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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 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.
- 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.
- 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 OR OWNING UTILITY CO., 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 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.
- 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 DAMAGES 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.
- 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 LIP OF ALL GUTTERS OR VALLEY 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 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.
- 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 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.

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:
 - A - KENNEDY GUARDIAN
 - B - MUELLER A-123 CENTURION
 - C - 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' MAXIMUMFIRE 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

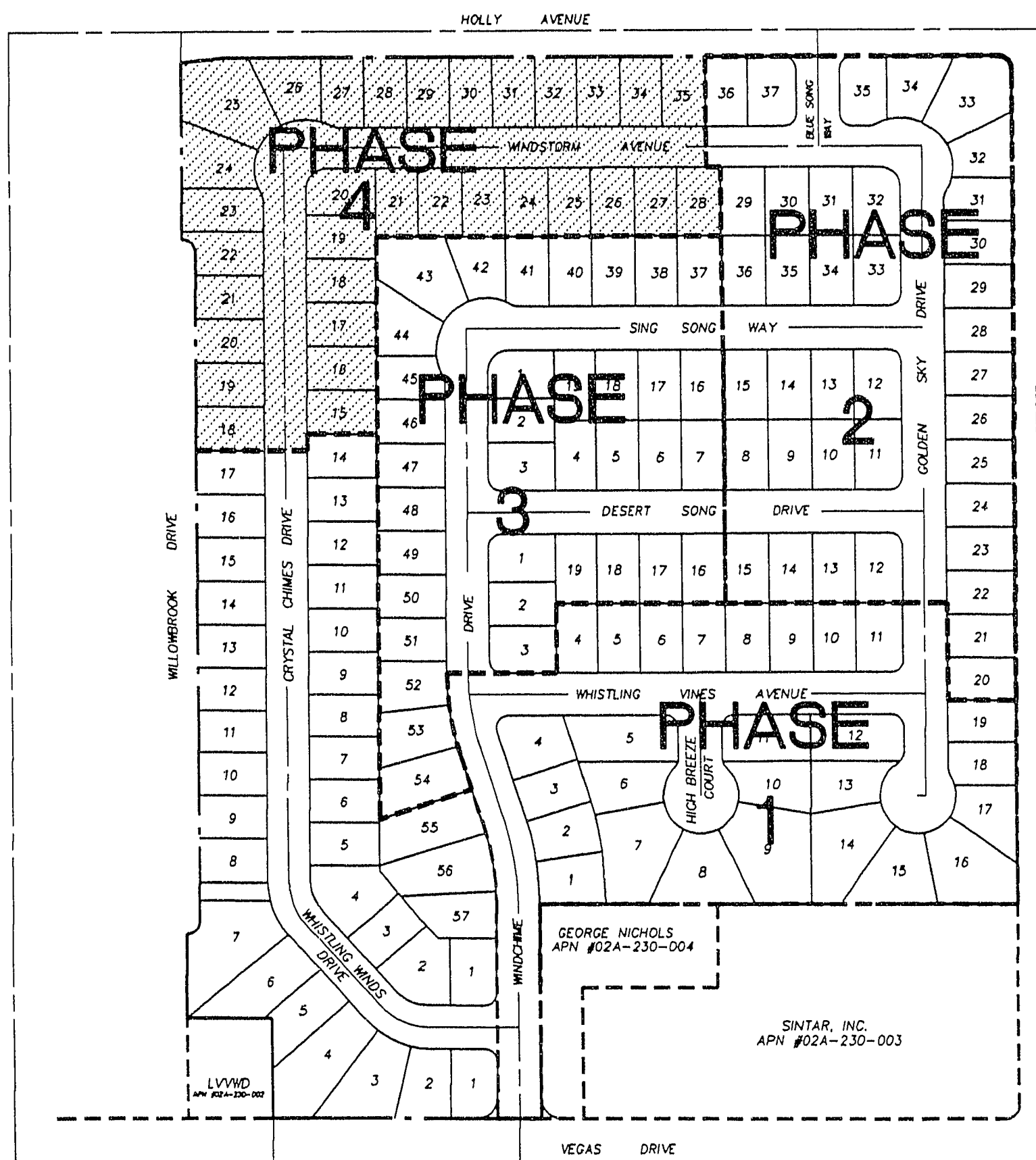
CLARK COUNTY AREA STD. DWG. NUMBER	DEVIATION DESCRIPTION	SHEETS AFFECTED
207	4.5' SIDEWALK WIDTH AND 50' RIGHT-OF-WAY WIDTH	2, 3, 4, 5, 6
	SEWER SLOPE AT 0.33 PERCENT	4 & 5
207	OFFSET CROWN	8

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

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



KEY MAP

QUANTITY ESTIMATE

WATER

8" PVC WATERLINE	799 LF
6" PVC WATERLINE	24 LF
6" GATE VALVE	1 EA
6" GATE VALVE	2 EA
6" 90° BEND	1 EA
8" X 6" TEE	2 EA
FIRE HYDRANT ASSEMBLY	2 EA
3/4" WATER SERVICE with 5/8" METER	31 EA

SEWER

8" PVC SEWER	910 LF
4" PVC SEWER LATERAL	920 LF
MANHOLES	2 EA

STREETS

2" ASPHALTIC CONCRETE **	4,668 SY
"L" TYPE CURB & GUTTER	2,280 LF
TYPE I AGGREGATE BASE	954 CY
TYPE II AGGREGATE BASE	728 CY
4" THICK CONCRETE SIDEWALK	10,566 SF

MISC.

