

# IMPROVEMENT PLANS

- OF -

## SUNSET MESA

### UNIT 1

#### GENERAL NOTES:

- 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".
- 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.
- 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.
- 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 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.
- 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 150' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL 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 FIVE TENTHS OF ONE PERCENT FOR "L"-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.
- 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.
- 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 TERRACON CONSULTANTS WESTERN, INC., #8410217, DATED 7-17-95 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.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 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.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON THE CITY STREETS.

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. WHICH BEARS SOUTH 89°33'30" WEST AS SHOWN ON THE OFFICIAL PLAT OF THE CROSSING AT SUMMERLIN VILLAGE 8 UNIT 3 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 69 OF PLATS ON PAGE 99.

#### BENCHMARK

BM # 106  
2" BRASS CAP SUMMERLIN DATUM  
ELEVATION = 2927.86

#### OWNER/DEVELOPER

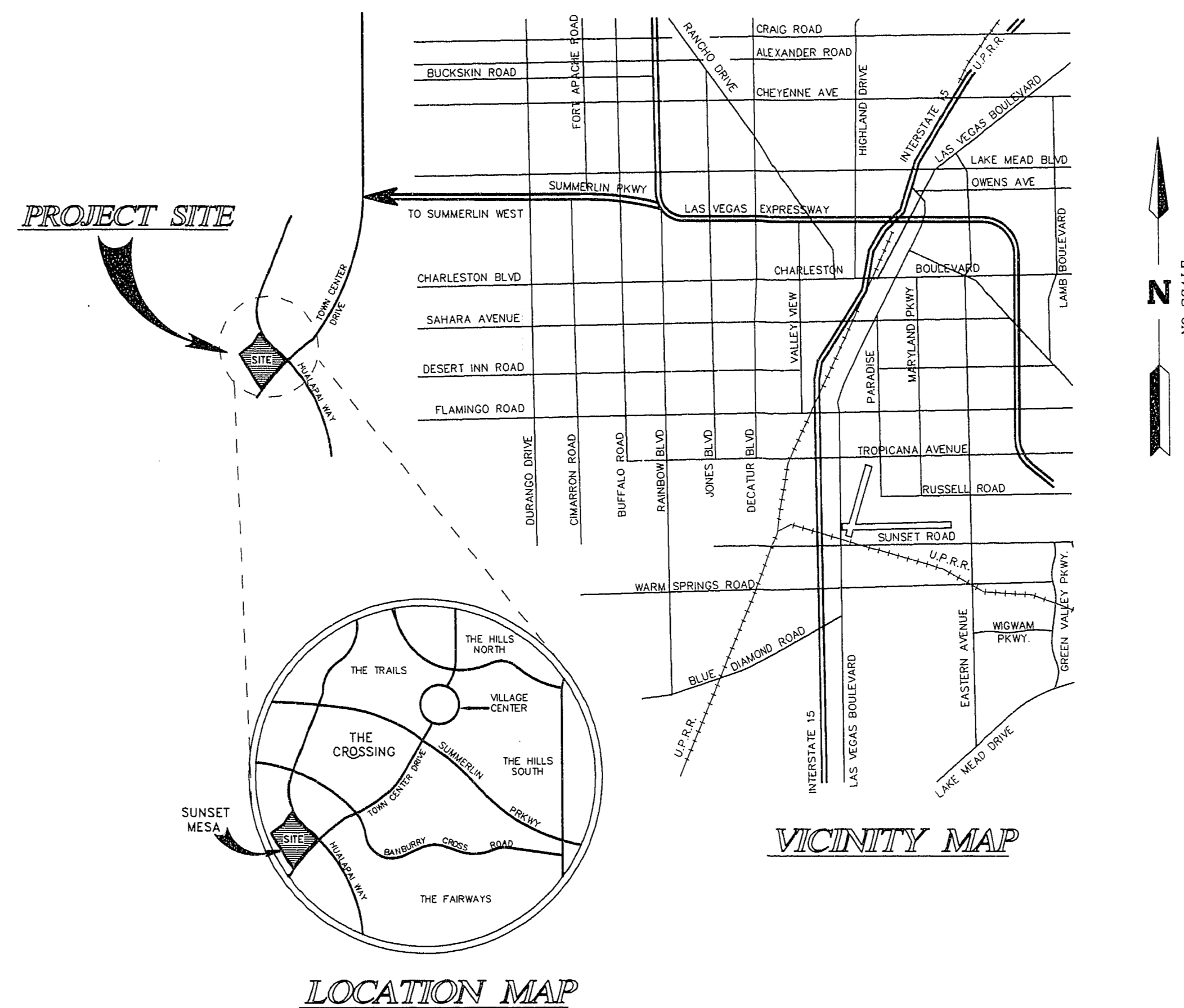
PULTE HOME CORP.  
7330 SMOKE RANCH ROAD  
LAS VEGAS, NEVADA 89128  
(702) 256-7900

