

# IMPROVEMENT PLANS

# BREAMOOR HEIGHTS

## PHASE II

### (A RESIDENTIAL PLANNED DEVELOPMENT)

#### PARCEL 0, THE ARBORS AT SUMMERLIN, VILLAGE 11

#### GENERAL NOTES:

1. 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, CLARK COUNTY AREA NEVADA", LATEST ISSUE; SUMMERLIN'S IMPROVEMENT STANDARDS SIGNED BY CITY OF LAS VEGAS, 2/2/93; AND SUMMERLIN'S DEVELOPMENT STANDARDS THE UNIFORM BUILDING CODE; AND ALL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS."
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD AND 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 INTERFERENCE WHICH MAY EFFECT 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.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, AND STREET 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 REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM AT 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. EXPANSION JOINTS REQUIRED EVERY 150' MAXIMUM IN EXTRUDED CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION EXCEPT AT SIDEWALK RAMPS. FINISH GRADE PAVEMENT AT CROSS GUTTERS TO BE 1/4" ABOVE LIP PER SUMMERLIN IMPROVEMENT STANDARDS S-64.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. CURB AND GUTTER WITH A GRADE OF LESS THAN 0.50% FOR 'L' CURB AND 0.60% FOR 30" ROLL CURB SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING S-77. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
12. 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 AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY ENGINEER.
13. 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.
14. 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.
15. 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.R.S. STATUTE NO. 625.550.
16. 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.
17. WALL NOTES:
  - A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
  - B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CITY OF LAS VEGAS BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.
19. IF THE SEWER MAIN IS OVER THE WATER MAIN, OR LESS THAN 18 INCHES UNDER THE WATER MAIN, THEN CONCRETE ENCASE THE SEWER MAIN TO FEET ON BOTH SIDES OF THE WATER MAIN, OR USE WATER QUALITY SEWER PIPE.

REVISED 12/92

#### LEGEND

FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
NG	NATURAL GROUND
TC	TOP OF CURB
43	LOT NUMBER
29.7	BUILDING PAD ELEVATION
	LARGEST BUILDING PAD ENVELOPE (RESTRICTION FOR LOT 71 AND 73)
	DRIVEWAY LOCATION
	SIGHT DISTANCE EASEMENT
0.9%	STREET SLOPE
30.3	PROPOSED SPOT ELEVATION
12.10	EXISTING SPOT ELEVATION
30.30	EXISTING CONTOURS
	ESCARPMENT (2:1 SLOPE MAX.)
	VILLAGE WALL
	VIEW FENCE WALL
	RETAINING WALL
	BLOCK WALL
	VIEW FENCE

#### DEVIATIONS FROM STANDARDS

1. TANGENT LENGTHS AT INTERSECTION APPROACHES PER SIS DC-1. (50' FROM POINT OF INTERSECTION)
2. TYPE C INLETS PER STD. DWG. D-14. (GRATED INLET THE ENTIRE LENGTH OF THE D.I.)
3. GRADE INTO CROSS GUTTER EXCEEDS 1.5%. (SEE SHEET 7 & 8)
4. "K" VALUE FOR VERTICAL CURVES ON ENTRY STREET. (MIMOSA DRIVE - SEE SHEET 7)
5. 2:1 MAX. SLOPE IN RAISED PLANTER, 3'-6" RETAINING WALL. (DETAIL "B" SHEET 13)

