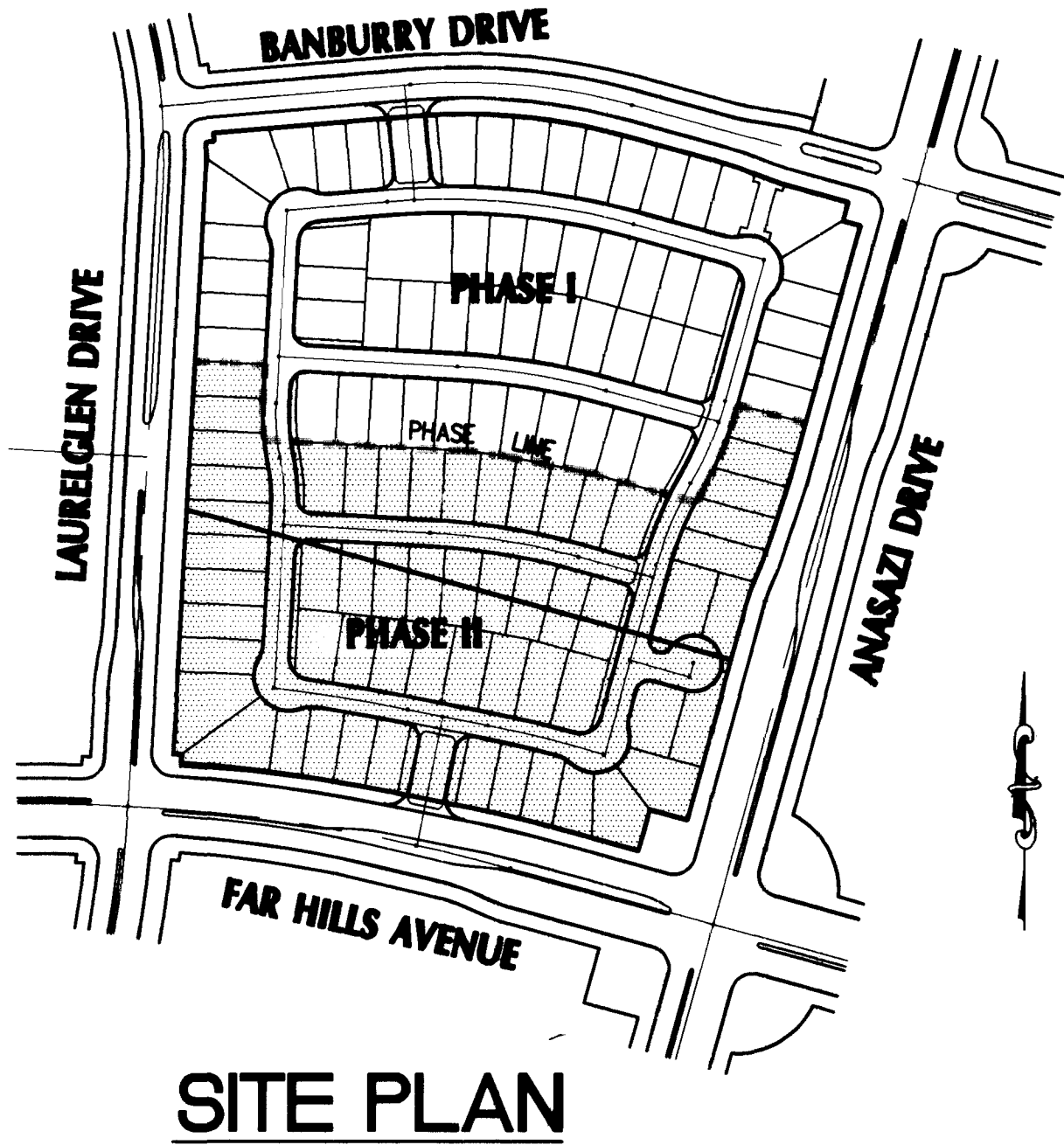
