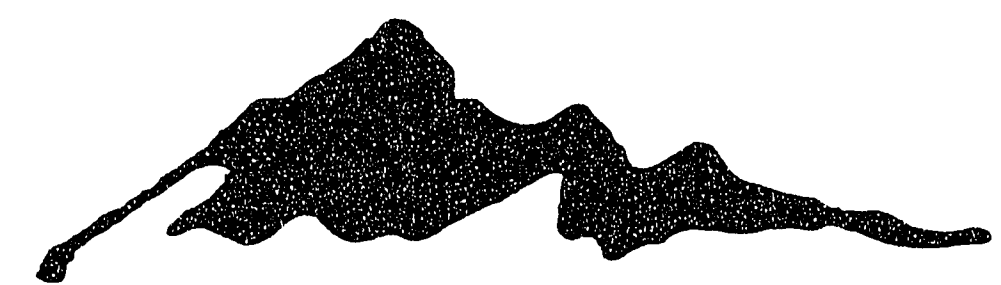


SUMMERLIN VILLAGE 7

"SUNSET CREST"

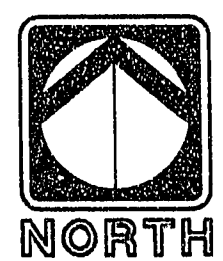
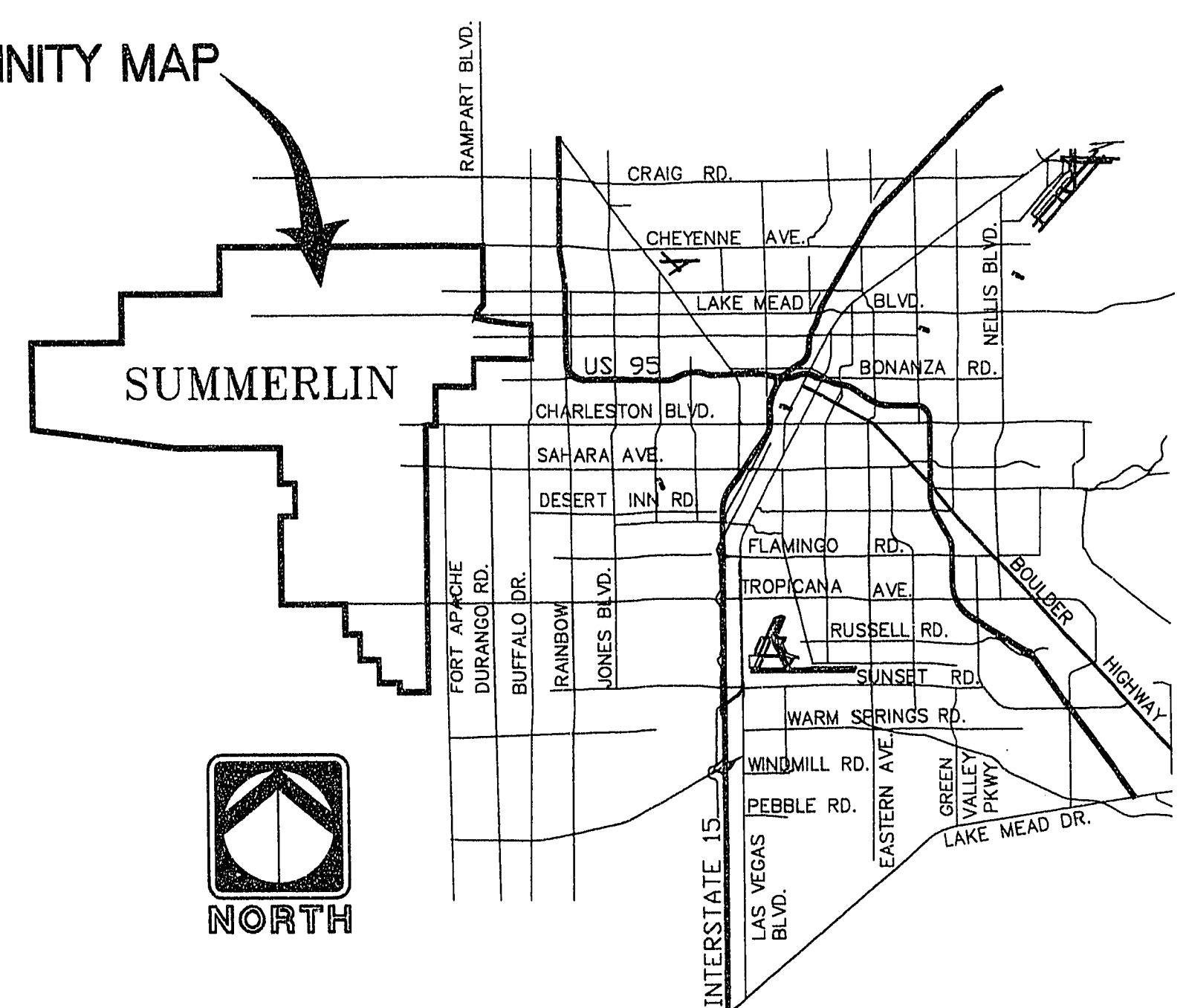


