

IMPROVEMENT PLANS

FOR

SADIE ESTATES

APN: 125-24-102-001

A PORTION OF SECTION 24, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS
CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

GEOTECHNICAL

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

FLOOD ZONE

THIS SITE IS LOCATED IN A FLOOD ZONE X, AS SHOWN ON F.I.R.M. PANEL 1765 MAP NO. 32003C1765 E, DATED SEPTEMBER 27, 2002. ZONE X IS OUTSIDE OF THE 500 YR. FLOODPLAIN.

ENGINEERS ESTIMATED QUANTITIES

PUBLIC

SEWER

ITEM	QUANTITY
8" P.V.C. SEWER LINE	694 LF
48" DIA. MANHOLES	4 EA

WATER

ITEM	QUANTITY
8" P.V.C. WATER LINE	326 LF
6" P.V.C. WATER LINE	191 LF
1" SERVICE WITH 1" IRRIGATION METER AND METER BOX	1 EA
FIRE HYDRANT ASSEMBLY	1 EA
1" COPPER WATER SERVICE W/ 1" METER AND METER BOX	13 EA

STREETS

ITEM	QUANTITY
1" CURB & GUTTER	1,073 LF
ROLL TYPE CURB	993 LF
8" CROSS GUTTER	1,147 SF
4" SIDEWALK	4,292 SF
HANDICAP RAMP	2 EA
TYPE II GRAVEL	2,941 CY
2" A.C. PAVEMENT	2,171 SY
3" A.C. PAVEMENT	1,946 SY
5" A.C. PAVEMENT	3,183 SY
STREET/STOP SIGN NAME SIGN	19 EA
100W STREET LIGHTS	5 EA
250W STREET LIGHTS	4 EA
1-1/4" STREETLIGHT CONDUIT	358 LF
200 AMP SERVICE POINTS	1 EA

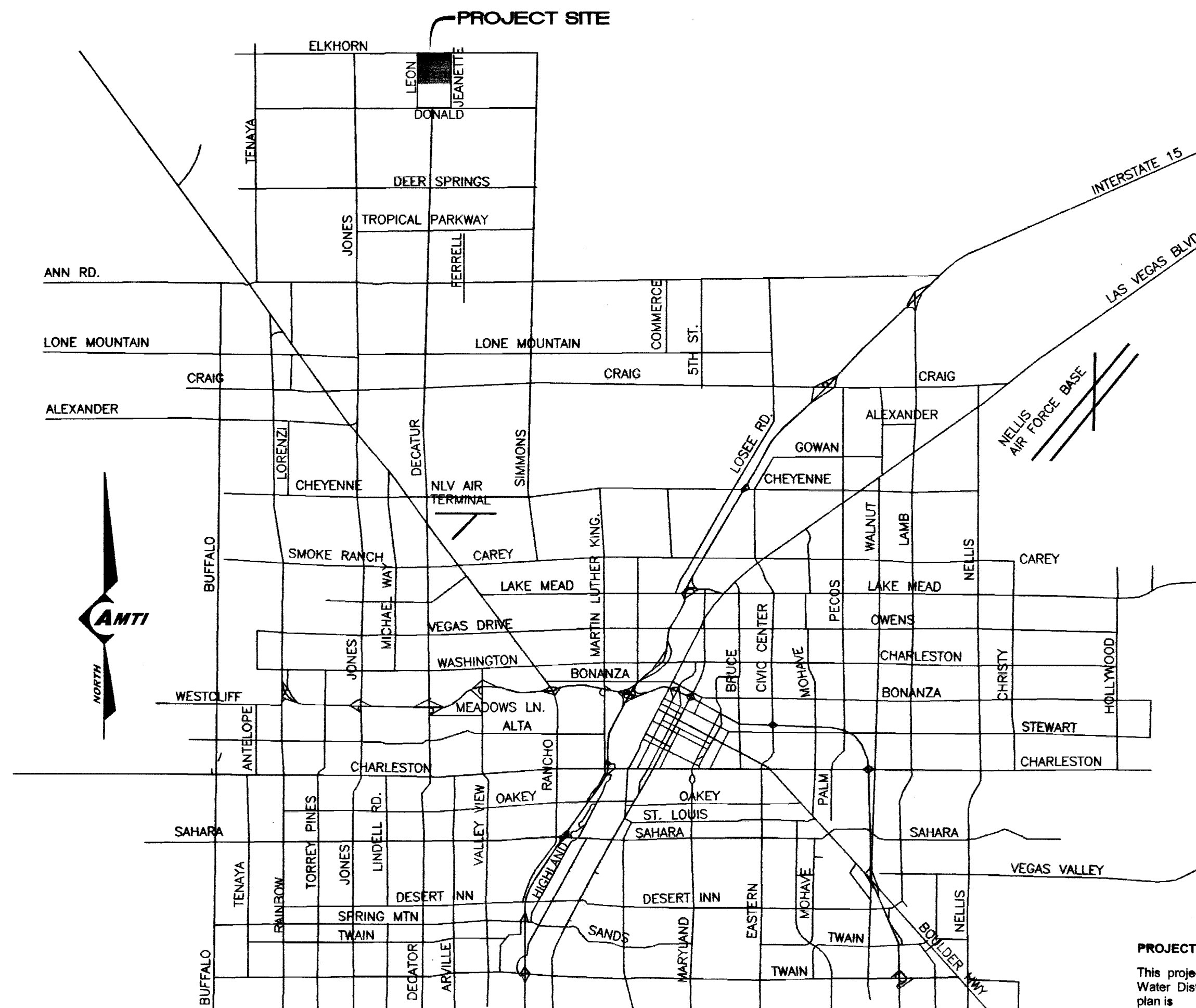
NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
CALCULATING THE EXACT QUANTITIES.

