C. - ON CENTER		
C.C. - CENTER TO CENTER		2 : 1 SLOPE MAX.
C.M.U. - CONCRETE MASONRY UNIT		LOT NUMBER
G.B. - GRADE BREAK		FINISHED PAD ELEVATION
H.P. - HIGH POINT		RETAINING WALL
14 - LOT NUMBER		1 1/4" PVC CONDUIT FOR STREETLIGHTS
GR - GRADIENT		DRIVEWAY
B.C. - BACK OF CURB		
S.G. - SUB GRADE		
□ - 3 1/2" PULL BOX		

WINDCHIME RESIDENTIAL SUBDIVISION

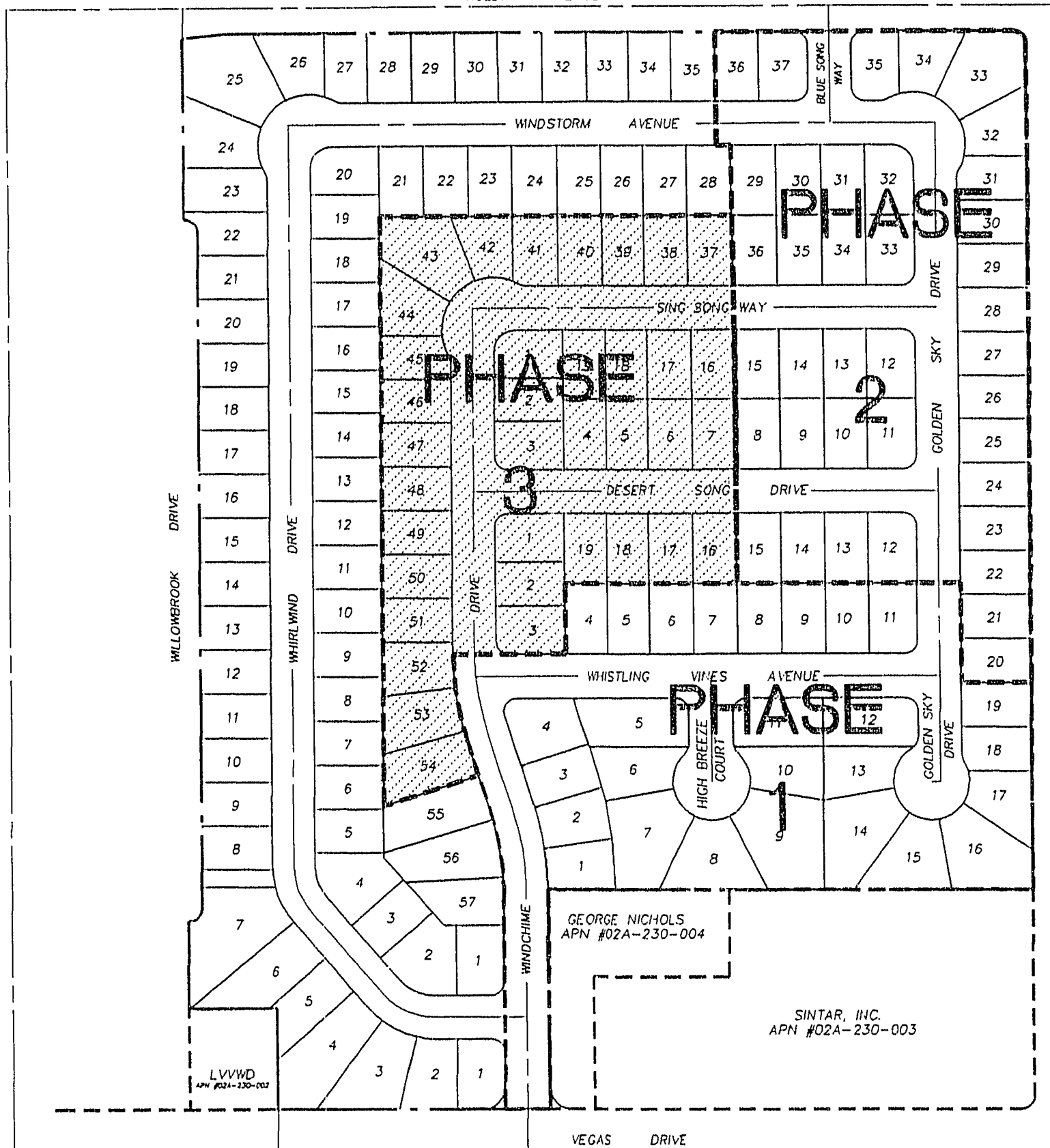
PHASE 3



BEING A PORTION OF THE SOUTHEAST QUARTER (SE1/4)
OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20,
TOWNSHIP 20 SOUTH, RANGE 61 EAST
PHASE 3 AREA = 4.76 ACRES
PHASE 3 TOTAL LOTS = 36

