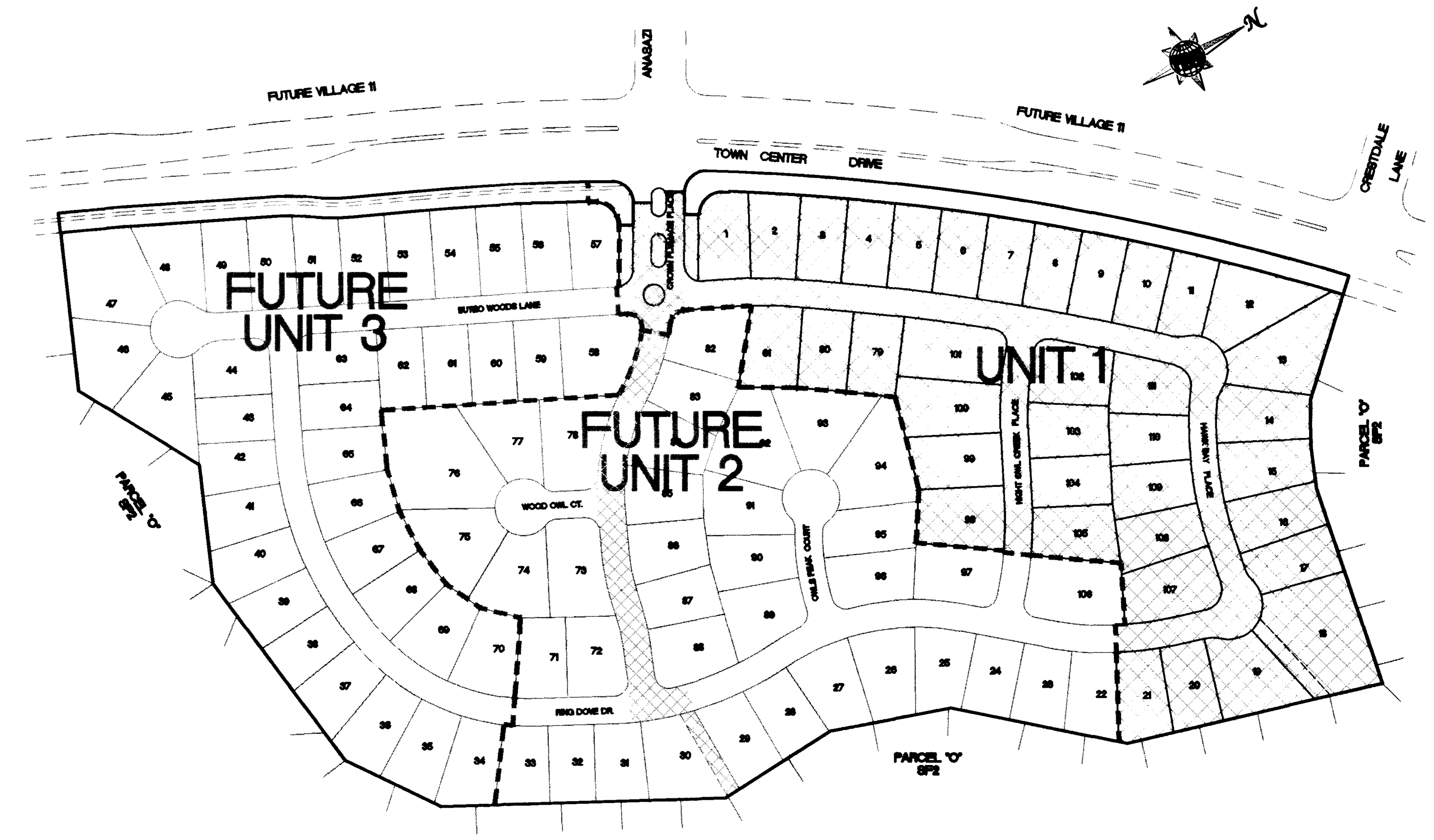
IMPROVEMENT PLANS
FOR
TALON POINTE UNIT ONE

CITY OF LAS VEGAS 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 C.L.V. ON FEB. 2, 1993, 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 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 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. 24" "L" TYPE CURB & GUTTER WITH A GRADE OF (0.5%) MIN. AND 30" ROLL TYPE CURB WITH A GRADE OF (0.6%) MIN. 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 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 CLV BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

REVISED 12/92 013M



SITE PLAN

LEGEND

			RETAINING WALL		100W STREETLIGHT
	EXISTING CONTOUR	00.00 T.C.	PROPOSED ELEVATION DESCRIPTION		WATER SERVICE LATERAL W/METER
	EXISTING CONTOUR	[00.00] T.C.	PROPOSED FUTURE ELEVATION DESCRIPTION		SEWER LATERAL
	SWALE	(00.00) T.C.	EXISTING ELEVATION DESCRIPTION		SEWER MANHOLE
3	BLOCK NUMBER				FIRE HYDRANT ASSEMBLY (INCLUDES 12"x6" OR 8"x6" TEE & 6" GATE VALVE)
69 FF=98.23 P= 97.4	LOT NUMBER FINISHED FLOOR FINISHED PAD	WL	WATERLINE		2" BLOW-OFF ASSEMBLY
		WL	EXISTING WATERLINE		STREET NAME SIGN (D3)
		SS	SEWERLINE		1 1/4" PVC ELEC. CONDUIT
1.0%	PERCENTAGE AND DIRECTION OF SLOPE	EX. SS	EXISTING SEWERLINE		UNIT BOUNDARY
			PROPERTY LINE		

