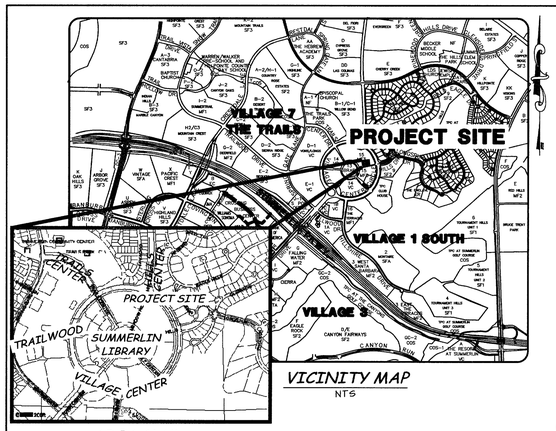
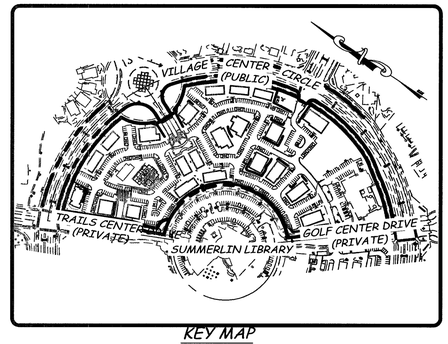
IMPROVEMENT PLANS
FOR
TIERRA DEVELOPMENT LLC
HILLS CENTER BUILDING 5
at SUMMERLIN
CITY OF LAS VEGAS, NEVADA
APN: 138-19-721-009



VICINITY MAP
NTS

AREA MAP
NTS



KEY MAP
NTS

BASIS OF BEARING

SOUTH 06°05'51" EAST, BEING THE BEARING OF THE EAST LINE OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M AS SHOWN BY MAP THEREOF ON FILE IN BOOK 74, PAGE 71 OF PLATS, OFFICIAL RECORDS OF RECORDER'S OFFICE, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO ILVOO 20NW6 BEING A RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB AT SOUTHEAST CORNER OF HILL POINTE & PINEWOOD HILLS DRIVE
NAVD 88 - 2626.93 FEET (800.6909 METERS) REVISED JUNE 2002
SUMMERLIN DATUM - 2624.64 USED FOR THIS MAP
ADD 2.29 FEET TO ELEVATIONS ON THIS MAP TO EQUAL CITY OF LAS VEGAS NAVD 88 DATUM REVISED JUNE 2002

LEGAL DESCRIPTION

A PORTION OF SECTION 19, TOWNSHIP 20S, RANGE 60E IN CLARK COUNTY, NEVADA. SPECIFICALLY, A PORTION WITHIN "HILLS CENTER BUSINESS PARK PHASE 2" COMMERCIAL SUBDIVISION (PB 108-14).

FLOOD ZONE INFORMATION

THIS PROJECT SITE IS NOT LOCATED WITHIN A FEMA IDENTIFIED FLOOD HAZARD AREA. THE PROJECT IS LOCATED IN "ZONE X" ACCORDING TO FEMA FIRM MAP NO. 32003C2135E DATED 9/27/02 REVISED TO REFLECT LOMR DATED 12/31/03

