

PHASE I
PARCEL "O"
A SINGLE FAMILY DETACHED SUBDIVISION
 LOCATED IN
THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
SUMMERLIN VILLAGE 3

PROJECT SUMMARY

ZONING PC
GROSS ACRES 25.54
TOTAL NUMBER OF LOTS 61

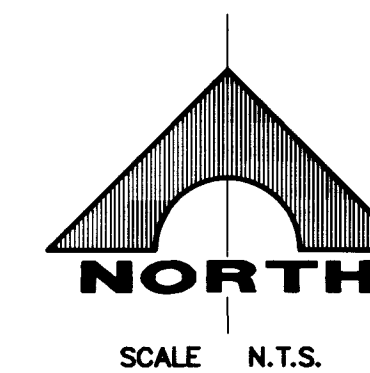
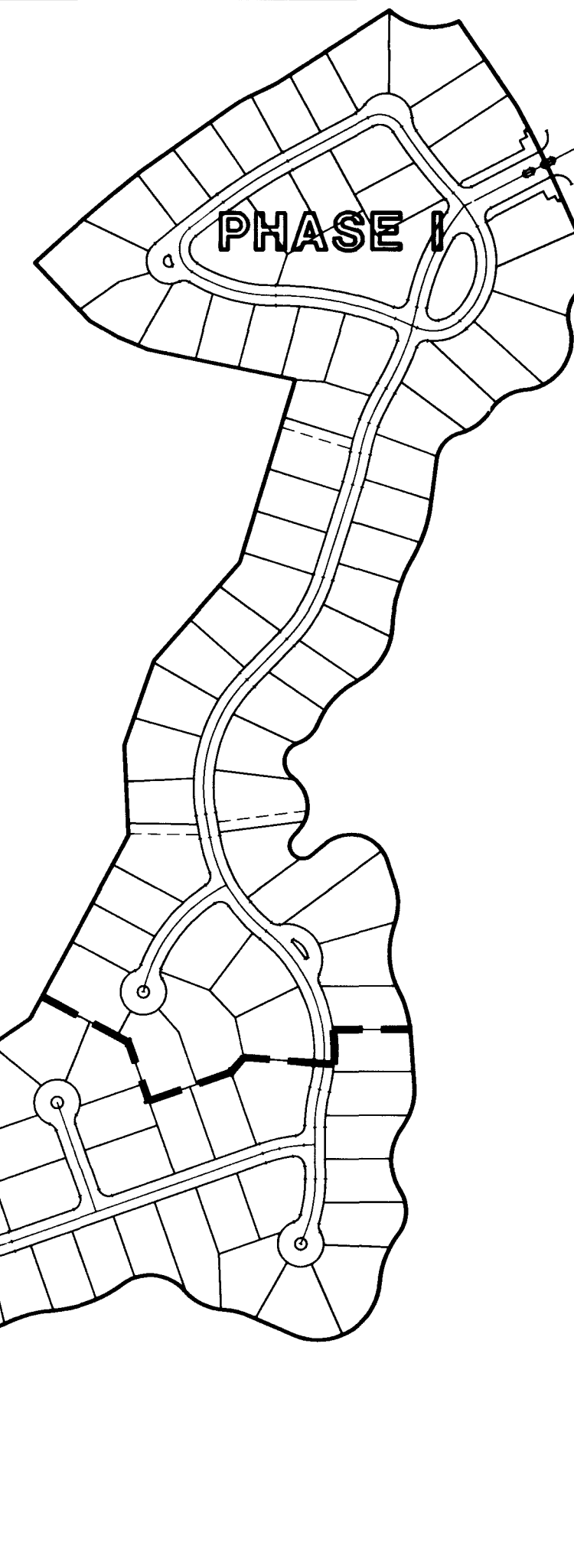
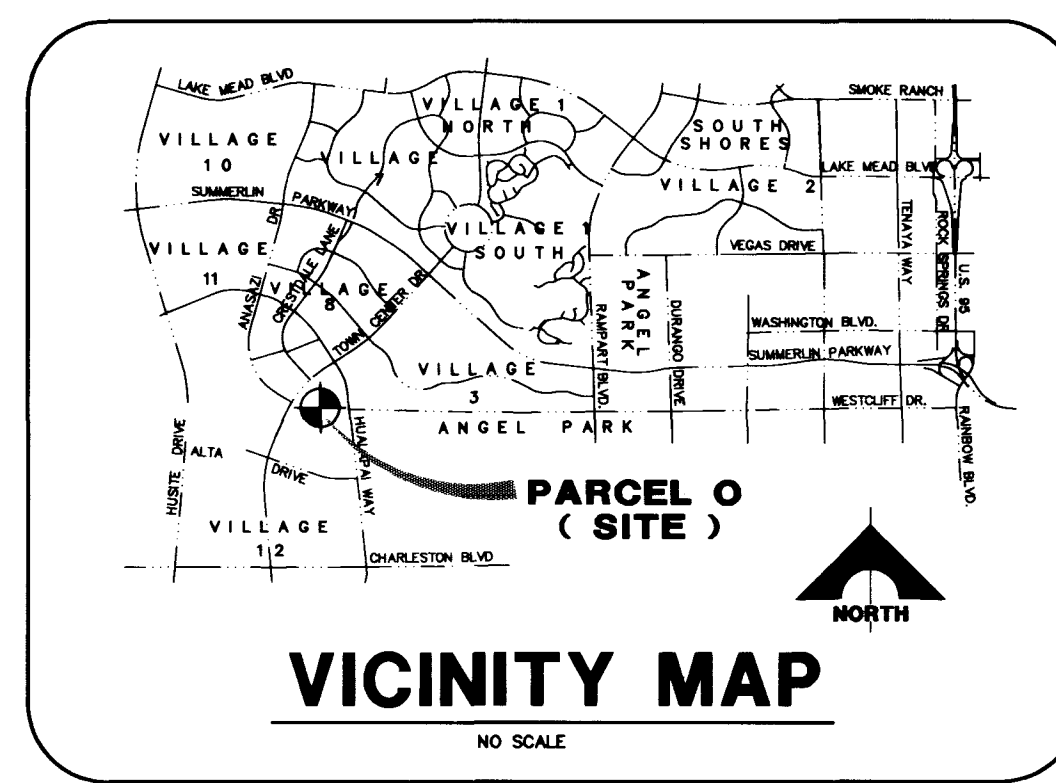
DEVIATION FROM STANDARD

