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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 DRAWINGS 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, THE CONTRACTOR SHALL OBSERVE AND RECORD THE AVAILABLE RECORDS. THE CONTRACTOR SHALL BE 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 CONVEYANCE 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 SHALL BE THE CONTRACTOR'S REPAIR AND OR RECONSTRUCTED SATISFACTORY TO THE CITY ENGINEER AT THE CONTRACTOR'S 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 PERSONNEL PRIOR TO USE ON THE PROJECT.
7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATIONS AND EXISTING SURFACES 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 LIP 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 ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FORTHY DRAINAGE 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.
15. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS 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 TO AVAILABLE RECORDS WITH N.R.S. STATUTE NO. 625.50.
18. THE CONTRACTOR SHALL PROVIDE BARRIERS, 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 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 PUBLIC 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 FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE WATER MAIN.

CLARK COUNTY AREA STD. DWG. NUMBER	DEVIATION DESCRIPTION	SHEETS AFFECTED
1.) 207	4.5' SIDEWALK WIDTH AND 50' RIGHT-OF-WAY WIDTH	2, 3, 4, 5, 6
2.)	SEWER SLOPE AT 0.33%	4 & 5
3.) 228	6' WIDE VALLEY GUTTER	7
4.) 236	SIDEWALK DRAIN	3, 7

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. 3677.
2. AUTHORIZED HYDRANTS FOR THIS PROJECT ARE
 - A - KENNEDY GUARDIAN
 - B - MUELLER A-423 CENTURION
 - C - CLOW MODEL 2546 MEDALLION
3. ON ANY NEW HOME OR BUILDING INSTALLATION, 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 BLUE REFLECTIVE MARKER AT CENTERLINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE NO. 3677 TO IDENTIFY FIRE HYDRANT LOCATIONS.
5. CALL THE LAS VEGAS BUILDING DEPARTMENT AT 229-2071 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. 3677 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
7. A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT WORK. PERMIT AND CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.
8. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
9. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
10. FIRE HYDRANT SPACING:
 - RESIDENTIAL - 500 FEET UNSPRINKLERED, 600 FEET SPRINKLERED
 - COMMERCIAL, INCLUDING MULTI-FAMILY - 300 FEET UNSPRINKLERED, 400 FEET SPRINKLERED.
11. NO FIRE HYDRANT SHALL BE LOCATED WITHIN THE REQUIRED RADII OF 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. NOT MORE THAN 2 HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
14. THE TURNING RADIUS OF ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE SHALL BE NOT LESS THAN 45 FEET OUTSIDE RADIUS AND 22 FEET INSIDE RADIUS.
15. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM THE APPROVED TURNAROUND VEHICLE ACCESS. (SEE EXCEPTIONS IN U.F.C. 88. SECTION 10.207).
16. ALL DEAD END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES PUBLIC OR PRIVATE IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AREA. SEE ORDINANCE NO. 3677.

REVISÉ 2/93

LEGEND

	SECTION OR DETAIL IDENTIFIER	<u>PROPOSED</u>	<u>FUTURE</u>
	SHEET ON WHICH SECTION OR DETAIL IS DRAWN.		BLOW-OFF
T.C.	TOP OF CURB		FIRE HYDRANT
F.C.	FACE OF CURB		MANHOLE
F.L.	FLOW LINE		CLEANOUT
F.G.	FINISHED GRADE		GATE VALVE
B.C.R.	BACK OF CURB RETURN		STREET NAME SIGN
A.C.	ASPHALTIC CONCRETE		STOP SIGN (R1-1)
T.Y.	TYPICAL		STREET LIGHT
E.X.	EXISTING		
C.	CENTERLINE		BLOCK NUMBER
R.	PROPERTY LINE		PROPOSED FINISHED GRADES
T.R.	TOP OF RETAINING WALL		FUTURE FINISHED GRADES
F.F.	FINISHED FLOOR		
O.C.	ON CENTER		
C.U.	CENTER TO CENTER		
G.W.	CONCRETE MASONRY UNIT		
G.B.	GRADE BREAK		
H.P.	HIGH POINT		
L4	LOT NUMBER		
	GRADIENT		
B.C.	BACK OF CURB		
S.G.	SUB GRADE		

