

IMPROVEMENT PLANS FOR DECATUR COURT

APN: 124-31-101-008
NORTH LAS VEGAS, NEVADA

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

ABBREVIATIONS

TC	TOP OF CURB
FL	FLOWLINE
HP	HIGH POINT
TYP	TYPICAL
AC	ASPHALTIC CONCRETE
EX	EXISTING
BCR	BEGIN CURB RETURN
FG	FINISHED GRADE
ECR	END CURB RETURN
C1	CURVE LABEL (SEE CURVE TABLE)
L1	LINE LABEL (SEE LINE TABLE)
BVC	BEGIN VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
EVC	END VERTICAL CURVE
GB	GRADE BREAK
TRW	TOP OF RETAINING WALL
TF	TOP OF FOOTING
LF	LINEAL FEET
SY	SQUARE YARDS
CY	CUBIC YARDS
INV	INVERT
DI	DROP INLET
PSV	PRESSURE SUSTAINING VALVE
PRV	PRESSURE REDUCING VALVE
BWV	BACK WATER VALVE

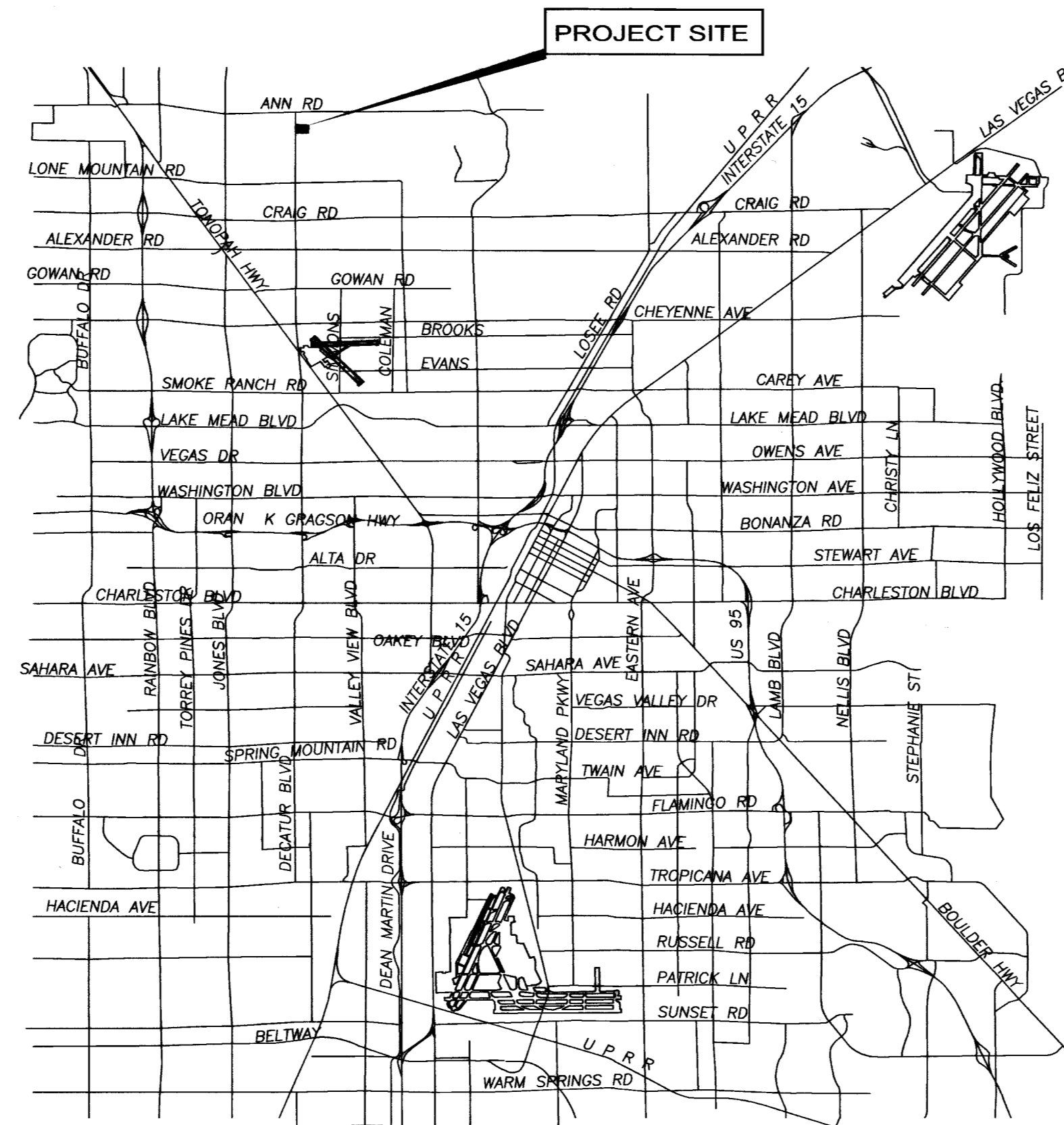
UTILITIES

POWER	NEVADA POWER COMPANY
TELEPHONE	EMBARQ
GAS	SOUTHWEST GAS CORP.
SEWER	CITY OF NORTH LAS VEGAS
WATER	CITY OF NORTH LAS VEGAS
REFUSE	REPUBLIC SERVICES

ENGINEERS ESTIMATED QUANTITIES

	PUBLIC	PRIVATE
FILL	-	8500 CY
TYPE II GRAVEL	9 CY	1270 CY
2" AC PAVING	-	4255 SY
CURB AND CUTTER	-	1978 LF
COMMERCIAL DRIVEWAY	546 SF	-
POWER SERVICE	1	-
TELEPHONE SERVICE	1	-
GAS SERVICE	1	-
RIPRAP	-	3 CY
2" WATER LATERAL	-	1089 LF
8" WATER MAIN	-	207 LF
8" WATER MAIN	20 LF	407 LF
10" WATER MAIN	1 LF	1 LF