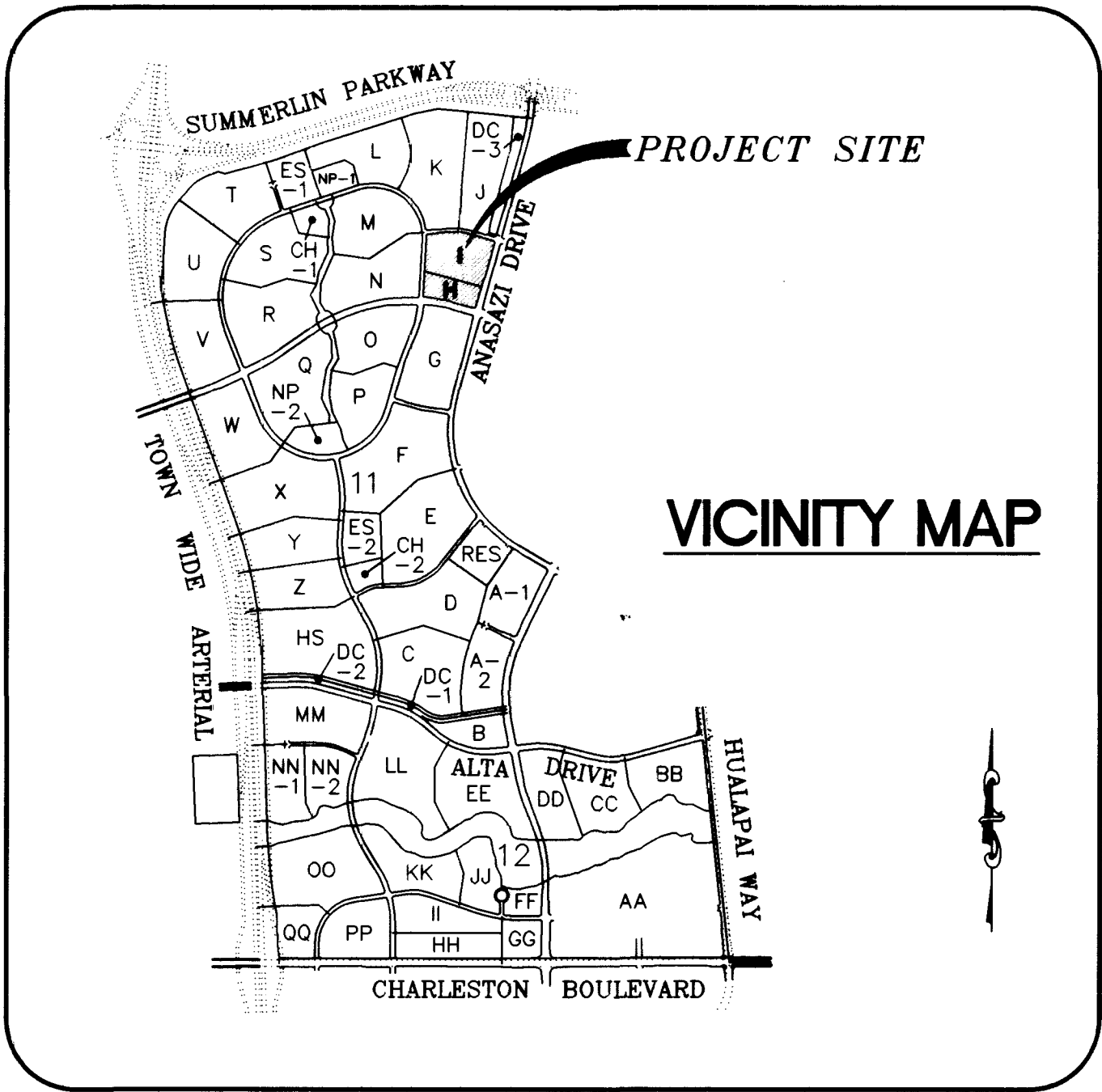


