

IMPROVEMENT PLANS OF HIGHPOINTE AT SUMMERLIN UNIT 2

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 AS APPROVED BY THE CITY OF LAS VEGAS 2/2/93, 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 AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS WERE 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 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 @ 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, MAXIMUM EVERY 150' IN EXTRUDED TYPE CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. CURB AND GUTTER WITH A GRADE OF LESS THAN FIVE TENTHS OF ONE PERCENT FOR 1/2" TYPE CURB AND GUTTER, AND SIX TENTHS OF ONE PERCENT FOR 30" ROLL-TYPE CURB AND GUTTER SHALL BE 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 NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
13. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY TERRACON CONSULTANTS WESTERN, INC., DATED 11-18-94 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.E.S. STATUTE NO. 625.550.
16. UTILITY COMPANY METER BOXES, MANHOLE COVERS, VALET COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APPROXES, SIDEWALKS, 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 PURPOSES OF ORIGINATING RELATIONSHIPS.
 - B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT MIX ON THE STREETS.
19. USED 12.90

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	MASTER UTILITY PLAN
SHEET 3	STREET PLAN & PROFILE (QUARTZ PEAK STREET)
SHEET 4	STREET PLAN & PROFILE (IMPERIAL POINTE COURT)
SHEET 5	STREET PLAN & PROFILE (ANGEL PEAK COURT)
NO. 1	SITE UNIT 1 IMPROVEMENT PLANS FOR GRADING PLAN

BENCHMARK

RIVER AND PLATE IN TOP OF CURB 1/4 SIDE OF TOWN CENTER DRIVE AND SOUTH ROUNDABOUT (S) AND.
ELEVATION = 2725.923
PER CITY OF LAS VEGAS DATUM STATION: 0100 1954

OWNER/DEVELOPER

PULTE HOME CORP.
350 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89128
(702) 256-1900

DEVIATION FROM STDS.

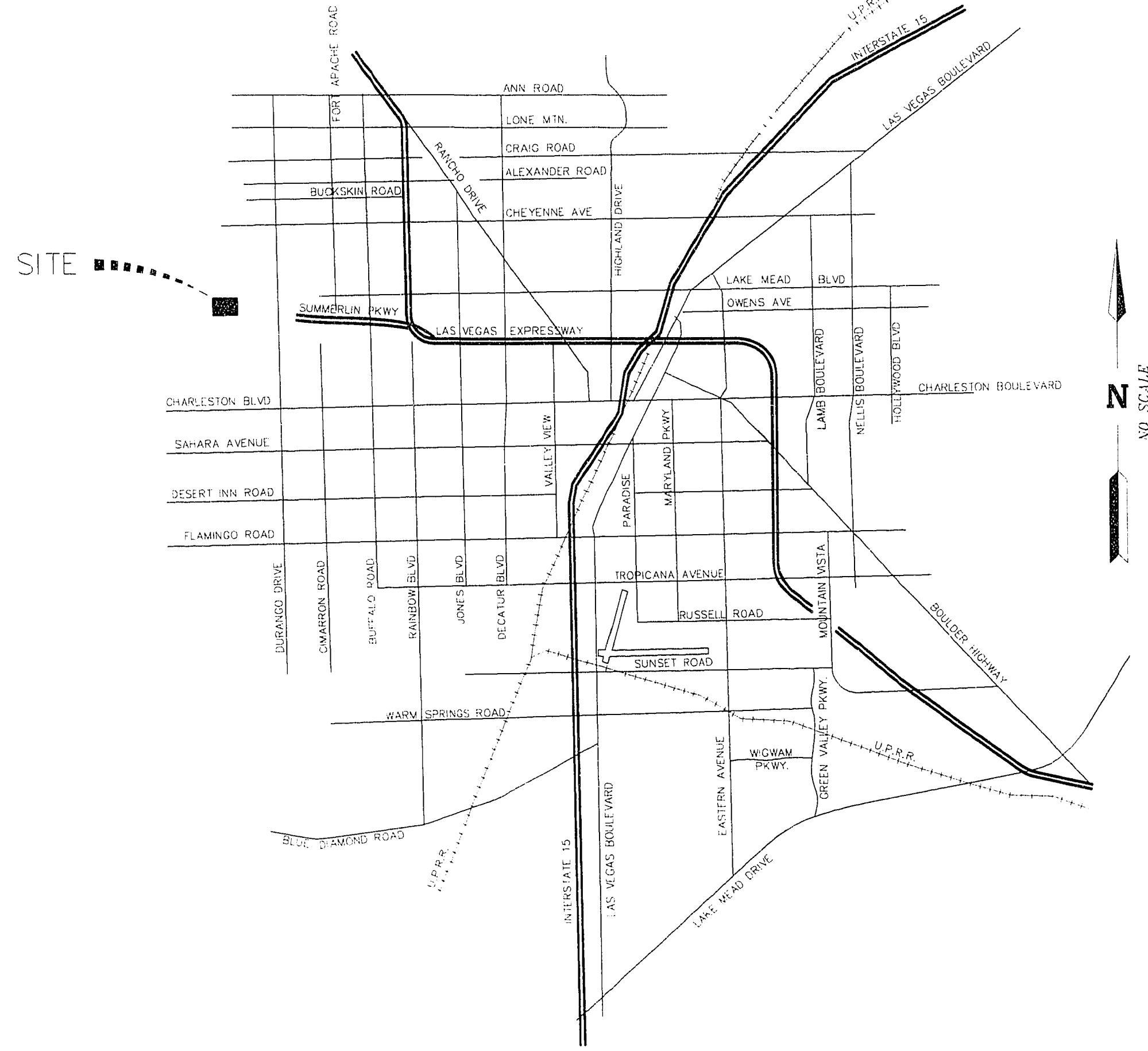
- 1) NON-STANDARD KNUCKLE AT THE INTERSECTION OF ANGEL PEAK COURT AND QUARTZ PEAK STREET.
- 2) DEVIATION FROM STANDARDS FROM SUMMERLIN STANDARDS FOR VERTICAL CURB LENGTH OF ANGEL PEAK COURT.
- 3) GRADE BREAK AT CROSS GUTTER ON IMPERIAL PT. COURT.