IRRIGATION SLEEVES	-	80 LF
FIRE HYDRANT	-	2
WATER SERVICE W/1" RPP& 1" METER	4	-
8" SEWER MAIN	-	121 LF
8" SEWER MAIN	-	653 LF
SEWER MANHOLES	-	3 EA
SEWER SERVICE	1	-

NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EXACT QUANTITIES.



VICINITY MAP
N.T.S.

NORTH LAS VEGAS BENCHMARK

REF. NO. 26
BENCHMARK NAME: NLV9131N4
RIVET AND 2" ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS BM NO. NLV9131N4, SET IN THE TOP OF CURB, LOCATED APPROX. 14' WEST OF THE SOUTHWEST CORNER AT THE INTERSECTION OF ANN RD. AND VALLEY DRIVE.
ELEV. 674.368 METERS (NAV8 '88)
2212.49 FEET

BASIS OF BEARINGS

SOUTH 01°08'46" WEST BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) SECTION 31, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN FILE 106, ON PAGE 82 ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

GEOTECHNICAL

GEOTECHNICAL REPORT BY: ACCLAIM MATERIAL TESTING & INSPECTION, LLC
FILE NO.: 06530
DATE: MARCH 27, 2006
UPDATED: MARCH 28, 2007

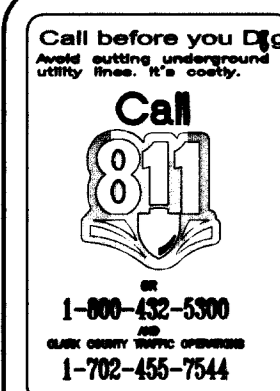
EARTHWORK QUANTITIES

CUBIC YARDS OF CUT:	000,000
CUBIC YARDS OF FILL:	6,500
TOTAL CUBIC YARDS OF EXPORT:	000,000

NOTE: Quantities are approximate only. Contractor shall verify quantities prior to start of construction.