#### BENCHMARK:

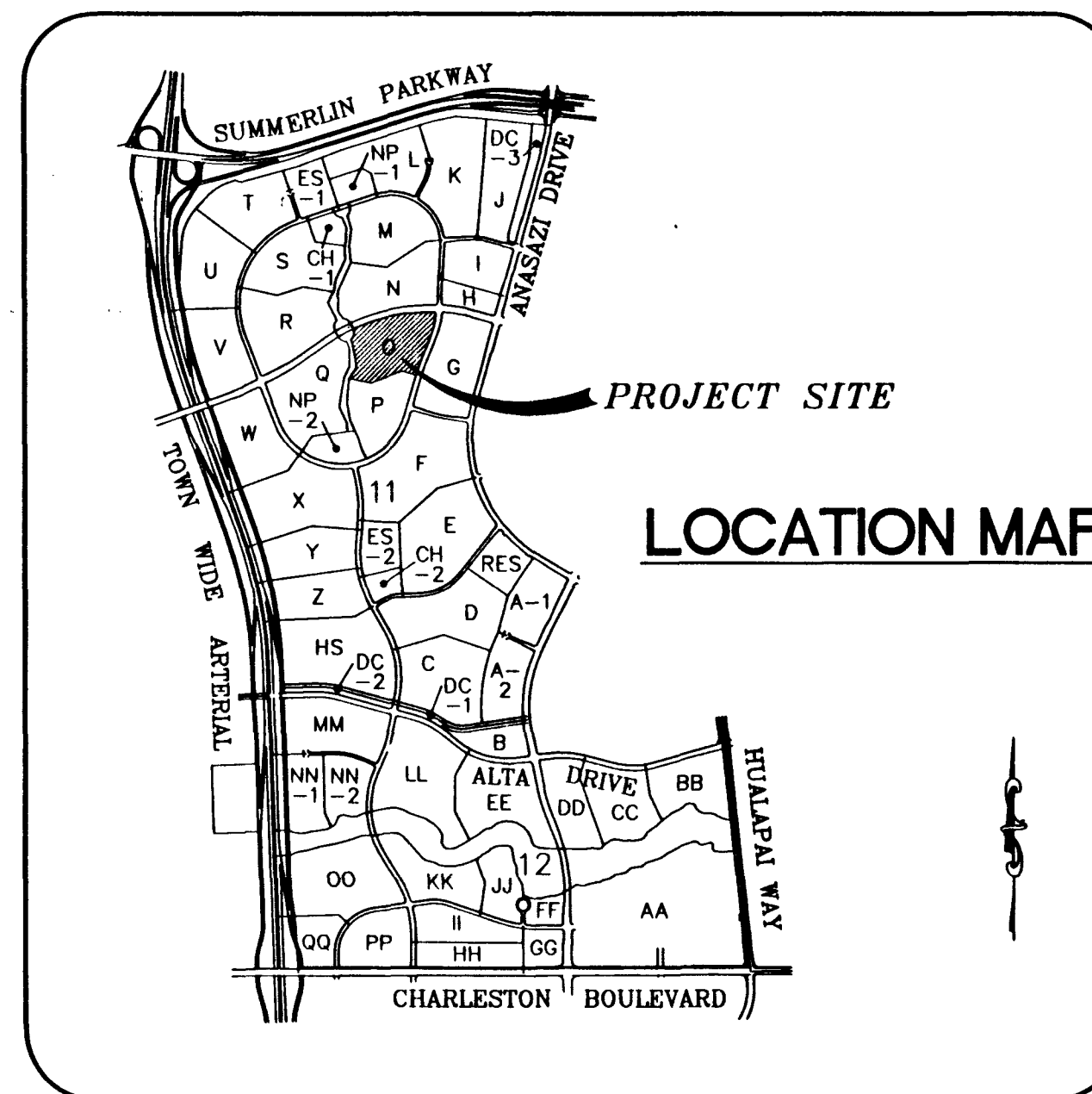
CITY OF LAS VEGAS BENCHMARK  
 OL0001954 RIVET & PLATE IN TOP OF CURB NW  
 SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND  
 2728.37 NAVD 1988 DATUM (831.6074 M)

#### BASIS OF BEARINGS:

NORTH 15°23'46" EAST BEING THE BEARING OF THE CENTERLINE OF ANASAZI DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 64, PAGE 67 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

#### LEGAL DESCRIPTION

THIS PARCEL IS A PORTION OF PARCEL 1 OF THE VILLAGE 11/12 HIGH SCHOOL PARCEL MAP (PM-41-95) FILE 84, PAGE 70.



#### OWNER:

HOWARD HUGHES PROPERTIES  
 1645 Village Center Circle, Suite 200  
 Las Vegas, Nevada 89134  
 (702) 791-4453

#### DEVELOPER:

**Pulte Homes**  
 An American Favorite  
 PULTE HOME CORPORATION  
 1635 Village Center Circle, Suite 250  
 Las Vegas, Nevada 89134  
 (702) 256-7900

#### ENGINEER:

**Carter Burgess**  
 Consultants in Planning, Engineering, Architecture,  
 Construction Management and Related Services  
 2955 East Sunset Road, Suite 105  
 Las Vegas, NV 89120  
 (702) 798-1007 Fax (702) 798-7056  
 Randall J. Torr P.E. #9655