IMPROVEMENT PLANS

PARCEL M-2

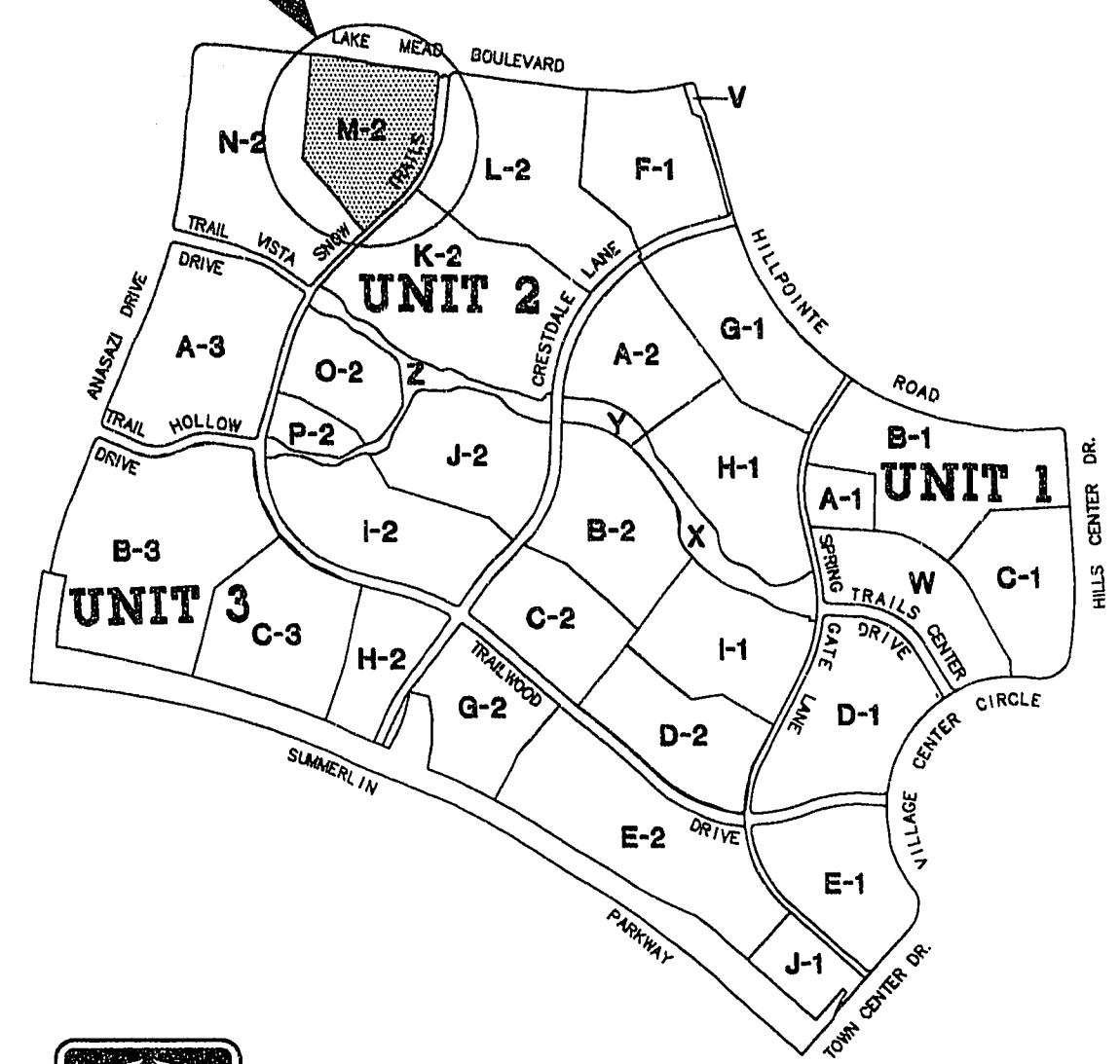
A PARCEL OF LAND LYING WITHIN SECTIONS 18 AND 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, AND SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