ACREAGE:

GROSS AREA:	1.82 ACRES
NET AREA:	1.82 ACRES



UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

DEVELOPER / OWNER:

DECATUR COURT, LLC
10877 WILSHIRE BLVD, STE. 1407
LOS ANGELES, CA 90024

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APPROVALS

DR. QIONG LIU, P.E. PTOE
DEPUTY DIRECTOR/ CITY ENGINEER, PUBLIC WORKS DEPARTMENT

JENNIFER E. DOODY, P.E.
MANAGER, DEVELOPMENT AND FLOOD CONTROL DIVISION

RANDAL D. CAGLE
MANAGER, REAL PROPERTY SERVICES

CARLTON URBAN, P.E.
TRANSPORTATION SERVICES ADMINISTRATOR

UTILITIES DEPARTMENT - ENGINEERING SERVICES DIVISION
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR CONSTRUCTION, A COMMITMENT TO SUPPLY WATER AND/OR SEWER SERVICE, OR AN APPROVAL OF ANY VIOLATION OF ONLY WATER AND/OR SEWER SERVICE RULES AND REGULATIONS OR DESIGN AND CONSTRUCTION STANDARDS.

C.N.L.V. FIRE DEPARTMENT

Jorge A. Cervantes, P.E. #13977, P.T.O.E., CITY ENGINEER (CITY OF LAS VEGAS) 10/19/07

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 THE STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA.

Roger Repomanian, SOUTH WEST GAS CORPORATION ROGER RAPOUNIAN 10/18/07

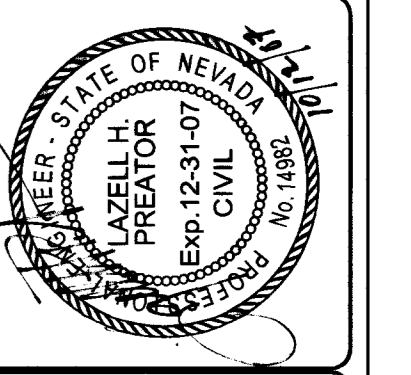
Callin Gomez, NEVADA POWER COMPANY 10-12-07

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.

Edel Johnson, EMBARQ - Edel Johnson 10/12/07

Las Vegas, Inc. Michelle Thompson 10/12/07

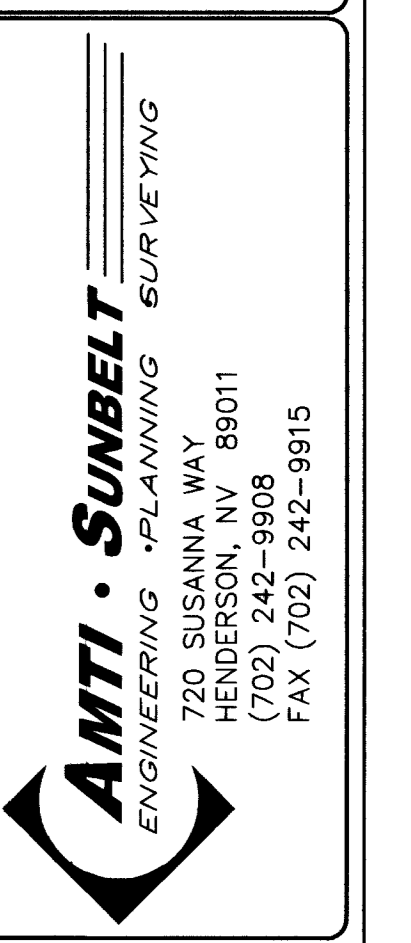
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DEVELOPER
DECATUR COURT, LLC
10877 WILSHIRE BLVD.
SUITE 1407
LOS ANGELES, CA 90024
PHONE: (310) 208-7770
FAX: (310) 208-7885

PROJ. NO.	TG	NO.	DATE	DESCRIPTION
SB06011	RG			06011-CVR.DWG

COVER SHEET
DECATUR COURT
ANN ROAD AND DECATUR BLVD.
CLARK COUNTY
NEVADA



SHEET
C1
1 OF 7 SHEETS
CNL# 29838