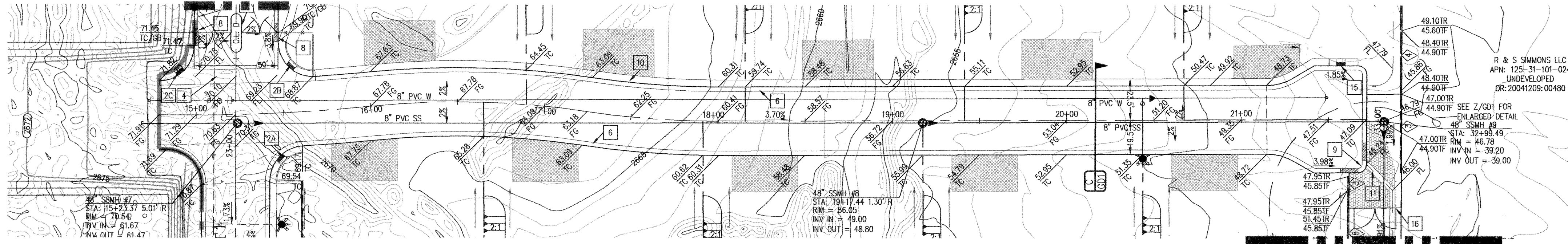
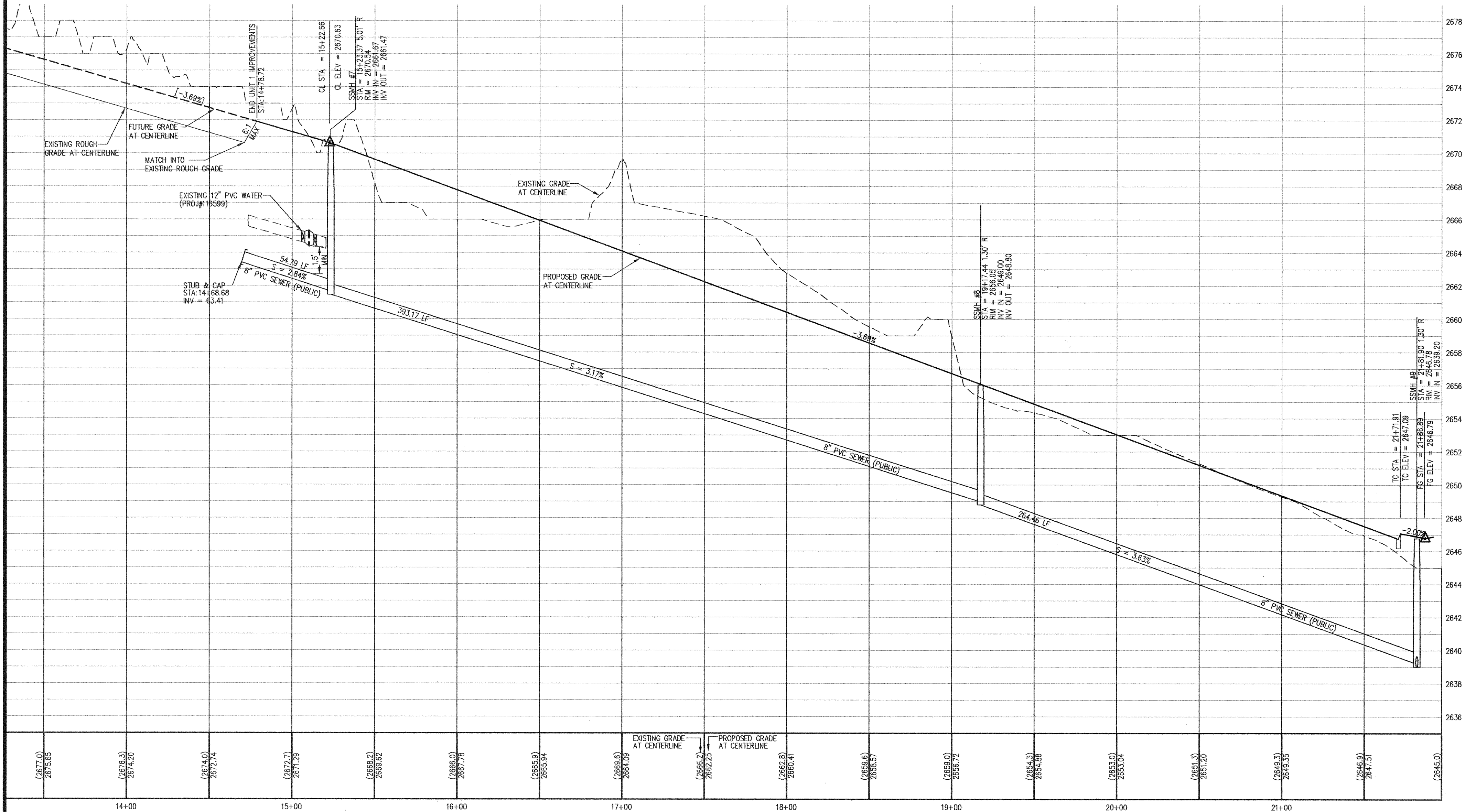