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 AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

#### APPROVAL

*[Signature]* 2-1-96  
CITY OF LAS VEGAS ENGINEER DATE

*[Signature]* 1/22/96  
GERALD M. ROBBINS  
SUMMERLIN DATE



#### SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 ROUGH GRADING PLAN (UNIT 1)
- SHEET 3 ROUGH GRADING PLAN (UNIT 1)
- SHEET 4 MASTER UTILITY PLAN (UNIT 1)
- SHEET 5 MASTER UTILITY PLAN (UNIT 1)
- SHEET 6 DETAIL SHEET

#### "DEVIATION FROM STANDARDS"

- 24" GUTTERLESS ISLAND ROLL CURB ON HIGH SIDE OF PRIVATE DRIVES.
- CURVES #9 & #10 HAVE A RADIUS LESS THAN 300'.
- 24" VALLEY GUTTER.
- STREET LIGHT SPACING @ APPROX. 200' NEAR LOTS 64-69 AND 74-80
- LEGEND

#### SEPARATE CONTRACT ITEMS:

SUMMERLIN WILL CONSTRUCT THE PERIMETER SIDEWALKS UNDER A SEPARATE CONTRACT

#### UNIT 1 QUANTITIES

NOTE:  
ALL QUANTITIES INCLUDED HEREON ARE PRIVATE

#### PAVING QUANTITIES

2" ASPHALTIC CONCRETE PAVING	7,854 S.Y.
30" ROLL TYPE CURB & GUTTER	2,418 L.F.
24" ISLAND CURB	3,466 S.F.
SIDEWALK	22,295 S.F.
24" VALLEY GUTTER	752 S.F.
8" VALLEY GUTTER	1,956 S.F.

#### WATER QUANTITIES

8" WATER	2,515 L.F.
① 8" GATE VALVE	6 EA.
② 8" TEE	5 EA.
③ 8" 90° ELL	3 EA.
8" 11.25° ELL	1 EA.
8" 22.5° ELL	2 EA.
STANDARD FIRE HYDRANT ASSEMBLY	8 EA.
WATER SERVICE CONNECTION	102 EA.
2" BLOWOFF	4 EA.
6" x 3" METER w/DOUBLE DETECTOR CHECK	1 EA.

#### STREET LIGHT QUANTITIES

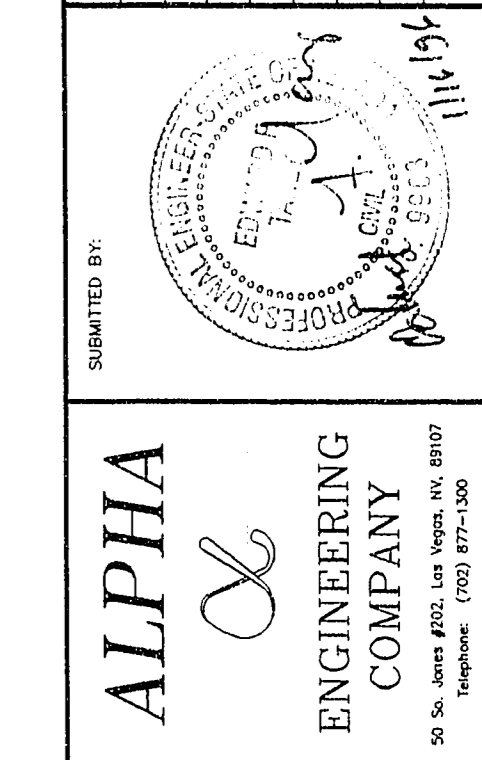
100 TYPE 3 W/ POLE	17 EA.
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#### SEWER QUANTITIES

6" SEWER	60 L.F.
8" SEWER	2,832 L.F.
6" CLEANOUT (C.O.)	8 EA.
48" MANHOLE	7 EA.
SEWER SERVICE	102 EA.

#### STREET SIGN QUANTITIES

STD. STREET SIGN W/POLE (PER STD. DWG. No. 250)	6 EA.
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COVER SHEET  
SUNSET MESA  
UNIT 1

JOB # NS-78-20  
NAME TJD  
DATE 1/12/95  
SCALE NO SCALE  
PAGE 1 of 6  
7620CV.DWG

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.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY!  
Call BEFORE YOU Dig  
1-800-227-2600  
UNDERGROUND SERVICE UTILITIES