[Signature]
CITY OF LAS VEGAS ENGINEER

4-24-95

[Signature]
CITY OF LAS VEGAS ENGINEER

3/31/95



NOTE

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 UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

UNIT 2 QUANTITIES

PAVING QUANTITIES

2" ASPHALTIC CONCRETE PAVING	6,944 S.Y.
30" ROLL TYPE CURB & GUTTER	3,358 L.F.
SIDEWALK	13,810 S.F.
VALLEY GUTTER	1,187 S.F.

WATER QUANTITIES

8" WATER	1,620 L.F.
① 8" GATE VALVE	3 EA.
② 8" CROSS	1 EA.
STANDARD FIRE HYDRANT ASSEMBLY	4 EA.
3/4" WATER METER W/ SERVICE	37 EA.
2" BLOWOFF	3 EA.

STREET LIGHT QUANTITIES

100 TYPE 3 W/ POLE	10 EA.
1 1/4" CONDUIT W/ CABLE	1,578 L.F.

SEWER QUANTITIES

8" SEWER	1,595 L.F.
48" MANHOLE	1 EA.
SEWER SERVICE	35 EA.

STORM SEWER QUANTITIES

24" R.C.P.	159 L.F.
48" STORM MANHOLE	1 EA.
7.5" "C" TYPE DROP INLET	2 EA.

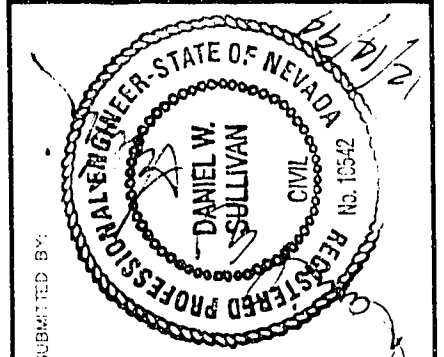
STREET SIGN QUANTITIES

STD. STREET SIGN W/POLE	3 EA.
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NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call
D₉
BEFORE YOU
1-800-227-2600
UNDERGROUND SERVICE (USA)



ALPHA & ENGINEERING COMPANY
500 S. JONES AVE., LAS VEGAS, NV 89107
Telephone: (702) 877-1300

COVER SHEET
HIGHPOINTE AT SUMMERLIN
UNIT 2

JOB # N4-76-15
NAME VERTREES/WRA
DATE 12-13-94
SCALE NO SCALE

PAGE 1
7616CV DWG 5

11-18-86

107Y-4364-2