OWNER AND DEVELOPER

DURABLE HOMES
2800 WEST SAHARA #8E
LAS VEGAS, NV. 89102
(702) 362-2000



KEY MAP

QUANTITIES

WATER

8" PVC WATERLINE	904 LF
8" 45° BEND	2 EA
8"x 8" TEE	1 EA
8" GATE VALVE	1 EA
6" PVC WATERLINE	22 LF
6" GATE VALVE	2 EA
8"x 6" TEE	2 EA
FIRE HYDRANT ASSEMBLY	2 EA
3/4" WATER SERVIC with 5/8" METER	33 EA

SEWER

8" PVC SEWER	768 LF
4" PVC SEWER LATERAL	943 LF
MANHOLES	3 EA
CONCRETE ENCASEMENT	284 LF

STREETS

2" ASPHALTIC CONCRETE	4,107 SY
"L" TYPE CURB & GUTTER	2,062 LF
TYPE I AGGREGATE BASE	760 CY
TYPE II AGGREGATE BASE	570 CY
4" THICK CONCRETE SIDEWALK	9,280 SF

MISC.

100w HPS STREETLIGHTS	6 EA
STREET NAME SIGNS	3 EA
HANDICAP RAMPS	2 EA

* THESE QUANTITIES ARE AN ESTIMATE ONLY.
THE CONTRACTOR IS RESPONSIBLE FOR
EXACT QUANTITIES FOR BIDDING PURPOSES.

BENCHMARK

SET DRIVE RIVET IN A 2"x2" ALUMINUM
PLATE, IN DRILLED HOLE WITH EPOXY
GLUE, IN TOP OF CURB, NORTHEAST
CORNER OF VEGAS DR. & RANCHO DR.
NEAR THE PC OF RANCHO DR.
ELEV: 2114.749

APPROVALS

[Signature] 11-18-92
CITY OF LAS VEGAS ENGINEER
DENNIS ANDERSON, P.E.
DATE

[Signature] 11/25/92
LAS VEGAS VALLEY WATER DISTRICT
GEORGE A. JACOB
DATE

[Signature] 11/19/92
NEVADA POWER COMPANY
DATE

[Signature] 11/19/92
CITY OF LAS VEGAS FIRE MARSHALL
DAVE BOVERMAN
DATE

INDEX TO DRAWINGS

- COVER SHEET
- HORIZONTAL CONTROL PLAN - PHASE 3
- GRADING PLAN - PHASE 3
- UTILITY PLAN - PHASE 3
- WINDCHIME DRIVE - PLAN AND PROFILE
- SING SONG WAY - PLAN AND PROFILE
- DESERT SONG DRIVE - PLAN AND PROFILE

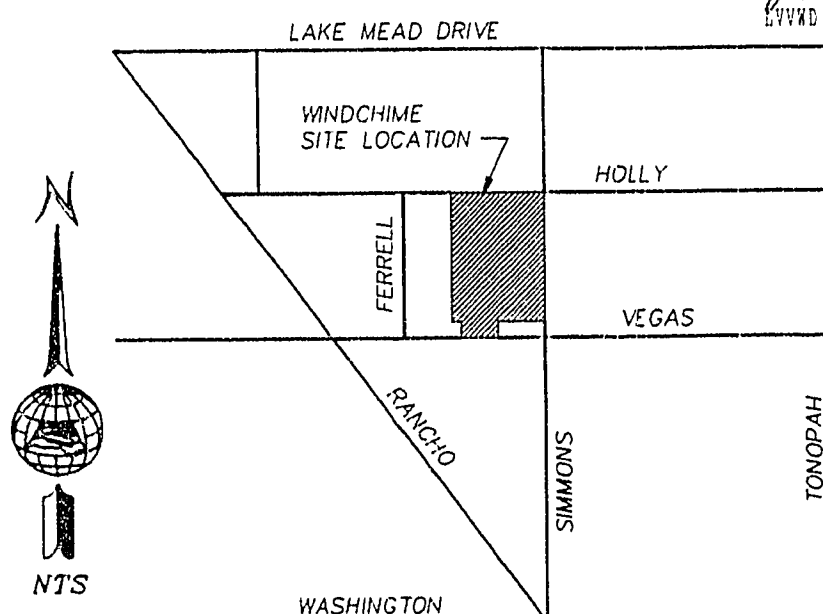
CONTRACTOR NOTE:

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.

PROJECT NAME: WINDCHIME PHASE 3

This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is NOT APPROVED FOR CONSTRUCTION at this time and this approval does not provide or imply a water commitment.

[Signature] 11/10/92
EVID



VICINITY MAP

