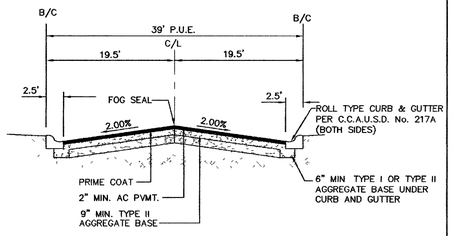
NOTE:
THE OFF-SITE PAVEMENT SECTIONS SHOWN ON THE PLANS MUST BE DESIGNED IN ACCORDANCE WITH STANDARD SPECIFICATION SECTION 401 USING THE AASHTO MODEL. THE NEW SECTION MUST BE BASED ON THE ACTUAL DAILY TRAFFIC (ADT) COUNTS PROVIDED BY THE CITY.



GEOTECH REPORT
SOILS REPORT PREPARED BY ACCLAIM MATERIALS TESTING AND INSPECTION, LLP
DATED: AUGUST 15, 2005 (FILE No. 05135)
PHONE: (702) 938-0650

A / C3 PRIVATE STREET
N.T.S. KODA COURT

NOTE:
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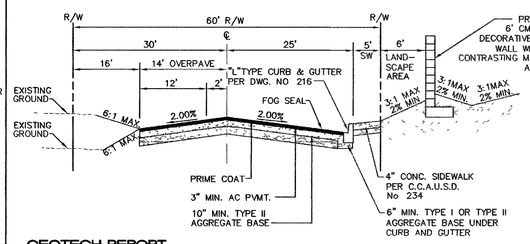

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DATED: AUGUST 15, 2005 (FILE No. 05135)
PHONE: (702) 938-0650

B / C3 60' PUBLIC STREET SECTION
N.T.S LEON AVE.

NOTE:
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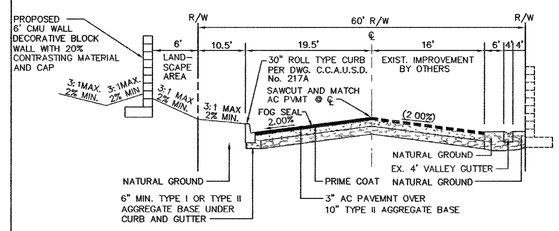

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C / C3 60' PUBLIC STREET SECTION
N.T.S .JEANETTE ST.

NOTE:
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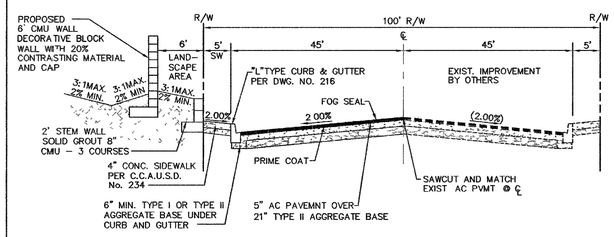

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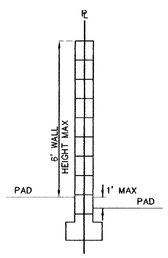
D / C3 100' PUBLIC STREET SECTION
N.T.S ELKHORN RD.

NOTE:
REFER TO THE STRUCTURAL PLANS AND THE SOILS REPORT FOR FOOTING DESIGN.



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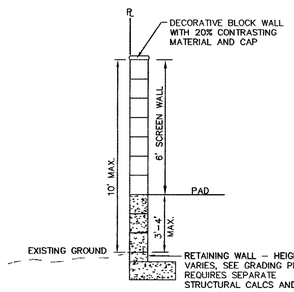
PHONE: (702) 938-0650

E / C3 SECTION
N.T.S.

NOTE:
REFER TO THE STRUCTURAL PLANS AND THE SOILS REPORT FOR FOOTING DESIGN.



GEOTECH REPORT
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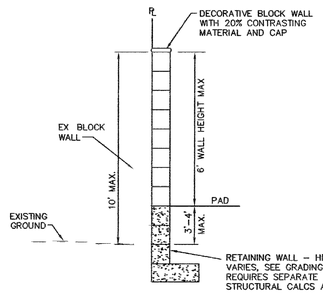
PHONE: (702) 938-0650

F / C3 SECTION
N.T.S.

NOTE:
REFER TO THE STRUCTURAL PLANS AND THE SOILS REPORT FOR FOOTING DESIGN.



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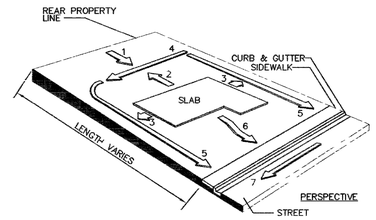
G / C3 SECTION
N.T.S.



F.H.A. TYPE "A" DRAINAGE

1. SLOPE FROM REAR TO SWALE, MIN. 1%
2. SLOPE FROM HOUSE TO SWALE, MIN 1%
3. SLOPE FROM HOUSE TO SIDE SWALE, MIN. 1%
4. REAR SWALE (10' MIN. FROM REAR OF HOUSE)
5. SIDE SWALE (MINIMUM 1.0%)
6. SLOPE FROM HOUSE TO SIDEWALK, MIN. 1%
7. SLOPE OF STREET

SETBACKS
ZONED R-1
20' FRONT
15' REAR
5' SIDE
15' CORNER

TYPICAL GRADING
N.T.S.

APN: 125-24-102-001

BASIS OF BEARINGS
S86°40'16"W BEING THE CENTER LINE OF ELKHORN ROAD AND THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECT 24, T19S, R60E AS SHOWN IN FILE 52, PAGE 70 OF SURVEYS, OFFICIAL RECORDS

BENCHMARK
CITY OF LAS VEGAS BENCHMARK ID# OLV90 13SSW6: 2 INCH ALCAP @ NORTHEAST (NE) CORNER OF ELKHORN ROAD AND LEON AVENUE ± 17 FEET NORTH OF PT (CLV) RM PLS#11175 No DIST.)

ELEVATION = 709.8372 METERS (NAVD 88)
= 2328.86 FEET (NAVD 88)

NOTE:
ALL PRIVATE STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED

Avoid cutting underground utility lines it's costly. Call before you Dig 1-800-227-2600 UNDERGROUND SERVICE (USA)

Avoid overhead power line contact Call before you Overhead 1-702-227-2929 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

AVOID HITTING UNDER-GROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS Call before you UnderGround 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS, AND 1-702-229-6611 T.A.S.I.

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.

SEAL
PROFESSIONAL ENGINEER KIRBY P ADAMS Exp 12/31/06 CIVIL No. 15522 STATE OF NEVADA
7/18/06

DEVELOPER:
BRAMBLE HOMES, INC.
1290 S. JONES BLVD.
SUITE 250
LAS VEGAS, NV 89146
PHONE:
(702) 242-8608
FAX:
(702) 242-8612

DESIGNED:	CJL	07-17-06	PROJ. No.	05071
CHECKED:	KPA		FILED:	

NO.	DATE	DESCRIPTION	BY

DETAIL SHEET
SADIE ESTATES
BRAMBLE HOMES, INC.
LAS VEGAS CLARK COUNTY NEVADA

AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
720 SUSANNA WAY
HENDERSON, NV. 89015
PHONE (702) 242-9908
FAX (702) 242-9915

SHEET
C4
4 OF 10 SHEETS

CLV# 107Y4936

94472