VICINITY MAP



AREA MAP
N.T.S.

PROJECT SITE



VICINITY MAP
N.T.S.

SHEET INDEX

SHT. NO.	TITLE
GENERAL INFORMATION DRAWINGS	
1 T-1	TITLE SHEET
2 T-2	GENERAL NOTES, CONSTRUCTION NOTES, LEGEND AND APPROVALS
3 T-3	DETAIL SHEET
4 T-4	DETAIL SHEET
GRADING PLANS	
5 GR-1	GRADING PLAN (PHASE I)
6 GR-2	GRADING PLAN (PHASE II)
MASTER UTILITY PLANS	
7 MU-1	MASTER UTILITY PLAN NOTES LEGEND AND DETAILS
8 MU-2	MASTER UTILITY PLAN (PHASE I)
9 MU-3	MASTER UTILITY PLAN (PHASE II)
STREET/SEWER IMPROVEMENT PLANS	
10 ST-1	CYPRESS GLEN STREET & IMPERIAL POINTE COURT
11 ST-2	HILL COUNTRY AVENUE
12 ST-3	PEBBLE RIDGE PLACE
13 ST-4	SUNRISE MEADOWS DRIVE
14 ST-5	FOREST GLEN COURT
15 ST-6	STONE GLEN STREET
16 ST-7	IVORY POINT COURT AND SUNSET CREST AVENUE
STREET LIGHT AND SIGN PLAN	
17 SL-1	STREET LIGHT AND SIGN PLAN

DEVIATIONS FROM STANDARDS: (SUMMERLIN)

- 54' ENTRY STREET WITH 1% CROSSFALL. (SHEET ST-7)
- GRADE AT STREET INTERSECTIONS GREATER THAN 3% MAXIMUM ALLOWABLE.
- VARIATION OF KNUCKLE STANDARD DRAWING NO. S-37 RADIUS POINT FOR CURVE (C) OFFSET 8'. (SHEETS ST-1, ST-2, ST-3)
- IVORY POINT COURT IS A CROSSFALL STREET WITH CENTERLINE RADIUS OF 150'. (SHEET ST-7)
- SUNRISE MEADOWS DRIVE CENTERLINE CURVE NO.1 EXCEEDS 500' PER S.I.S. STD. DC-1 (SHEET ST-4)

DEVIATIONS FROM STANDARDS: (CITY)

- THE FINISHED FLOOR ELEVATIONS FOR THE FOLLOWING LOTS ARE NOT ABOVE THE REQUIRED 6" + HIGH SIDE TOP OF CURB ELEVATIONS:
LOTS: 24,25,54,55,72,73,81,86,90,91,92 (SHEETS GR-1, GR-2)
THE ABOVE LOTS WILL BE PROTECTED BY A SOLID GROUTED SCREEN/RETAINING WALL AS SHOWN ON DETAIL "E" ON PAGE T-3.
- OFFSET CROWN USED FOR EAST-WEST STREET'S.
- SHEET 13 SHOWS SEWER MAIN WITH LESS THAN 6' COVER.

