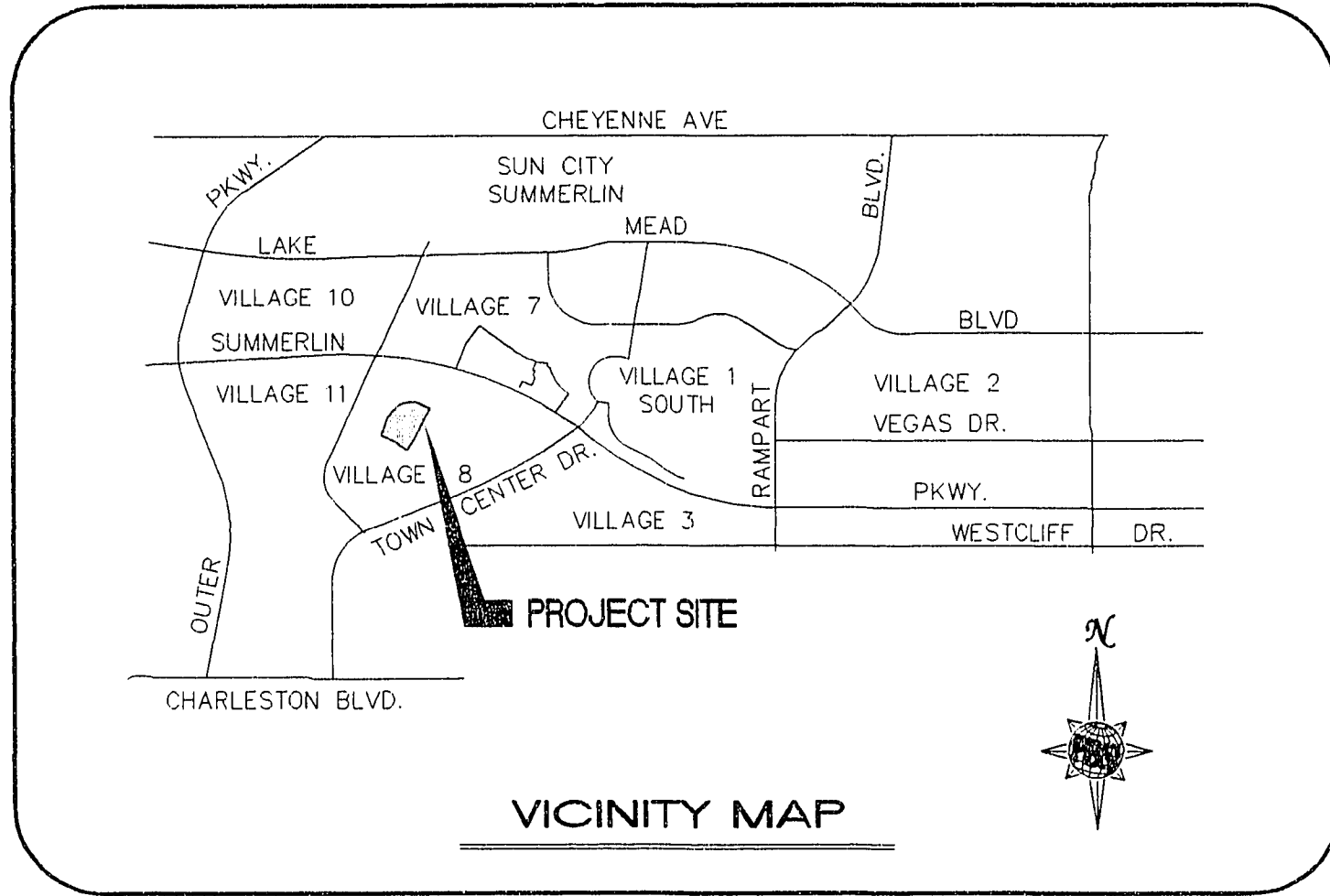