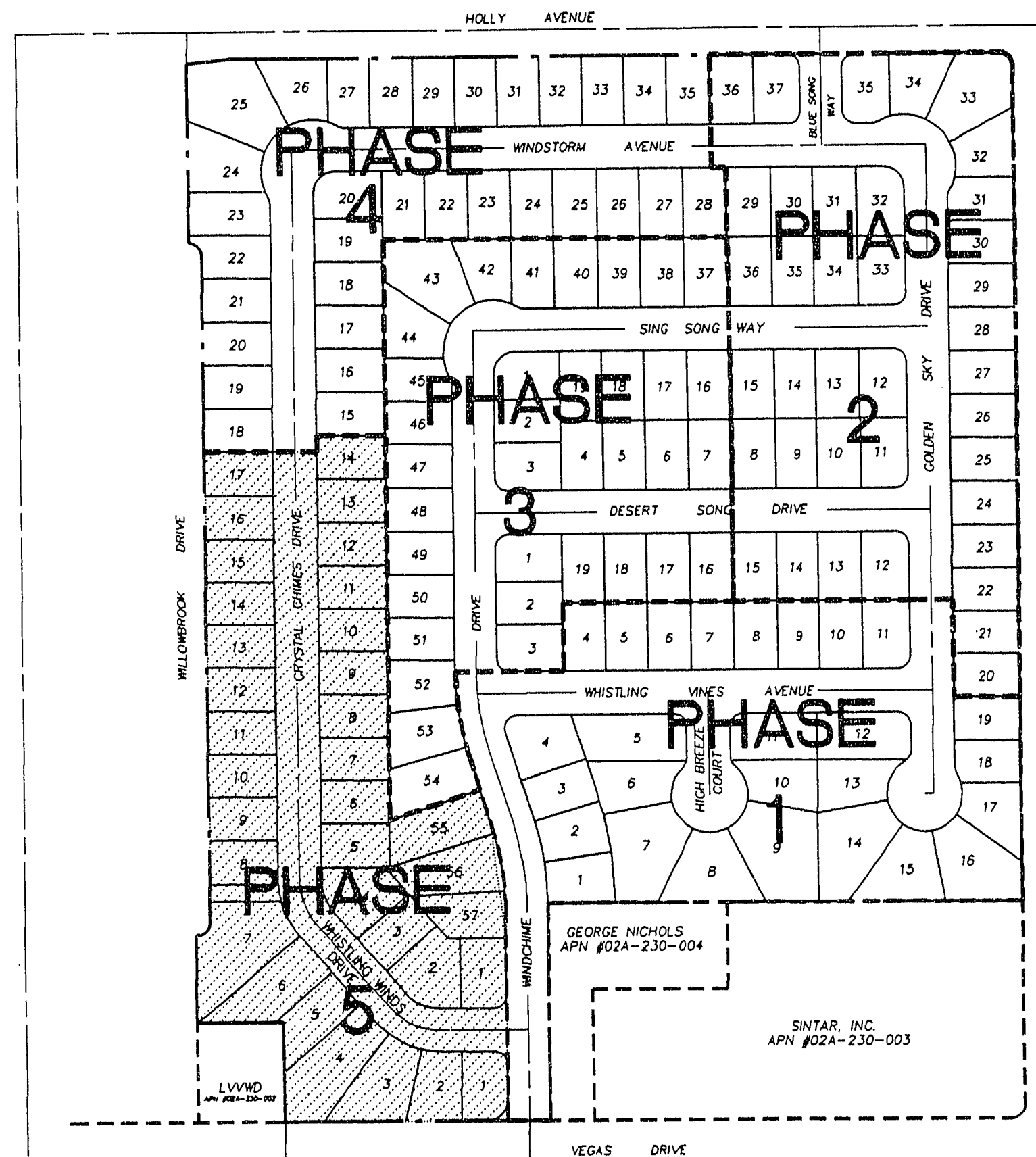
WINDCHIME RESIDENTIAL SUBDIVISION

PHASE 5
CONSISTING OF 34 LOTS
AND 4.70± ACRES



Durable
Homes

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



KEY MAP

QUANTITIES •

WATER

8" PVC WATERLINE	778 LF
6" PVC WATERLINE	11 LF
6" GATE VALVE	1 EA
8" 45° BEND	2 EA
8" X 6" TEE	1 EA
6" FIRE HYDRANT ASSEMBLY	1 EA
3/4" WATER SERVICE with 5/8" METER	30 EA