ESTIMATED QUANTITIES for TALON POINTE UNIT ONE

WATER (PUBLIC)

ITEM	
8" WATERLINE	2250 LF
6" WATERLINE	50 LF
8" TEE	3 EA.
8" CROSSING	1 EA.
12"x8" REDUCER	1 EA.
6" FIRE HYDRANT ASSY. (INCLUDES 8"X 6" TEE & 6" GATE VALVE)	5 EA.
8" GATE VALVE	8 EA.
1" WATER SERVICE LATERAL W/ METER BOX	38 EA.
3/4" METER (FROM L.V.V.W.D.)	38 EA.
2" BLOW OFF ASSEMBLY.	3 EA.
16"x8" TAPPING TEE	1 EA.
8" TAPPING VALVE	1 EA.

STREET (PRIVATE)

ITEM	
2" A.C. PAVEMENT	7750 S.Y.
AGGREGATE BASE	2790 C.Y.
[redacted]	
24" "L" TYPE CURB	371 LF
CONCRETE SIDEWALK	8944 S.F.
CONCRETE CROSS GUTTER	1000 S.F.
30" ROLL TYPE CURB + GUTTER	3520 LF

SANITARY SEWER (PUBLIC)

ITEM	
8" SS	2125 LF.
48" MANHOLE	9 EA.
4" LATERALS	43 EA.
30" RCP STORM DRAIN	126 LF
20' MODIFIED DROP INLET	1 EA.
4'TYPE "C" DROP INLET	1 EA.
18" RCP STORM DRAIN	74 LF

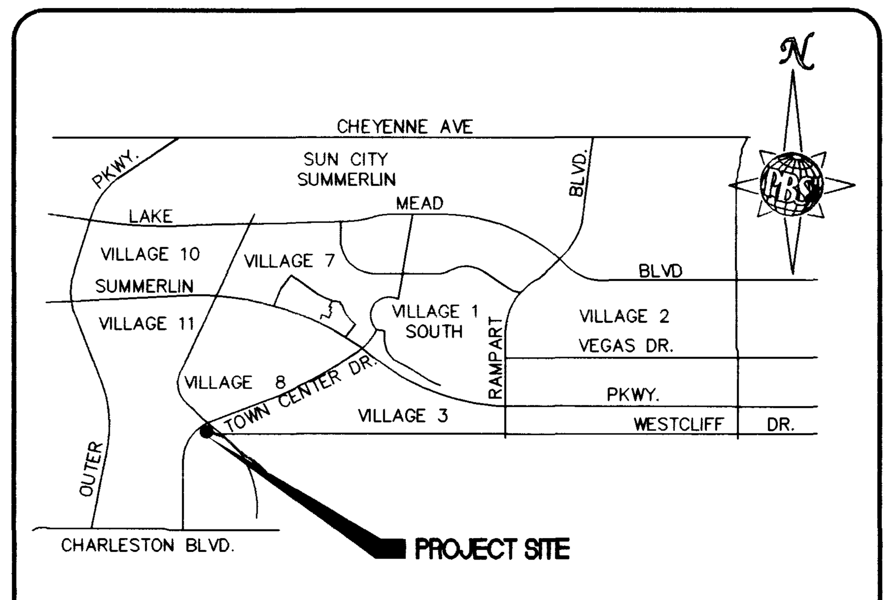
MISC. (PRIVATE)

ITEM	
100W STREETLIGHT	10 EA.
EXCAVATION & EMBANKMENT	5000 C.Y.
MISC. TRENCHING	1000 L.F.

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

ABBREVIATIONS

T.C.	TOP OF CURB
F.L.	FLOW LINE
H.P.	HIGH POINT
TYP.	TYPICAL
A.C.	ASPHALTIC CONCRETE
EX.	EXISTING
B.C.R.	BEGINNING OF CURB RETURN
F.G.	FINISHED GRADE
C1	CURVE LABEL (SEE CURVE TABLE)
L1	LINE LABEL (SEE LINE TABLE)
B.V.C.	BEGIN VERTICAL CURVE
E.V.C.	END VERTICAL CURVE
G.B.	GRADE BREAK
T.R.	TOP OF RETAINING WALL
T.F.	TOP OF FOOTING
L.F.	LINEAL FEET
℄	CENTER LINE
ℙ	PROPERTY LINE



VICINITY MAP
N.T.S.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
OLV0019S4 RIVET & PLATE IN TOP OF CURB NW SIDE OF CENTER DRIVE & SOUTH CIRCLE ISLAND.
2725.923 NGVD 1929 DATUM
ADD 2.45 FT TO ELEVATIONS (NGVD 1929) SHOWN HEREON TO OBTAIN
2728.37 NAVD 1988 DATUM (831.6074 M)
2726.19 SUMMERLIN DATUM (PROJECT DATUM)

BASIS OF BEARING

S88°50'11"E BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER AS BOOK 71 OF PLATS, PAGE 13.