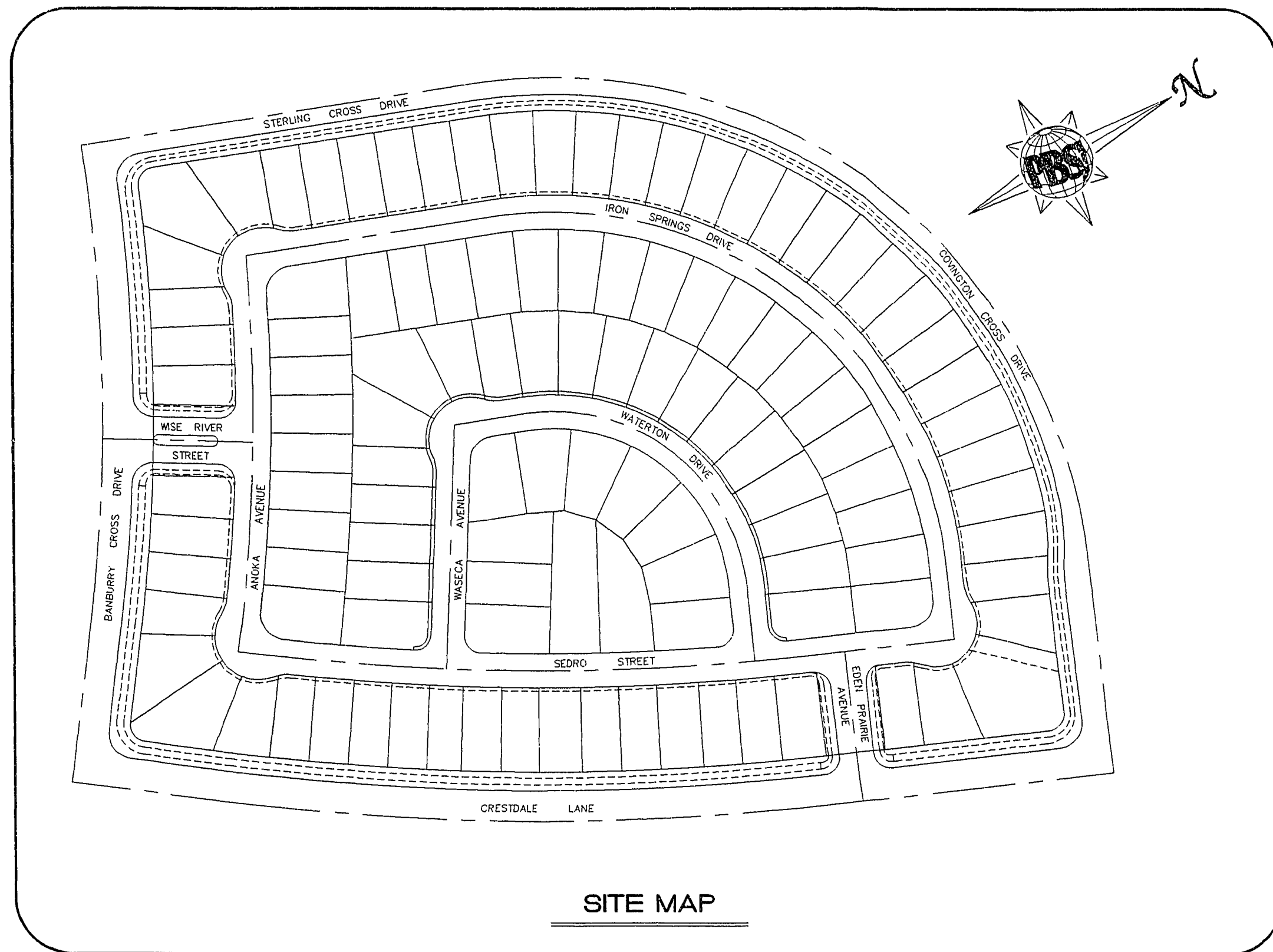


