

IMPROVEMENT PLANS NWC LEON AND DEER SPRINGS

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS
STATE OF NEVADA

BRAMBLE HOMES

2950 LINDELL ROAD
LAS VEGAS, NEVADA 891
702) 242-8608
FAX: (702) 242-8612
APN: 125-24-201-003, 004, 005

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24 TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:
PARCELS TWO (2), THREE (3), FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 67 OF PARCEL MAPS, PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

GEOTECHNICAL

SOILS REPORT PREPARED BY ACCLAIM MATERIALS TESTING AND INSPECTION, LLP.
DATED: SEPTEMBER 8, 2003 (FILE NO. E03-045).
PHONE: (702) 938-0650

NOTE:

ALL PRIVATE STREETS ARE P.U.E.'S PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.

ENGINEERS ESTIMATED QUANTITIES

PUBLIC

SEWER

ITEM	QUANTITY
8" P.V.C. SEWER LINE	4,206 LF
4" P.V.C. SEWER LATERAL	827 LF
48" DIA. MANHOLES	14 EA

WATER

ITEM	QUANTITY
8" P.V.C. WATER LINE	2,395 LF
10" P.V.C. WATER LINE	2,592 LF
8" GATE VALVES	7 EA
10" GATE VALVES	5 EA
FIRE HYDRANT ASSEMBLY (INCLUDES 6" GATE VALVE)	6 EA
1" COPPER WATER SERVICE W/ 3/4" METER AND METER BOX	29 EA
1 1/2" METER WITH 1 1/2" RPPA FOR IRRIGATION SERVICE	1 EA

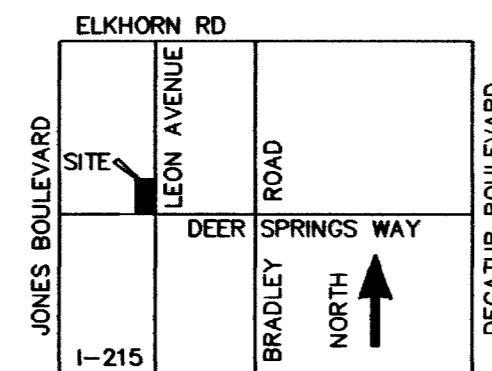
STORM DRAIN

ITEM	QUANTITY
18" RCP	114 LF
DROP INLET	1 EA

STREETS

ITEM	QUANTITY
STREET NAME SIGN	3 EA
STOP SIGN	1 EA
TRAFFIC SIGN	18 EA
2" A.C. PAVEMENT	5,740 SY
3" A.C. PAVEMENT	2,542 SY
4" A.C. PAVEMENT	3,370 SY
SURVEY MONUMENTS	6 EA
AGGREGATE BASE	1,821 CY
1" CURB & GUTTER	3,985 LF
SIDEWALK	7,289 SF
VALLEY GUTTER	1,278 SF
100W STREET LIGHTS	10 EA
250W STREET LIGHTS	3 EA
1-1/4" STREETLIGHT CONDUIT	1,411 LF
3" STREETLIGHT CONDUIT	663 EA
200 AMP SERVICE POINTS	2 EA

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



VICINITY MAP
N.T.S.

BASIS OF BEARINGS

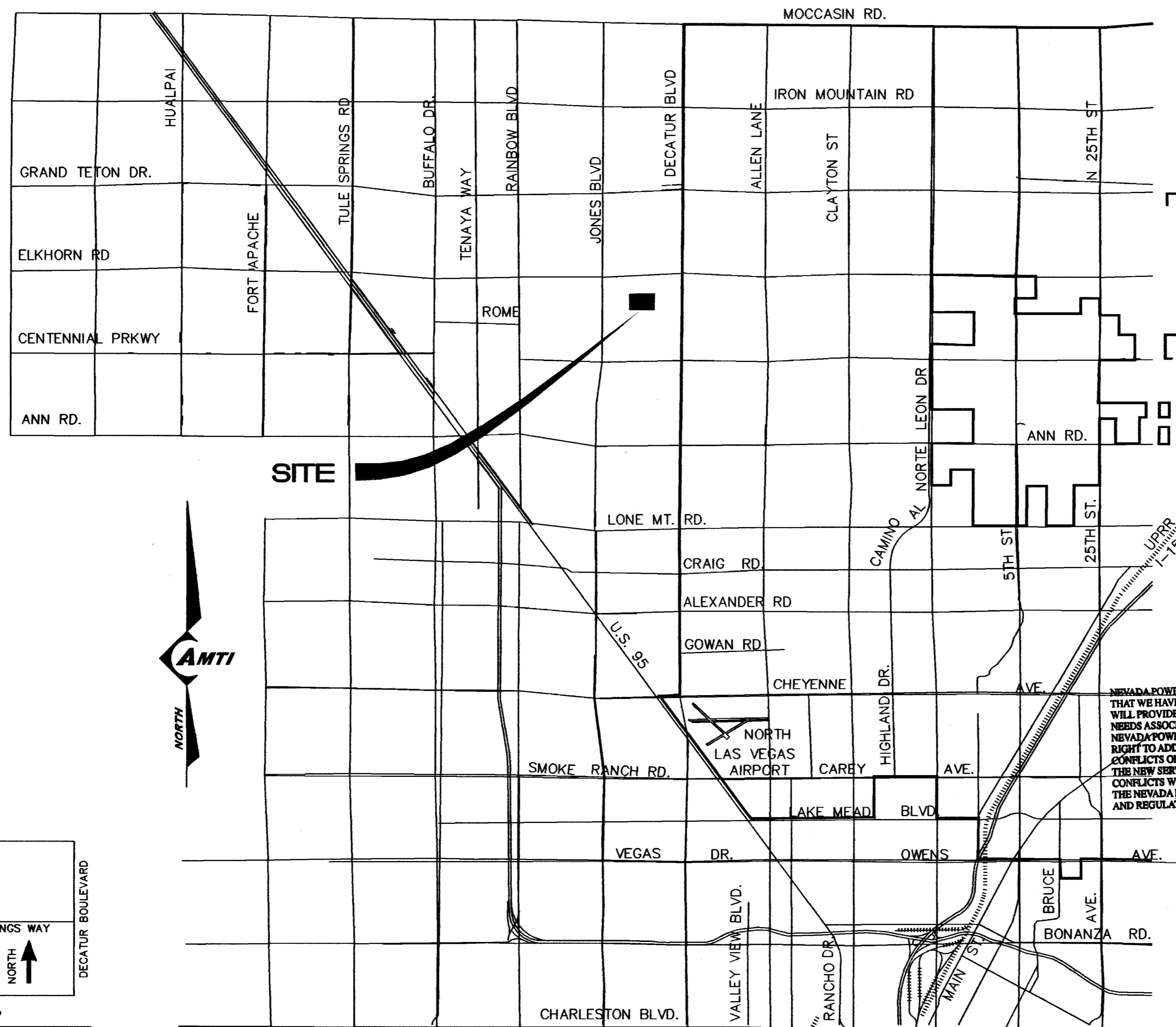
NORTH 87°03' 14" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 67 PAGE 22 OF SURVEYS ON FILE IN THE CLARK COUNTY, NEVADA RECORDERS OFFICE.