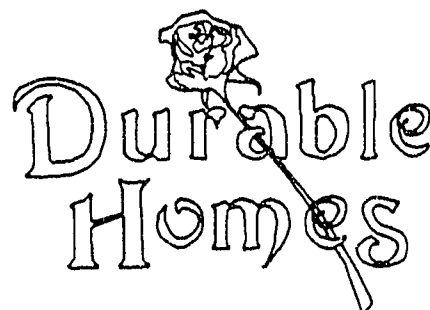
100w HPS STREETLIGHTS	4 EA
STREET NAME SIGNS	1 EA

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

** QUANTITY AND BOND AMOUNT EXCLUDE A.C. AND BASE FOR HOLLY AVE. WEST OF STATION 5+18, SEE SHEET 7.

WINDCHIME RESIDENTIAL SUBDIVISION

PHASE 4 CONSISTING OF 32 LOTS ON 4.12± ACRES

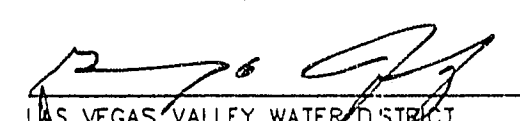
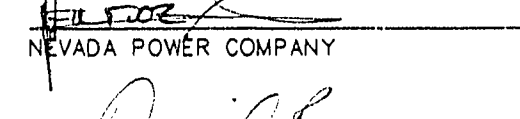


BEING A PORTION OF THE SOUTHEAST (SE 1/4),
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20,
TOWNSHIP 20 SOUTH, RANGE 61 EAST

OWNER AND DEVELOPER

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

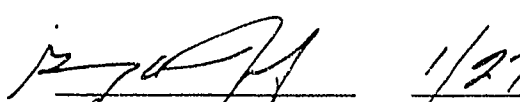
APPROVALS

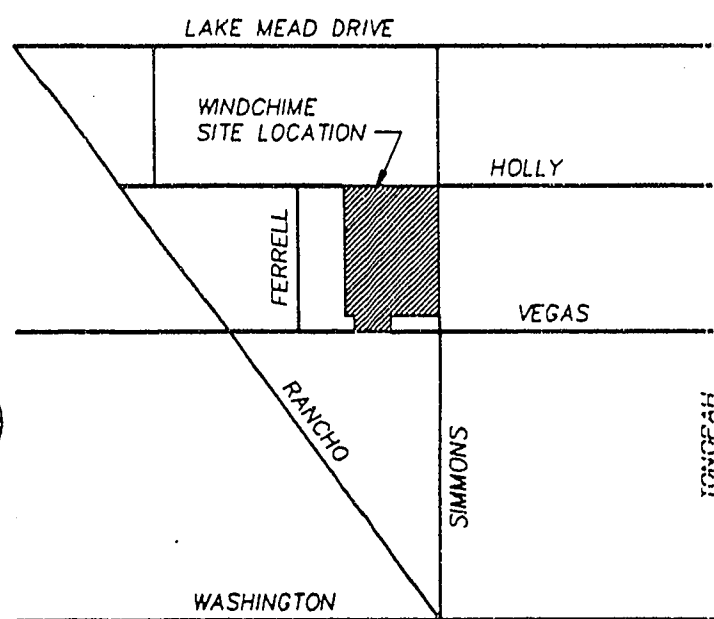
 2-19-93 DATE
CITY OF LAS VEGAS ENGINEER
DENNIS ANDERSON, P.E.
 5/25/93 DATE
LAS VEGAS VALLEY WATER DISTRICT
GEORGE A. JACOBY
 1-27-93 DATE
NEVADA POWER COMPANY
DAVID BREEMAN
CITY OF LAS VEGAS FIRE MARSHALL
DAVE BOVERMAN

INDEX TO DRAWINGS

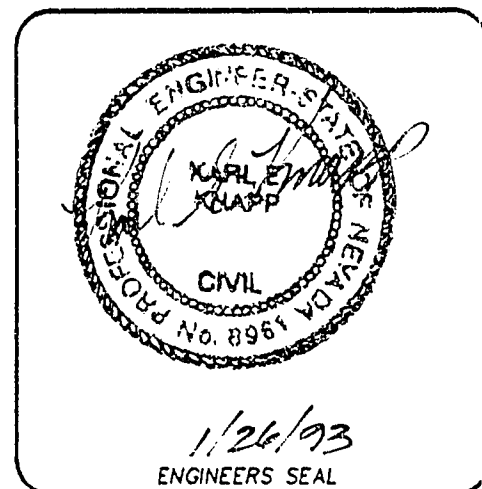
- COVER SHEET
- HORIZONTAL CONTROL PLAN - PHASE 4
- GRADING PLAN - PHASE 4
- UTILITY PLAN - PHASE 4
- WINDSTORM AVENUE - PLAN AND PROFILE
- CRYSTAL CHIMES DRIVE - PLAN AND PROFILE
- HOLLY AVENUE - PLAN AND PROFILE
- WILLOWBROOK DRIVE - PLAN AND PROFILE

PROJECT NAME: WINDCHIME PHASE 4
(SHT. 4)
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 signature does not provide or imply a water commitment.

 1/27/93 DATE
LVWD DECE



VICINITY MAP



Date	Appr.	Date	Init.	No.	REVISIONS	Church Engineering of Nevada, Inc.
						6600 W. Charleston Blvd. Suite 140 No. 89102 Las Vegas, NV. 89102 (702) 378-6244
						Consulting Engineers Planners Surveyors
						WINDCHIME PHASE 4
						COVER SHEET
						Scale AS SHOWN
						File No. 401IMP4
						Drawn by KTB
						Checked by LMB
						Date JAN 28, 1993
						Job Number 7089 401
						Sheet Number 1 OF 8