UTILITY COMPANIES SERVICING SITE

WATER	LAS VEGAS VALLEY WATER DISTRICT
SANITATION	CITY OF LAS VEGAS UTILITIES
GAS	SOUTHWEST GAS
ELECTRIC	NEVADA POWER
PHONE	SPRINT TELEPHONE
CABLE TV	COX CABLE

NOTE:

ALL PRIVATE STREETS ARE CITY OF LAS VEGAS P.U.E.'S, PUBLIC SEWER EASEMENTS
AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED



VICINITY MAP
N.T.S.

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 SECTION 24, T19S, R60E AS SHOWN IN FILE 52, PAGE
70 OF SURVEYS, OFFICIAL RECORDS

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID# OLVS0 13SSW6: 2 INCH ALCAP @ NORTHEAST (NE) CORNER OF
ELKHORN ROAD AND LEON AVENUE ± 17 FEET NORTH OF PT (OLV) RM PLS#11175 No. DIST.)

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

OWNER / DEVELOPER

BRAMBLE HOMES INC.
1290 S. JONES STE 250
LAS VEGAS, NV 89146
PHONE: (702) 242-8608
FAX: (702) 242-8612
CONTACT: PATRICK WARD

SHEET INDEX

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C9	STREET PLAN AND PROFILE - JEANETTE STREET
C10	MASTER STREETLIGHT AND TRAFFIC CONTROL PLAN

APPROVALS:

JORGE CERVANTES, PE# 13977, P.T.O.E.
CITY OF LAS VEGAS - CITY ENGINEER

DATE

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE
DEDICATED RIGHT-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 DEVIATIONS OTHER THAN THOSE LISTED
IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND
SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

M. MARGO WHEELER, AICP,
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

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

CITY OF LAS VEGAS FIRE MARSHAL

DATE

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

LAS VEGAS VALLEY WATER DISTRICT PROJECT# 112363
(SHEETS 1,2, AND 5)

DATE

NEVADA POWER COMPANY

DATE

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE
SERVICES 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.

EMBARO

DATE

"THE APPOINTED 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."

SOUTHWEST GAS CORPORATION

DATE

COX COMMUNICATIONS, LAS VEGAS INC.

DATE

COVER 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) 242-8908
FAX (702) 242-9915

SHEET
C1
1 OF 10 SHEETS

CLV# 10744936