VICINITY MAP
N.T.S.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID# BLV90 24W6: RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHEAST CORNER OF DEER SPRINGS WAY AND LEON AVENUE ±2' NORTHEAST OF TELEPHONE POLE #19620T.

ELEVATION = 706.695 METERS (NAV8 88)
= 2318.55 FEET (NAV8 88)



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.

SHEET INDEX

NO.	DESCRIPTION
C1	COVER SHEET
C2	GENERAL NOTES
C3	GRADING PLAN
C4	DETAIL SHEET
C5	UTILITY PLAN
C6	OFF-SITE UTILITY PLAN
C7	STREET PLAN AND PROFILE - DEER SPRINGS WAY - STA: 6+00.00 TO 16+00.00
C8	STREET PLAN AND PROFILE - DEER SPRINGS WAY - STA: 16+00.00 TO 27+50.00
C9	STREET PLAN AND PROFILE - LEON AVENUE AND ASHIRA LANE
C10	STREET PLAN AND PROFILE - REVITAL COURT (NORTH AND SOUTH)
C11	STREET PLAN AND PROFILE - REVITAL COURT (EAST AND WEST)
C12	MASTER STREETLIGHT AND TRAFFIC CONTROL PLAN

APPROVALS:

Charles Karkowski, Jr. 1/20/2005 DATE
CHARLES KARKOWSKI, JR. (PE# 4784)
CITY OF LAS VEGAS-CITY ENGINEER

M. Margó Wheeler 12.1.04 DATE
M. MARGO WHEELER, AICP.
CURRENT PLANNING MANAGER

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

John Marshall 11.8.04 DATE
JOHN MARSHALL
CITY OF LAS VEGAS FIRE MARSHAL

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LWWD.

Sandy Larsen 11/21/04 DATE
LAS VEGAS VALLEY WATER DISTRICT
PROJ: H100578
SHEETS, C1, C2 & C5-C9

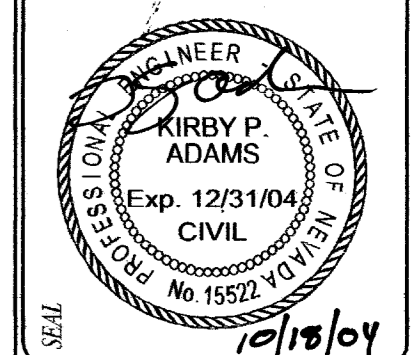
Sandy Larsen 11-10-04 DATE
SANDY LARSEN
NEVADA POWER COMPANY

D. Hatzenbuehler 11/4/04 DATE
D. HATZENBUEHLER
SPRINT TELEPHONE COMPANY

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

Shirley M. In 11/2/04 DATE
SHIRLEY M. IN
SOUTHWEST GAS CORPORATION

Lisel Gonzalez 11/9/04 DATE
LISEL GONZALEZ
COX COMMUNICATIONS, LAS VEGAS, INC.



DEVELOPER:
BRAMBLE HOMES
2950 LINDELL ROAD
LAS VEGAS, NV 89166
PHONE: 702-242-8612
FAX: 702-242-8608

DESIGNED:	CHECKED:	DATE:	NO.:

COVER SHEET
NWC LEON AND DEER SPRINGS
BRAMBLE HOMES
CLARK COUNTY
LAS VEGAS
NEVADA

AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
720 SUSANNA WAY
HENDEKSON, NV 89015
PHONE (702) 242-9808
FAX (702) 242-9915

SHEET
C1
1 OF 12 SHEETS
10744852