Call before you Dig
1-800-227-2600



IMPROVEMENT PLANS FOR HIGHLAND HILLS



BASIS OF BEARINGS

NORTH 88°50'11" WEST, BEING THE SOUTH LINE OF SECTION 30, T. 20 S., R. 60 E., M.D.M., AS SHOWN BY A MAP IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 63 OF PARCEL MAPS, PAGE 72.

BENCHMARK

ELEVATION = 2757.92
RIVET AND PLATE IN NEVADA POWER VAULT
#UU-792 9451 SUMMERLIN PARKWAY.

OWNER

HOWARD HUGHES PROPERTY LIMITED PARTNERSHIP
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NEVADA 89134
(702) 791-4300

DEVELOPER

KAUFMAN AND BROAD
4755 INDUSTRIAL ROAD
LAS VEGAS, NEVADA 89103
(702) 261-1300

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "SUMMERLIN IMPROVEMENT STANDARDS", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", 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 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.
- 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 & GUTTER WITH A GRADE OF LESS THAN FIVE TENTHS OF ONE PERCENT FOR "L" TYPE CURB AND SIX TENTHS FOR "ROLL" CURB 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 THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWNOT 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 CITY STREETS.

REVISED 12/92 013M

SUMMERLIN GENERAL NOTES

- ALL CONSTRUCTION, MATERIALS AND DETAILS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, DRAWINGS, SUMMERLIN IMPROVEMENT STANDARDS, AS APPROVED BY THE CITY OF LAS VEGAS ON 2-2-93 AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, 1986.
- 48 HOURS PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT:
LAS VEGAS VALLEY WATER DISTRICT PHONE 870-2011
NEVADA POWER COMPANY PHONE 1-800-227-2600
CENTRAL TELEPHONE COMPANY PHONE 1-800-227-2600
SOUTHWEST GAS CORPORATION PHONE 365-2296
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM INFORMATION RECEIVED FROM THE APPLICABLE UTILITY COMPANIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY FOR EXISTING UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITY REGARDING UTILITIES SHALL BE AS REQUIRED UNDER SECTION 107.17 OFF THE UNIFORM STANDARD SPECIFICATIONS FOR CLARK COUNTY AREA, NEVADA, AND AS PROVIDED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR THE EXISTING GAS MAINS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS, WHICH ARE TO REMAIN IN PLACE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT REMOVE TREES, SHRUBS, LAWNS, WALLS, FENCES, SIGNS, STRUCTURES, LIGHTS, OR ANY EXISTING IMPROVEMENTS OUTSIDE OF STREET RIGHT-OF-WAY EXCEPT WHERE REQUIRED TO DO SO BY THE CONTRACT DRAWINGS OR BY THE ENGINEER.
- TREES, LAWNS, SHRUBS, WALL, FENCES, SIGNS, STRUCTURES, LIGHTS AND OTHER EXISTING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY SHALL BE REMOVED WHERE SHOWN ON THE CONTRACT DRAWINGS, AND AS REQUIRED BY THE ENGINEER.
- REPLACEMENT, RELOCATION, OR RECONSTRUCTION OF ALL EXISTING IMPROVEMENTS INCLUDING SPRINKLER SYSTEMS, LAWNS, FENCES, WALLS, SIGNS, STEPS, SIDEWALKS, DRIVEWAYS, LAWN LIGHTS, AND ALL OTHER ITEMS APPLICABLE TO THIS CONTRACT SHALL BE AS REQUIRED BY THE ENGINEER.
- THE CONTRACTOR SHALL BACKFILL AND FINE GRADE ALL CUT OR FILL SLOPES TO MATCH EXISTING CONDITIONS TO THE SATISFACTION OF THE ENGINEER, WHERE EXISTING LAWNS ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL RE-SEED AND/OR SOD THE AFFECTED AREA TO A CONDITION EQUAL TO OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION.
- ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "NEVADA TRAFFIC CONTROL MANUAL," 1985, PUBLISHED BY THE STATE OF NEVADA, DEPT. OF HIGHWAYS, EXCEPT AS OTHERWISE PROVIDED IN THE CONTRACT SPECIFICATIONS OR AS REQUIRED BY THE ENGINEER.
- AT THE TIME OF PRE-CONSTRUCTION CONFERENCE, THE CONTRACTOR SHALL FURNISH, FOR APPROVAL, A TRAFFIC BARRICADING PLAN AND THE METHOD OF MAINTAINING PUBLIC CONVEYANCE AND SAFETY THROUGHOUT THE CONSTRUCTION AREA. TRAFFIC BARRICADING PLANS SHALL COMPLY WITH APPLICABLE PORTIONS OF SECTIONS 624 AND 625 OF THE STANDARD SPECIFICATIONS, THE TRAFFIC CONTROL MANUAL AND APPLICABLE CITY ORDINANCES.
- THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE VERTICAL ADJUSTMENTS OF EXISTING SANITARY, WATER, AND STORM SEWER MANHOLES TO THE FINAL FINISH GRADES EXCEPT AS NOTED ON THE CONTRACT DRAWINGS, AND IN ACCORDANCE WITH SECTION 609 OF THE "STANDARD SPECIFICATIONS," AND ANY VERTICAL ADJUSTMENTS OF WATER VALVE BOXES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THE CONTRACT DRAWINGS.
- REFERENCE IS MADE TO THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR CONSTRUCTION DETAILS. STANDARDS AVAILABLE FROM OWNER.
- NOTICE: GRADING AUTHORIZED ONLY AFTER PERMITEE'S FULL COMPLIANCE WITH FEDERAL ENDANGERED SPECIES ACT.

