

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
7" L 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

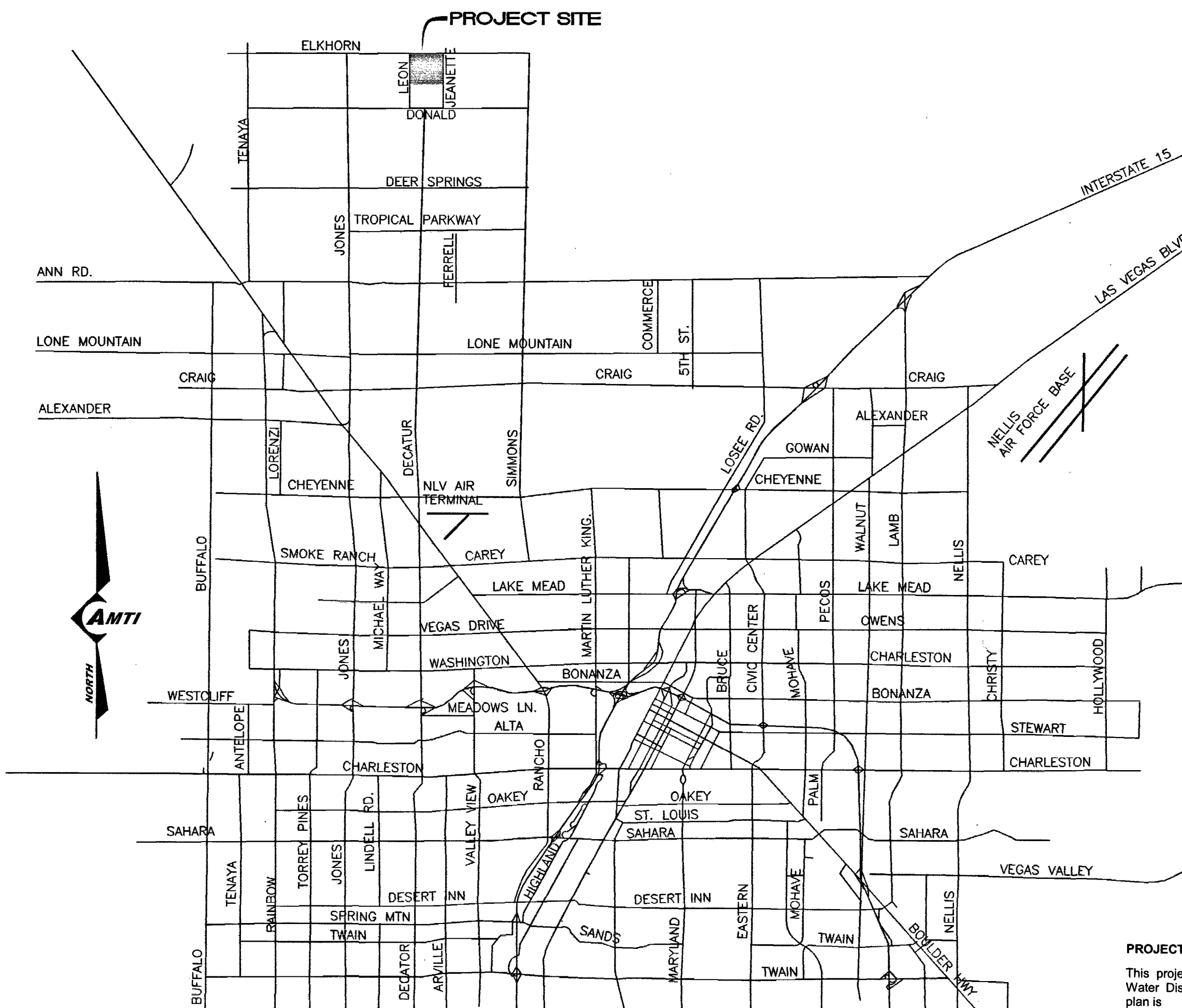
NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
CALCULATING THE EXACT QUANTITIES.

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# OLV90 1355W6 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)

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

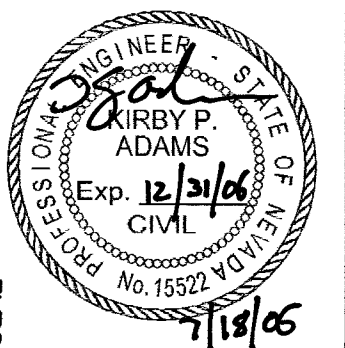
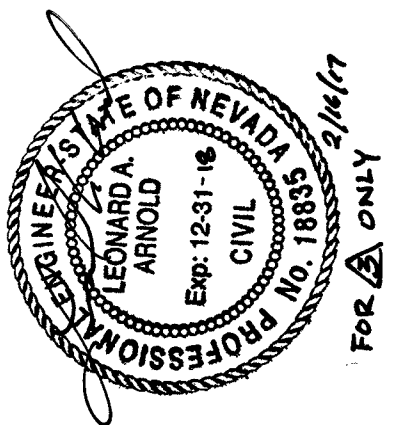
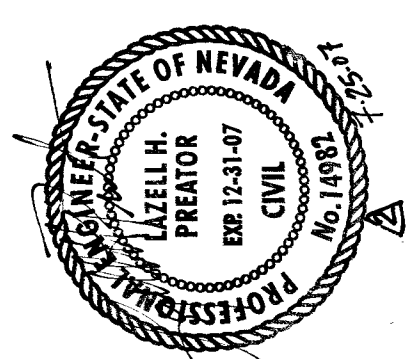
SHEET INDEX

C1	COVER SHEET
C2	GENERAL NOTES
C3	GRADING PLAN
C4	DETAIL SHEET
C5	UTILITY PLAN
C6	STREET PLAN AND PROFILE - KODA COURT
C7	STREET PLAN AND PROFILE - ELKHORN ROAD
C8	STREET PLAN AND PROFILE - LEON AVENUE
C9	STREET PLAN AND PROFILE - JEANETTE STREET
C10	MASTER STREETLIGHT AND TRAFFIC CONTROL PLAN

APPROVALS:

	8-8-06
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.	
	7/23/06
M. MARGO WHEELER, AICP DIRECTOR OF PLANNING AND DEVELOPMENT	DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT	
	7/26/06
CITY OF LAS VEGAS FIRE MARSHAL	DATE
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.	
	3/7/17
LAS VEGAS VALLEY WATER DISTRICT PROJECT# 112363 (SHEETS 1, 2, AND 5)	DATE
	7-19-06
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.	
	7-19-06
EMBARGO	DATE
THE ATTACHED EMBARGO 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.	
	7/27/06
SOUTHWEST GAS CORPORATION	DATE
	7-19-06
COX COMMUNICATIONS, LAS VEGAS INC.	DATE

12633



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

NO.	DATE	DESCRIPTION
1	12-29-04	BEADLE DIST TO MARGO WHEELER
2	8-17-07	REV. STREETLIGHT AND TRAFFIC CONTROL PLAN
3	2-16-17	REV. STREETLIGHT AND TRAFFIC CONTROL PLAN

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) 242-9908
FAX (702) 242-9915

SHEET
C1
1 OF 10 SHEETS
CLV# 109Y4936

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 underground ground traffic signal systems and street light system conduits.

Call before you UnderGround

1-702-455-7511
CLARK COUNTY PUBLIC ENGINEERING AND SAFETY SERVICES DEPARTMENT

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.

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