OWNER/DEVELOPER

J.M. PETERS
2800 W. SAHARA AVE.
SUITE 5F
LAS VEGAS NEVADA 89102
(702) 362-2000

SHEET INDEX

1. COVER SHEET
2. NOTES and DETAILS
3. UNIT ONE GRADING PLAN
4. UNIT ONE UTILITY PLAN
5. BUTEO WOODS LN. / DRAINAGE and SEWER EASEMENT PLAN and PROFILE
6. HAWK BAY PLACE / NIGHT OWL CREEK PLACE PLAN and PROFILE
7. CROWN PLUMAGE PLACE / RING DOVE DRIVE PLAN and PROFILE
8. OFFSITE 60" STORM DRAIN PLAN and PROFILE
9. 18" STORM DRAIN LATERAL PROFILES and OFFSITE (PARCEL O) 60" STORM DRAIN DAYLIGHTING PLAN

9A. ULTIMATE STORM DRAIN DESIGN

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 UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

[signature] 3-20-97
CITY OF LAS VEGAS CITY ENGINEER – DENNIS ANDERSON P.E.#9160 DATE

(SEE SHEET FOUR FOR SIGNATURE)
CITY OF LAS VEGAS FIRE DEPT. DATE

[signature] (sheet #4) 2-03-97
LAS VEGAS VALLEY WATER DISTRICT DATE

Juanita Rodriguez 12-6-96
NEVADA POWER COMPANY — THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREETLIGHTS AND SIGNAL LIGHT INSTALLATION. DATE

[signature] 12-5-96
SOUTHWEST GAS DATE

[signature] 12.5.96
SPRINT DATE

DEVIATIONS FROM STANDARDS

[redacted]

NONE

[signature] 2/4/97
SUMMERLIN DATE

LARRY M. BITTON [signature] 12/4/96
ENGINEERS SEAL

No.	REVISIONS	Date Init.	Appr. Date

POST, BUCKLEY, SCHUH & JERNIGAN
901 N. Green Valley Parkway, Suite 100, Henderson, Nevada 89014
Telephone: 702/263-7275 Fax: 702/263-7200
ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

J.M. PETERS
NEVADA

TALON POINTE UNIT ONE COVER SHEET

Job Number 51878	Drawn by RMM	Scale
	Checked by MDP	File No. 8781IMP
Sheet Number 1 OF 9	Date OCT 1996	

DRAWING 8781-01 PLOT DATE

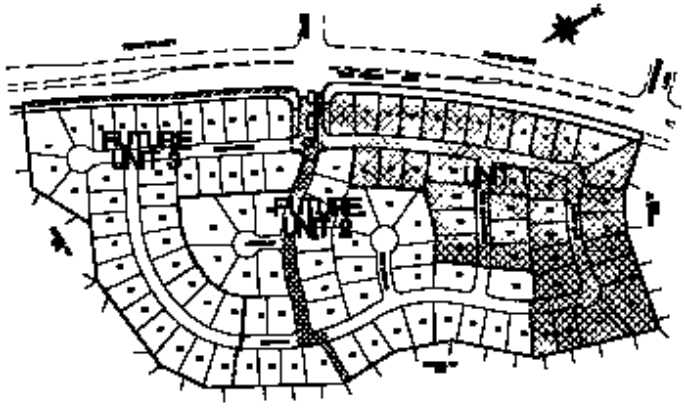
8781-01 Wed Dec 4 17:02:39 1996 P.B.S. & J. - RICK

5921

107Y-4492-1

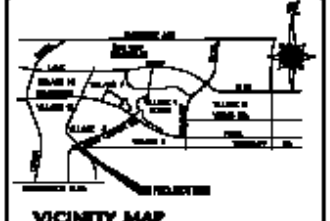
IMPROVEMENT PLANS
FOR
TALON POINTE UNIT ONE

CITY OF LAS VEGAS GENERAL NOTES



SITE PLAN

LEGEND



VICINITY MAP

ABBREVIATIONS

ESTIMATED QUANTITIES for TALON POINTE UNIT ONE

BASIS OF BEARING

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7. DRESSING PLUMAGE PLACE / WING DOVE DRIVE PLAN and PROFILE
8. OFFSITE 60" STORM DRAIN PLAN and PROFILE
9. 60" STORM DRAIN LEGEND, PROFILES and OFFSITE (PARCEL C) 60" STORM DRAIN INCLUSIVE PLAN

APPROVALS

DEVIATIONS FROM STANDARDS

NONE

J.M. PETERS NEVADA

1071-4492-1