DEVIATIONS FROM STANDARDS

- A DEVIATION TO STANDARD DC-1 TO ALLOW CENTERLINE RADIUS ON WATERTON DRIVE TO BE LESS THAN 300 FEET.
- A DEVIATION TO STANDARD TO ALLOW VERTICAL CURVE LENGTH ON WISE RIVER STREET TO BE LESS THAN 120 FEET.
- A DEVIATION TO STANDARD TO ALLOW VERTICAL CURVE LENGTH ON WATERTON DRIVE TO BE LESS THAN 240 FEET.

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
P.V.I.	POINT OF VERTICAL INTERSECTION
E.V.C.	END VERTICAL CURVE

ESTIMATED QUANTITIES

STREET

ITEM	QUANTITY	UNIT
2" A.C.	14528	SY
TYPE II	1614	CY
"L" CURB	6466	LF
VALLEY GUTTER	2872	SF
CONC. DRIVEWAY	10848	SF
CONC. SIDEWALK	15781	SF

STORM SEWER

ITEM	QUANTITY	UNIT
24" RCP	238	LF
18" RCP	67	LF
4" TYPE "C" DROP INLET	1	EA
3" TYPE "C" DROP INLET	2	EA

SANITARY SEWER (PUBLIC)

ITEM	QUANTITY	UNIT
8" SEWER	3505	LF
SEWER LATERALS	113	EA
SEWER MANHOLES	14	EA

WATER

ITEM	QUANTITY	UNIT
8" W.L.	3201	LF
6" W.L.	57	LF
8" TEE	4	EA
45° BEND	8	EA
8" GATE VALVE	8	EA
6" F.H. ASSEMBLY (INCLUDES 8" X 6" 4 TEE & 6" GATE VALVE)	9	EA
1" SERVICE LATERAL W/ METER BOX	115	EA
5/8" METER	113	EA
1/2" IRRIGATION METER W/3/4" RPFA	2	EA

SHEET INDEX

- COVER SHEET
- SECTIONS, DETAILS AND NOTES
- GRADING PLAN
- UTILITY PLAN
- PLAN AND PROFILE - WISE RIVER STREET & WASECA AVENUE
- PLAN AND PROFILE - ANOKA AVENUE
- PLAN AND PROFILE - SEDRO STREET
- PLAN AND PROFILE - EDEN PRAIRIE AVENUE & WATERTON DRIVE
- PLAN AND PROFILE - IRON SPRINGS DRIVE STA. 1+00.00 TO 6+00.00 & 20' EASEMENT
- PLAN AND PROFILE - IRON SPRINGS DRIVE STA. 6+00.00 TO 12+31.99
- RETAINING WALL PLAN

APPROVALS

Greg W. Bell 5/15/95
SUMMERLIN DATE

Dennis Anderson 6-22-95
DENNIS ANDERSON, P.E. DATE
* CITY OF LAS VEGAS ENGINEER

Robert Samir 5-1-95
NEVADA POWER COMPANY DATE

John P. Haywood 4-20-95
SOUTHWEST GAS CORPORATION DATE

Dean T. Williams 5-18-95
SPRINT CENTRAL TELEPHONE - NEVADA DATE

12-20-95 5/18/95
LAS VEGAS VALLEY WATER DISTRICT DATE

* "Approval of these plans by the City Engineer is limited to those improvements constructed in the dedicated right-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 revoke any deviation other than those listed in "Deviations from Standards" in favor of the Summerlin Improvement Standards and Specifications Clark County Area Nevada."

4/8/95

DANIEL J. WONDERS
CIVIL
ENGINEER'S SEAL

6600 West Charleston Blvd.
Suite 400
Las Vegas, NV 89102
Telephone: 702/676-6244
Facsimile: 702/676-7750

POST,
BUCKLEY,
SCHUH &
JERNIGAN

ENGINEERING - PLANNING - SURVEYING - CONSTRUCTION SERVICES

HIGHLAND HILLS

COVER SHEET

Scale NO SCALE
Drawn by DIB
Checked by MBP
File No. 700IMP

Job Number 7198.700
Sheet Number 1 OF 11
Date APRIL 04, 1995
PLOT DATE: 04-04-95

REVISIONS

No.	Date	Revised By	Appr.	Date