1. KNUCKLE ON ROYAL ASCOT DRIVE DEVIATES FROM SIS S-37 OR S-38.
2. KNUCKLE BETWEEN APACHE STONE ST. AND COUNTRY FALLS DEVIATES FROM SIS S-37 OR S-38.
3. 150' ϕ RADIUS ON GOLDEN SLUMBER DEVIATES FROM SIS DC-1 300' MIN. STANDARDS.
4. TYPICAL STREET SECTIONS DEVIATES FROM S.I.S. NO'S. S-14, S-16 & S-12
5. SLOPE INTO THE CROSS GUTTER IS GREATER THAN 1.5%,
 \odot ROYAL ASCOT DR. & HUALAPAI RD. DEVIATE FROM USDCCA DRAWING 228

INDEX OF DRAWINGS

1. COVER SHEET & INDEX OF DRAWINGS
2. GENERAL NOTES
3. UTILITY PLAN I
4. UTILITY PLAN II
5. UTILITY PLAN III & UTILITY NOTES
6. PLAN & PROFILE I - ROYAL ASCOT DRIVE
7. PLAN & PROFILE II - ROYAL ASCOT DRIVE
8. PLAN & PROFILE III - ROYAL ASCOT DR.
9. PLAN & PROFILE IV - APACHE STONE ST. & COUNTRY FALLS ST.
10. PLAN & PROFILE V - BAY BROOK ST. & EMERALD PALACE CT.
11. PLAN & PROFILE VI - GOLDEN SLUMBER & STORM DRAIN PROF.
12. GRADING PLAN I
13. GRADING PLAN II
14. GRADING PLAN III & DETAILS
15. GRADING PLAN DETAILS

VICINITY AND LOCATION MAP



APPROVALS

APPROVALS	
<i>Dennis Anderson</i> CITY OF LAS VEGAS - CITY ENGINEER - DENNIS ANDERSON - P.E. #9160	5/9/97 DATE
<i>Las Vegas Valley Water District</i> LAS VEGAS VALLEY WATER DISTRICT	2-28-97 DATE
<i>Jim Stahl</i> CITY OF LAS VEGAS FIRE DEPARTMENT	2-28-97 DATE
<i>John P. Maynard</i> SOUTHWEST GAS	4/24/97 DATE
<i>James P. Anderson</i> NEVADA POWER COMPANY	4/23/97 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 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.

