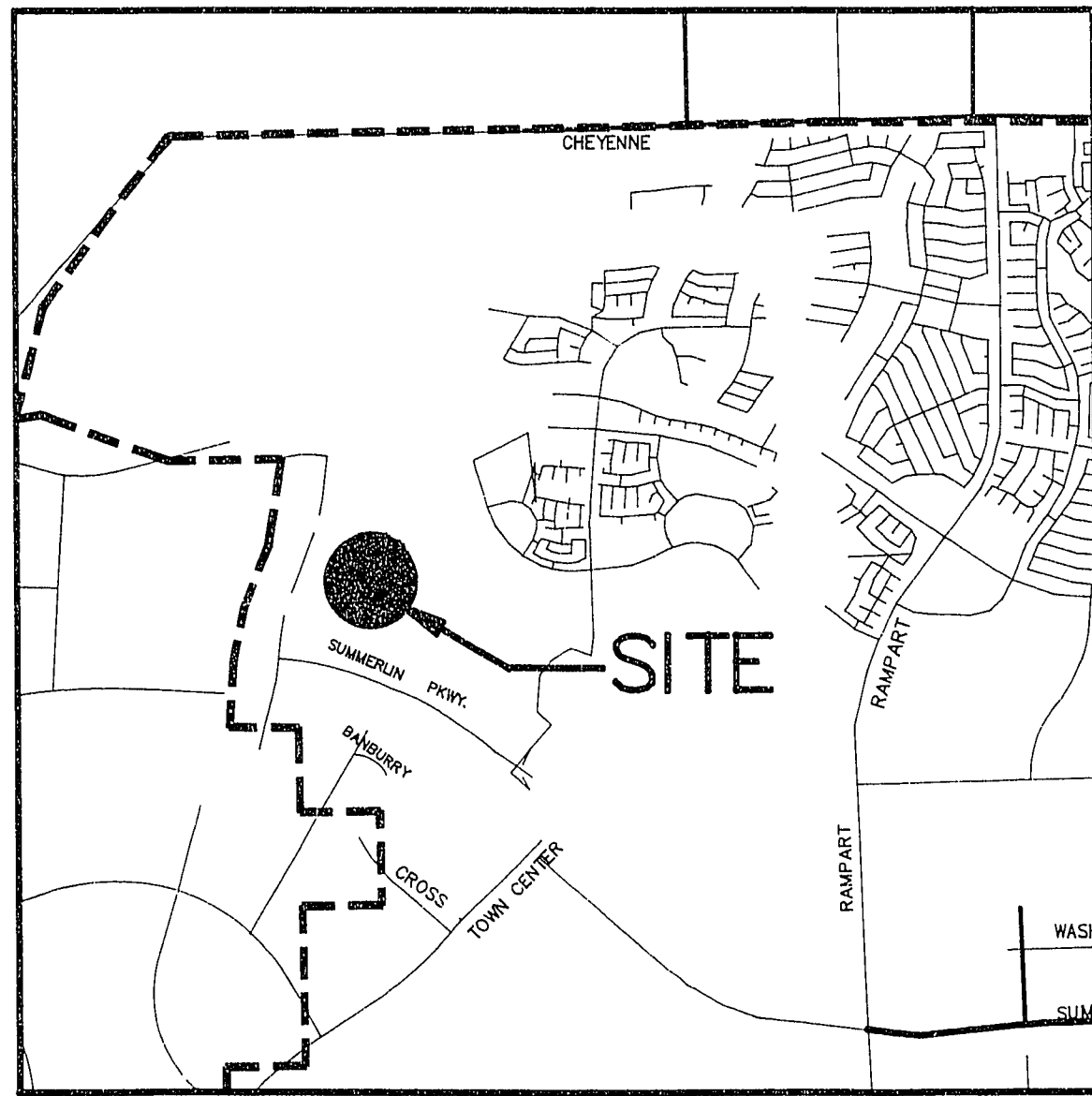


# IMPROVEMENT PLANS

FOR  
**INDIAN HILLS  
 UNIT 4**  
 CITY OF LAS VEGAS  
 STATE OF NEVADA



VICINITY MAP

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "SUMMERLIN IMPROVEMENT STANDARDS", CLARK COUNTY AREA, LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; AND OTHER APPLICABLE APPROVED STANDARDS ISSUE BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, 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.