SEWER

8" PVC SEWER	702 LF
4" PVC SEWER LATERAL	1,040 LF
MANHOLES	3 EA

STREETS

2" ASPHALTIC CONCRETE	3,333	SY
"L" TYPE CURB & GUTTER	1,622	LF
TYPE I AGGREGATE BASE	635	CY
TYPE II AGGREGATE BASE	456	CY
4" THICK CONCRETE SIDEWALK	8,169	SF
VALLEY GUTTER	66	SF

MISC.

100w HPS STREETLIGHTS	5 EA
3-1/2 PULL BOX	1 EA
STREET NAME SIGNS (D-3)	2 EA
SIDEWALK DRAIN	1 EA
TWIN SIDEWALK DRAINS	3 EA
6" THICK CONCRETE LINING	1,600 SF

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

OWNER AND DEVELOPER

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

APPROVALS

 5-18-93
CITY OF LAS VEGAS ENGINEER DATE
DENNIS ANDERSON, P.E.

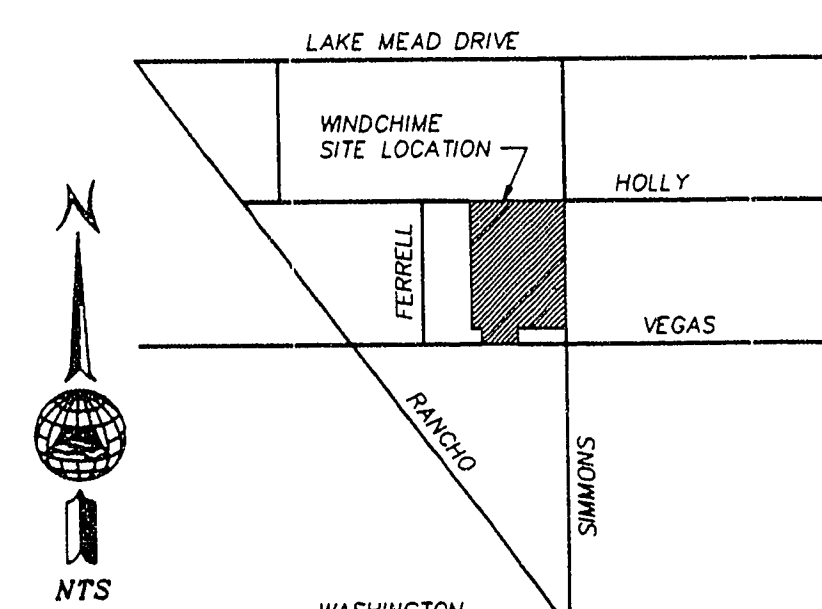

7/27/93
 LAS VEGAS VALLEY WATER DISTRICT DATE

Arthur Lewis 4-6-93
NEVADA POWER COMPANY DATE

Chaparral 4-7-93
CITY OF LAS VEGAS FIRE MARSHALL DATE
DAVE BOVERMAN

INDEX TO DRAWINGS

1. COVER SHEET
2. HORIZONTAL CONTROL PLAN - PHASE 5
3. GRADING PLAN - PHASE 5
4. UTILITY PLAN - PHASE 5
5. CRYSTAL CHIMES DRIVE - PLAN AND PROFILE
6. WHISTLING WINDS DRIVE - PLAN AND PROFILE
7. WILLOWBROOK DRIVE - PLAN + PROFILE



VICINITY MAP

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

Job Number 7089.401	Drawn by KTB/wgc	Scale AS SHOWN	COVER SHEET	WINDCHIME PHASE 5	 Church Engineering of Nevada., Inc. Consulting Engineers Suite 40 6600 W. Charleston Blvd. Las Vegas, Nv. 89102 (702) 878-6244	No.	REVISIONS		Date	
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Date MAR. 26, 1993	401IMP5									
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