Gene W. Pelt
SUMMERLIN
4/21/97
DATE

BENCH MARK

CITY OF LAS VEGAS BENCHMARK
 0LV001954 RIVET & PLATE IN TOP OF CURB NW SIDE OF TOWN
 CENTER DRIVE & SOUTH CIRCLE ISLAND.
 2728.37 NAVD 1988 DATUM (831.6074 M)
 2728.19 SUMMERLIN DATUM • PROJECT DATUM


BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF TOWN CENTER DRIVE AS SHOWN BY MAP THEREOF ON FILE IN FILE 74, PAGE 14 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, BEING NORTH 42°00'00" EAST

LEGAL DESCRIPTION

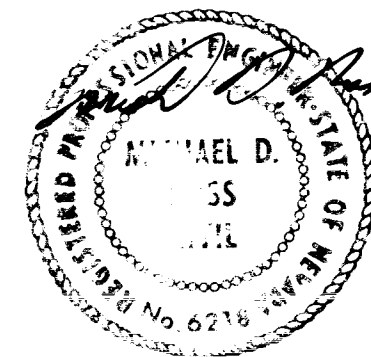
PARCEL "O" OF SUMMERLIN VILLAGE 3 UNIT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 74, PAGE 56 OF FINAL MAPS IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA AND LYING WITH IN SECTIONS 25 AND 36 TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

ENGINEER


G.C. WALLACE, INC.
 Engineering/Architecture
 1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89102
 TELEPHONE: 363-1200

OWNER/DEVELOPER





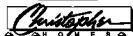

CHRISTOPHER HOMES
 9500 HILLWOOD DR. LAS VEGAS, NV 89134 TEL. 360-3200



29 APR 97

Drawing: C:\DRAWINGS\745070\MPDWG5\COVER1.DWG
 February 26, 1997 3:11:22 p.m.

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PARCEL "O"
 A SINGLE FAMILY DETACHED SUBDIVISION
 LOCATED IN
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SUMMERLIN VILLAGE 3

PROJECT SUMMARY	VICINITY AND LOCATION MAP	APPROVALS	
<p>ZONING PC GROSS ACRES 23.54 TOTAL NUMBER OF LOTS 61</p>	 	<p>APPROVALS</p> <p><i>[Signature]</i> <small>City of Las Vegas - Planning & Zoning</small></p> <p><i>[Signature]</i> <small>Clark County - Planning & Zoning</small></p> <p><i>[Signature]</i> <small>City of Las Vegas - Public Works</small></p> <p><i>[Signature]</i> <small>Clark County - Public Works</small></p> <p><i>[Signature]</i> <small>City of Las Vegas - Engineering</small></p> <p><i>[Signature]</i> <small>Clark County - Engineering</small></p>	
<p>DEVIATION FROM STANDARD</p> <ol style="list-style-type: none"> 1. SIDEWALK ON ROYAL ABOUT DRIVE DEVIATES FROM 5'6" 5'-31' ON 5-36. 2. SIDEWALK BETWEEN APACHE STONE ST. AND COUNTRY FALLS DEVIATES FROM 5'6" 5'-31' ON 5-36. 3. 100' W. DRIVE ON GOLDEN SLUMBER DEVIATES FROM 8'6" 8'-11' 700' W. DRIVE STRAIGHTAWAY. 4. TYPICAL STREET SECTIONS DEVIATES FROM S.D.S. NOTE 5'-14, 5'-12 & 5'-12. 5. SLOPE INTO THE CROSS SLOTER IS GREATER THAN 1.5% @ ROYAL ABOUT DR. @ HUALAPAI RD. DEVIATE FROM GEORGIA STANDARD 5.00. 		<p>INDEX OF DRAWINGS</p> <ol style="list-style-type: none"> 1. COVER SHEET & INDEX OF DRAWINGS 2. GENERAL NOTES 3. UTILITY PLAN I 4. UTILITY PLAN II 5. UTILITY PLAN III & UTILITY NOTES 6. PLAN & PROFILE I - ROYAL ABOUT DRIVE 7. PLAN & PROFILE II - ROYAL ABOUT DRIVE 8. PLAN & PROFILE III - ROYAL ABOUT DR. 9. PLAN & PROFILE IV - APACHE STONE ST. & COUNTRY FALLS ST. 10. PLAN & PROFILE V - SAY BROOK ST. & EMERALD PALACE CT. 11. PLAN & PROFILE VI - GOLDEN SLUMBER & STORM DRAIN PROP. 12. GRADING PLAN I 13. GRADING PLAN II 14. GRADING PLAN III & DETAILS 15. GRADING PLAN DETAILS 	
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	<p>ENGINEER</p> <p> G.C. WALLACE, INC. <small>REGISTERED PROFESSIONAL ENGINEER 1000 W. HUNTER BOULEVARD, SUITE 1000, LAS VEGAS, NV 89135</small></p>	<p>OWNER/DEVELOPER</p> <p> Christopher HOMES</p>	