BENCHMARK

CONTROL POINT "SPANKY" A  
 BRASS CAP SET IN CONCRETE STAMPED  
 "#42". SET BY G.C. WALLACE ENGINEERING AND  
 USED FOR BENCHMARK FOR SUMMERLIN CONSTRUCTION  
 ELEVATION = 2825.38 (SUMMERLIN DATUM) - PROJECT DATUM  
 ELEVATION EQUATION: SUMMERLIN ELEV. - 0.217 = NGVD'29 ELEV.  
 ELEVATION EQUATION: NGVD ELEV. + 2.437 = NAVD'88 ELEV.

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 & GUTTER WITH A GRADE OF LESS THAN SIX TENTHS OF ONE PERCENT FOR 30" ROLL TYPE CURB AND LESS THAN FIVE TENTHS OF ONE PERCENT FOR 24" 'L' TYPE CURB SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB & 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 SUMMERLIN STD. DRAWING S-77 OR SUMMERLIN STD. DRAWING S-75. 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 & APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

BASIS OF BEARINGS

SOUTH 87°00'00"EAST, BEING THE CENTERLINE OF TRAIL HOLLOW DRIVE AT THE INTERSECTION WITH TRAIL WOOD DRIVE AS SHOWN ON THE MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 63 OF PLATS, PAGE 79.

ESTIMATED QUANTITIES

TYPE II	622 C.Y.
EXCAVATION	10,600 C.Y.
2" A.C. PAVEMENT	3,660 S.Y.
24" CURB AND GUTTER	2,440 L.F.
VALLEY GUTTER	0 S.F.
SIDEWALK	2,683 S.F.
DRIVEWAY APPROACH	1,564 S.F.

DEVIATIONS FROM STANDARDS

1. DEVIATION FROM S.I.S. DWG. No.S-16 TO ALLOW 29 FT. INTERIOR PRIVATE STREET WITH OFFSET CROWN.

SHEET INDEX

1. COVER SHEET
2. ROUGH GRADING PLAN
3. GRADING DETAILS
4. MASTER UTILITY PLAN
5. SEWER PLAN & PROFILE



OWNER / DEVELOPER

PLASTER DEVELOPMENT CO., INC.  
 QUAIL PARK 1 - SUITE E-4  
 801 SOUTH RANCHO DRIVE  
 LAS VEGAS, NEVADA, 89106

SUMMERLIN APPROVAL

*Gerald M. Robbins*  
 GERALD M. ROBBINS  
 5/10/96  
 DATE

APPROVAL

*Dennis Anderson*  
 DENNIS ANDERSON, P.E.  
 LAS VEGAS CITY ENGINEER  
 6-21-96  
 DATE

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 ON 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.

PLASTER DEVELOPMENT CITY OF LAS VEGAS, NEVADA	REV	DATE	BY	REVISION
	1	7-31-96	MMY	REG. STREET NAMES
	2			8/20/96

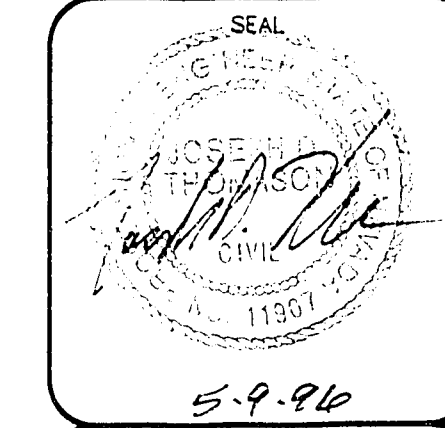
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS  
 2727 SOUTH RAINBOW BOULEVARD  
 LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597

**MMY** nevada

COVER SHEET

INDIAN HILLS  
UNIT 4

TITLE PROJECT



NO. NO.	4820-4
BY	RTS
DATE	FEB, 1996
SCALE	NONE NONE
SHEET	1 OF 5 SHEETS

11-23-12 1074-4410-4