#### QUANTITIES

STREET IMPROVEMENTS - PRIVATE	
2" AC PAVEMENT	16,540 SY
TYPE I GRAVEL BASE	4,140 CY
TYPE II GRAVEL BASE	1,935 CY
'L' TYPE CURB & GUTTER	355 LF
'A' TYPE ISLAND CURB	204 LF
30" ROLL CURB	7,573 LF
8" VALLEY GUTTER	3,745 SF
SIDEWALK	19,455 SF
SIDEWALK RAMP	8 EA
WATER QUANTITIES - PUBLIC	
8" WATER LINE	4,112 LF
8" GATE VALVE & BOX	13 EA
8"x8" TEE	6 EA
8" - 90° BEND (HORIZ)	1 EA
8" - 45° BEND (HORIZ)	2 EA
8" - 11.25° BEND (HORIZ)	1 EA
12" x 8" REDUCER	1 EA
STD. FIRE HYDRANT ASSEMBLY WITH 8" GATE VALVE	8 EA
2" BLOWOFF W/ CAP	2 EA
3/4" WAT. METER W/ 1" COPPER SERVICE	74 EA
3/4" RPPA	2 EA
SANITARY SEWER QUANTITIES - PUBLIC	
8" SEWER	3,798 LF
48" MANHOLE	15 EA
4" SEWER SERVICE	72 EA
BACKWATER VALVES	38 EA
STORM DRAIN QUANTITIES - PUBLIC	
MODIFIED TYPE C DROP INLET (12")	1 EA
36" CLASS II RCP	18 LF
STREET LIGHT QUANTITIES - PRIVATE	
100W H.P.S. TYPE 3	25 EA
1 1/4" CONDUIT W/ CONDUCTORS	3,890 LF
MISCELLANEOUS QUANTITIES PUBLIC	
STD. STREET SIGN W/ POLE (PER STD. DWG. NO. 250)	9 EA

#### SEWER NOTES:

THE FOLLOWING LOTS WILL REQUIRE BACKWATER VALVES.  
 20, 26-30, 32-35, 45, 46, 50, 51, 53-56, 88-90, 92, 94, 95, 97-99, 102, 103, 106, 112-115, 117-120.

MANHOLE #26 WILL REQUIRE T-LOC LINING

#### SHEET INDEX

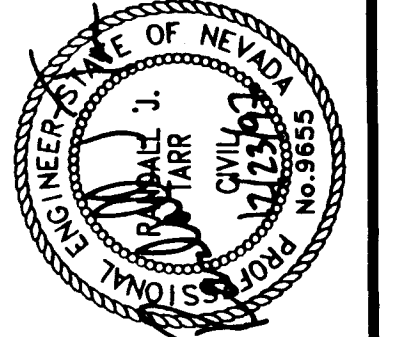
SHEET	TITLE
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3	MASTER GRADING AND DRAINAGE PLAN
4	GRADING PLAN - PHASE II
5	MASTER UTILITY PLAN
6	UTILITY PLAN - PHASE II
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12	P&P CEDAR FOREST DRIVE
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14	CONSTRUCTION DETAILS

#### APPROVALS

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE SUMMERLIN IMPROVEMENT STANDARDS & SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

*D. Anderson* 2-5-98  
 CITY OF LAS VEGAS, CITY ENGINEER DATE  
 DENNIS ANDERSON, P.E.

REVISONS	No.	Date	CHKD	APPD



DESIGNED: CAB  
 DRAWN: CAB  
 CHECKED: RWJ  
 JOB NO: 987034070  
 N/A  
 DATE: 8/19/97

**Carter Burgess**  
 Consultants in Planning, Engineering, Architecture,  
 Construction Management and Related Services  
 2955 East Sunset Road, Suite 105  
 Las Vegas, NV 89120  
 (702) 798-1007 Fax (702) 798-7056

PROJECT: THE ARBORS  
 PARCELS 0 & P  
 DEVELOPER: Pulte Homes  
 An American Favorite  
 DESCRIPTION: BREAMOOR HEIGHTS - PHASE II  
 COVER SHEET

SHEET 1 OF 14

# IMPROVEMENT PLANS BREAMOOR HEIGHTS PHASE II

(A RESIDENTIAL PLANNED DEVELOPMENT)  
PARCEL 0, THE ARBOR AT SUMMERLIN, VILLAGE II

### GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
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### QUANTITIES

ITEM	QUANTITY	UNIT
1. 1/2\"/>		

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### DEVIATIONS FROM STANDARDS

1. 1/2\"/>

### NOTES

1. THE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

### BASE OF BENCHMARK

THE BENCHMARK IS THE CORNER OF THE INTERSECTION OF THE CENTER LINE OF THE STREET AND THE CENTER LINE OF THE ALLEY.

### OWNER

THE ARBOR AT SUMMERLIN, VILLAGE II  
PARCEL 0

### DEVELOPER

**Pulte Homes**  
A Division of PulteGroup, Inc.  
10000 Pulte Parkway, Suite 100  
Jacksonville, FL 32256  
(904) 420-1000

### ENGINEER

**CE Carter-Surgers**  
Professional Engineers  
10000 Pulte Parkway, Suite 100  
Jacksonville, FL 32256  
(904) 420-1000

### SEWER NOTES

1. THE SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

### APPROVALS

APPROVED FOR THE CITY OF LAS VEGAS:  
  
APPROVED FOR THE DEVELOPER:  
  
DATE: 12-15-11

<b>CE Carter-Surgers</b> Professional Engineer License No. 12345 State of Florida	<b>Pulte Homes</b> Professional Engineer License No. 67890 State of Florida

THE ARBOR AT SUMMERLIN - VILLAGE II  
BREAMOOR HEIGHTS - PHASE II  
COVER SHEET