ABBREVIATIONS

ABAN – ABANDON
AIP – ABANDONED IN PLACE
AGG – AGGREGATE
ALT – ALTERNATE
A – ANODE, GAS
ACP – ASBESTOS CEMENT PIPE
AC – ASPHALTIC CONCRETE
AVE – AVENUE
BC – BACK OF CURB
BCR – BACK OF CURB RADIUS
BVC – BEGINNING OF VERTICAL CURVE
BM – BENCH MARK
BDRY LINE – BOUNDARY LINE
CATV – CABLE TELEVISION
C–C – CENTER TO CENTER
CL – CENTERLINE
CBC – CITY OF BOULDER CITY
CLV – CITY OF LAS VEGAS
COH – CITY OF HENDERSON
CM – CITY OF MESQUITE
CNLV – CITY OF NORTH LAS VEGAS
CC – CLARK COUNTY
CCWRD – CLARK COUNTY WATER RECLAMATION DISTRICT
CO – CLEAN OUT, SEWER
COMM – COMMERCIAL
CONC, PCC – CONCRETE
CONST – CONSTRUCTION OR CONSTRUCT
COR – CORNER
CMP – CORRUGATED METAL PIPE
CSAP – CORRUGATED STEEL ARCH PIPE
CSP – CORRUGATED STEEL PIPE
C&G – CURB & GUTTER
CIP – CAST IRON PIPE
COL – COLUMN
CU YD, CY – CUBIC YARD
CU FT, CF – CUBIC FEET
CULV – CULVERT
CF – CURB FACE
DEPT – DEPARTMENT
DIA – DIAMETER
DWY – DRIVEWAY
DI – DROP INLET
ESMT – EASEMENT
E/O – EAST OF
EP – EDGE OF PAVEMENT
EO – EDGE OF OIL
E – ELECTRIC
EM – ELECTRIC METER
EMBK – EMBANKMENT
ECR – END OF CURB RETURN
EC – END OF CURVE
EBS – CATHODE PROTECTION BOND STATION
ETS – CATHODE PROTECTION TEST STATION
EVC – END OF VERTICAL CURVE
EXIST, EX. – EXISTING
FT – FEET OR FOOT
FG – FINISH GRADE
FA – FIRE ALARM
FH – FIRE HYDRANT
FL – FLOW LINE
GALV – GALVANIZED
GM – GAS METER
GR – GAS PRESSURE REGULATOR
PL–G – PLASTIC GAS
S–G – STEEL GAS
GB – GRADE BREAK
GUT – GUTTER
HW – HEADWALL
IN – INCH
INT – INTERSECTION
INV – INVERT
ISL – ISLAND
JB – JUNCTION BOX
LOC – LENGTH OF CURB
LT, L – LEFT
LF – LINEAR FEET
LVVWD – LAS VEGAS VALLEY WATER DISTRICT
MH – MANHOLE
MAX – MAXIMUM
MIN – MINIMUM
MON – MONOLITHIC
N/O – NORTH OF
NTS – NOT TO SCALE
OC – ON CENTER
OG – OPEN–GRADED PAVEMENT, ORIGINAL GROUND
PVMT – PAVEMENT
PI – POINT OF INTERSECTION
PRC – POINT OF REVERSE CURVE
PC – POINT OF CURVE
PT – POINT OF TANGENCY
PCC – POINT OF COMPOUND CURVE
PCC, CONC – PORTLAND CEMENT CONCRETE
PP – POWER POLE
P – POWER
PL – PROPERTY LINE
PROP – PROPOSED
PB – PULL BOX
RP – RADIUS POINT
R – RADIUS
RR – RAILROAD
REINF – REINFORCED
RC – REINFORCED CONCRETE
RCB – REINFORCED CONCRETE BOX
RCP – REINFORCED CONCRETE PIPE
RELOC – RELOCATE
RT, R – RIGHT
R/W – RIGHT–OF–WAY
RD – ROAD
SS – SANITARY SEWER
SHT – SHEET
S/O – SOUTH OF
SW – SIDEWALK
SQ FT, SF – SQUARE FOOT
SQ YD, SY – SQUARE YARD
STA – STATION
SHP – STEEL HIGHPRESSURE PIPE
SD – STORM DRAIN
STD – STANDARD
STRUCT – STRUCTURAL OR STRUCTURE
SURV – SURVEY
SL – STREETLIGHT
T – TELEPHONE
TEMP – TEMPORARY
TBA – TO BE ADJUSTED
TBR – TO BE REMOVED
TC – TOP OF CURB
TP – TOP OF PIPE
TS – TRAFFIC SIGNAL
TSI – TRAFFIC SIGNAL INTERCONNECT
TRANS – TRANSITION
TYP – TYPICAL
UG – UNDERGROUND
VAR – VARIABLE
VERT – VERTICAL
VC – VERTICAL CURVE
VG – VALLEY GUTTER
VCP – VITRIFIED CLAY PIPE
W, WTR – WATER
WM – WATER METER
W/O – WEST OF
YD – YARD

90240 LL 94447

SHEET INDEX

GENERAL INFORMATION DRAWINGS

1	C1	COVER SHEET AND ABBREVIATIONS
2	C2	NOTES, LEGEND AND QUANTITIES

UTILITY PLAN

3	C3	MASTER UTILITY PLAN

GRADING PLANS

4	G1	PRECISE GRADING PLAN

HORIZONTAL CONTROL & FIRE LANE PLAN

5	H1	HORIZONTAL CONTROL AND FIRE LANE PLAN

NOTE- ALL PROPERTY THAT IS NOT UNDER A STRUCTURE (EXISTING OR PROPOSED) IS CONSIDERED COMMON AREA

DEVELOPER

TIERRA DEVELOPMENT LLC
8350 W. SAHARA AVE. STE. 250
LAS VEGAS, NV 89117
TEL 702 227 5939
CONTACT: GARLAND TALBOT

OWNER

TIERRA DEVELOPMENT LLC
8350 W. SAHARA AVE. STE. 250
LAS VEGAS, NV 89117
TEL 702.227.5939
CONTACT: GARLAND TALBOT

REFERENCE NO'S.

MASTER TRAFFIC STUDY: SV-15-00
DRAINAGE STUDY: DS2870-7

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 "DEVIATION FROM STANDARDS" IN FAVOR OF THE SUMMERLIN IMPROVEMENT STANDARDS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA".

JORGE CERVANTES, P.E. #13977, P.T.O.E — 4/16/06
CITY ENGINEER — DATE
CITY OF LAS VEGAS, NEVADA

M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING & DEVELOPMENT — 4/5/06
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS FIRE DEPT. — 3.13.06 DATE

SUMMERLIN — 3-24-06 DATE

* THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE SUMMERLIN DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN NON-RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES AND CODES.

SOUTHWEST GAS CORPORATION — 1/26/06 DATE

LAS VEGAS VALLEY WATER DISTRICT (SHEETS C1, C2 & C3) — 8-01-05 DATE
PROJECT # 112113

NEVADA POWER CORPORATION* — 1/25/2006 DATE

* NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SPRINT* — 1-26-06 DATE

* THE AFFIXED SPRINT NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTIONS OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

COX COMMUNICATIONS, LAS VEGAS INC. Michelle Thomson — 1-25-06 DATE

WALKER ENGINEERING, LLC
5765 S RAINBOW BLVD
SUITE 100
LAS VEGAS, NV 89118
TEL 702 873 5197
FAX 702 873 5346

MEETING YOUR LAND DEVELOPMENT NEEDS

ENGINEER - STATE OF NEVADA - JUDY A. WALKER - CIVIL - No. 15107 - PROFESSIONAL ENGINEER — 12/1/06

APPROVAL | DATE | INITIALS

REVISIONS | DATE | REV | DESCRIPTION OF REVISION

TIERRA DEVELOPMENT, LLC
HILLS CENTER BUILDING 5

COVER SHEET AND ABBREVIATIONS

SUBMITTAL NO FINAL
DATE JANUARY 24, 2006
WE PROJECT NO 1083.00
AGENCY NO CLV:10343
SHEET NO C1
OF 5 SHEETS