IMPROVEMENT PLANS

WESTBROOK PHASE II

(A 113 LOT RESIDENTIAL PLANNED DEVELOPMENT)

PARCELS H & I, THE ARBORS AT SUMMERLIN, VILLAGE 11/12



LEGEND	
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
NG	NATURAL GROUND
TC	TOP OF CURB
43	LOT NUMBER
29.7	BUILDING PAD ELEVATION
	LARGEST BUILDING PAD ENVELOPE
	DRIVEWAY LOCATION
	SIGHT DISTANCE EASEMENT
0.9%	STREET SLOPE
22.42	PROPOSED SPOT ELEVATION
30.30	EXISTING SPOT ELEVATION
	EXISTING CONTOURS
	ESCAPMENT (2:1 SLOPE MAX.)
	VILLAGE WALL
	VIEW FENCE WALL
	RETAINING WALL
	BLOCK WALL
	VIEW FENCE
	BOUNDARY
1	BLOCK NUMBER

LEGAL DESCRIPTION

ALL OF LOTS 1 AND 2, BLOCK C PER THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT NO. 2B PER BOOK 76, PAGE 92 OF PLATS.

DEVIATIONS FROM STANDARDS

- MINIMUM LENGTH OF TANGENTS AT INTERSECTION APPROACHES. (50' FROM POINT OF INTERSECTION)
- K VALUE AT ENTRY STREETS LESS THAN MINIMUM.
- STREET SLOPE EXCEEDS 3% AT INTERSECTIONS.
- STREET TYPICAL SECTIONS WITH OFFSET CROWNS.
- STREET TYPICAL SECTIONS WITH 39' R.O.W. WHERE 40' IS REQUIRED.
- CUL-DE-SAC DEVIATIONS
- 0.5% STREET SLOPE WHERE 0.6% IS REQUIRED FOR 30" ROLL CURB.

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK
OLV0019S4 RIVET & PLATE IN TOP OF CURB NW
SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND
2725.923 NGVD 1929 DATUM
2728.37 NAVD 1988 DATUM (831.6074 M)
2726.19 SUMMERLIN DATUM

BASIS OF BEARINGS:

NORTH 15°23'46" EAST BEING THE BEARING OF THE CENTERLINE OF ANASAZI DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 64, PAGE 67 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

APPROVALS

APPROVAL OF THESE PLANS 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 SUMMERLIN IMPROVEMENT STANDARDS & SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

Charles Kajowski 5-20-99
CITY OF LAS VEGAS, CITY PLANNING ENGINEER DATE
CHARLES KAJOWSKI JR., P.E.

Gerald M. Robbins 5-17-99
SUMMERLIN DATE
GERALD M. ROBBINS

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	NOTE SHEET
3	DIMENSION & EASEMENT PLAN
4	MASTER GRADING PLAN
5	GRADING PLAN
6	MASTER UTILITY PLAN
7	UTILITY PLAN
8	PLAN & PROFILE WHITTINGHAM COURT & EVERGREEN HEIGHTS WAY
9	PLAN & PROFILE REDWOOD TRAILS LANE
10	PLAN & PROFILE AMBLEWOOD WAY
11	PLAN & PROFILE WOODMOOR DRIVE
12	PLAN & PROFILE LONE CYPRESS AVENUE
13	DETAIL SHEET
14	DETAIL SHEET

QUANTITIES

STREET IMPROVEMENTS - PUBLIC	
2" AC PAVEMENT	8244 SY
TYPE I GRAVEL BASE	3586 CY
TYPE II GRAVEL BASE	2854 CY
30" ROLL CURB & GUTTER	3520 LF
1" TYPE CURB & GUTTER	348 LF
A' TYPE CURB	182 LF
8" VALLEY GUTTER	1430 SF
SIDEWALK	7130 SF
SIDEWALK RAMP	6 EA
WATER QUANTITIES - PUBLIC	
8" WATER LINE	1790 LF
8" GATE VALVE & BOX	6 EA
8"x8"x8" TEE	2 EA
12" x 8" REDUCER	1 EA
STD. FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE & 8" x 6" TEE	4 EA
2" BLOWOFF W/ CAP	2 EA
3/4" WATER METER W/ SERVICE	70EA
SANITARY SEWER QUANTITIES - PUBLIC	
8" SEWER	1528 LF
48" MANHOLE	7 EA
4" SEWER SERVICE	57 EA
SEWER BACKWATER VALVES	33 EA
STORM DRAIN QUANTITIES - PUBLIC	
6.0' MOD. TYPE 'C' DROP INLET	1 EA
30" CLASS II ROP	11 LF
48" MANHOLE	1 EA
STREET LIGHT QUANTITIES - PUBLIC	
100W H.P.S. TYPE 3	13 EA
1 1/4" CONDUIT W/ CONDUCTORS	2,195 LF
# 3 1/2 PULL BOX	7 EA
125 SERVICE AMP	1 EA
MISCELLANEOUS QUANTITIES - PUBLIC	
STD. STREET SIGN W/ POLE (PER STD. DWG. NO. 250)	7 EA

OWNER:

GREYSTONE HOMES, INC.
2670 Chandler Avenue, Suite 1
Las Vegas, Nevada 89120
(702) 736-7672

DEVELOPER:

GREYSTONE HOMES, INC.
2670 Chandler Avenue, Suite 1
Las Vegas, Nevada 89120
(702) 736-7672

ENGINEER:

Carter Burgess

2955 East Sunset Road, Suite 105
Las Vegas, NV 89120
(702) 798-1007 Fax (702) 798-7056

REVISIONS

NO.	DATE	BY	APPD.

DESIGNED: DL
DRAWN: DL
CHECKED: MSW
JOB NO: 877107010
HORIZ: N/A
VERT: N/A
DATE: 6/16/97

CLARK COUNTY ENGINEER STATE OF NEVADA
NICHOLAS J. BURNESS
CIVIL ENGINEER
No. 9655

Carter Burgess
6655 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

PROJECT: THE ARBORS
PARCEL H & I
DESCRIPTION: WESTBROOK PHASE II
SHEET: 1 OF 14