APPROVALS:

CITY OF LAS VEGAS

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 STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

Dennis Anderson
DENNIS ANDERSON
CITY ENGINEER

8.18.95
DATE

PUBLIC OFFSITE QUANTITY ESTIMATE

QUANTITY ESTIMATE - PHASE 1			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	2" ASPHALTIC CONCRETE PAVING	13,932.26	S.Y.
2	3" ASPHALTIC CONCRETE PAVING		S.Y.
3	4" ASPHALTIC CONCRETE PAVING		S.Y.
4	OPEN GRADE		S.Y.
5	TYPE I GRAVEL BASE	2,718.97	C.Y.
6	TYPE II GRAVEL BASE	1,553.70	C.Y.
7	EXCAVATION & EMBANKMENT	4,660.00	C.Y.
8	CURB & GUTTER	7,354.62	L.F.
9	DRIVEWAY	2,720.00	S.F.
10	VALLEY GUTTER	3,015.00	S.F.
11	SIDEWALK	11,708.46	S.F.
12	STREET LIGHT (STD. BASE)	22	EA.
13	STREETLIGHT (BREAKAWAY BASE)		EA.
14	FLOOD CONTROL	6,000	L.S.
15	SIDEWALK UNDERDRAIN	1	EA.
16	TRAFFIC SIGNAL		L.S.
17	HANDICAP RAMP	11	EA.
18	SURVEY MONUMENTS	25	L.S.
19	4" SEWER	980.00	L.F.
20	8" SEWER	3,540.97	L.F.
21	10" SEWER		L.F.
22	SEWER		L.F.
23	SEWER MANHOLES UNDER 6 FEET		EA.
24	SEWER MANHOLES OVER 6 FEET	18	EA.
25	SEWER MANHOLE ADJUSTMENTS	18	EA.
26	6" WATER MAIN		L.F.
27	8" WATER MAIN	3,696.00	L.F.
28	10" WATER MAIN		L.F.
29	12" WATER MAIN		L.F.
30	WATER MAIN		L.F.
31	FIRE HYDRANT	11	EA.
32	FIRE HYDRANT RELOCATION		EA.
33	WATER SERVICE TO LOTS	93	EA.
34	POWER TO LOTS	92	EA.
35	TELEPHONE TO LOTS	92	EA.
36	MISC. TRENCHING		L.F.
37	PULLBOX	8	EA.
38	STREET/STOP SIGNS	10	EA.
39			
40			

NOTE:
QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN ESTIMATE FOR BIDDING AND SHALL BID A COMPLETE JOB. CONTRACTOR SHALL ALSO ADVISE OWNER AND ENGINEER OF ANY APPARENT DISCREPANCIES IN ESTIMATE.

NO. JOB NO. 50554.00	CHECKED BY: KEH	DESIGNED BY: MP	DRAWN BY: JWB	DATE: 2-10-95
ENGINEER THE KEITH COMPANIES, NEVADA 				
COLEMAN HOMES SUNSET CREST - PARCEL M-2 TITLE SHEET				
SHEET NO.:				T-1
1 OF 17 SHEETS				

H. T. COLEMAN/ISSA/ISSA/COC/1. Rev. Aug. 9. 15. E-24. 17. 1995. Design: L. APP/STANDARD. CTR. PC-46806501. HP. Design: GBC. C. MCDONALD/DR/UP/BL/2/STANDARD. CEG. 11. HP-GL/2. ADU. 4.2. Ver. 1.3. By: Hewlett-Packard