TRANQUIL MIST
SEE SHEET PP4



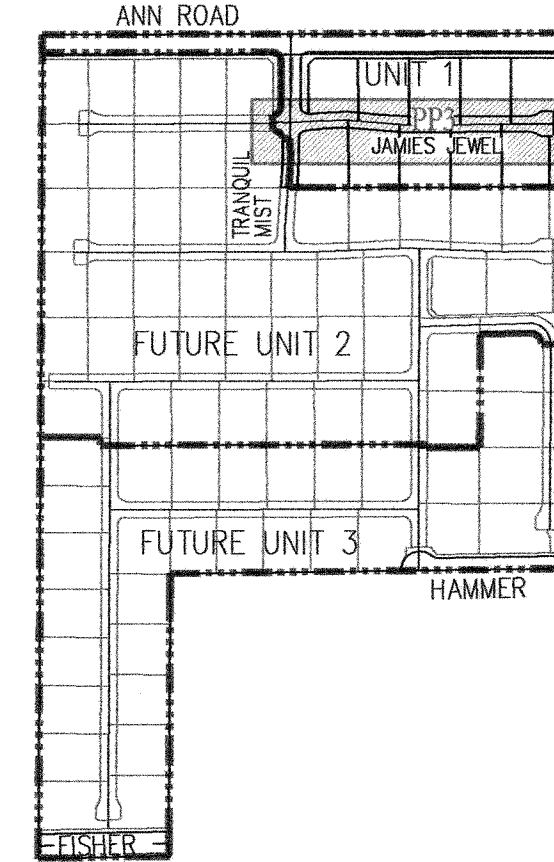
JAMIES JEWEL WAY - PLAN
STA: 15+0.00 TO 21+96.91

SEWER EASEMENT
SEE SHEET PP5



JAMIES JEWEL WAY - PROFILE
STA: 15+0.00 TO 21+96.91
SCALE: 1"=40' HORIZ, 1"=4' VERT.

SITE MAP



LEGEND

	EXISTING	PROPOSED
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		[10.00]
SCARP (SLOPE VARIES)		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
CURB DROP INLET		
STORM DRAIN W/MANHOLE		
SEWER LINE		
EDGE OF PAVEMENT		
2" BLOW OFF VALVE		
WATERLINE FIXTURES		
GATE VALVE		
FIRE HYDRANT		
PROPOSED SEWER LINE		
PROPOSED WATER LINE		

CONSTRUCTION NOTES

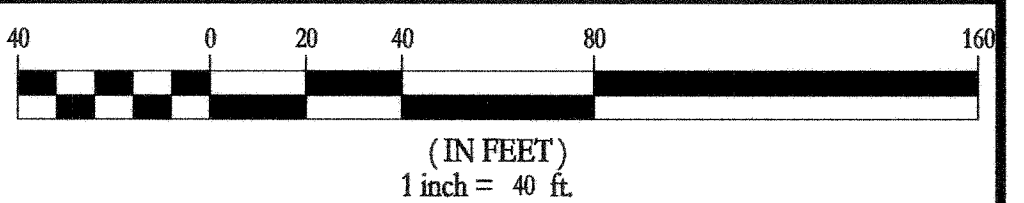
- 24" L-TYPE CURB & GUTTER (USD #216)
- SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) CASE 1: A=A-B=8.0'; B=A-12.0' B=4.5'; C=A-9.5' B=4.0'
- 4" THICK CONCRETE SIDEWALK (USD #234)
- 8" CROSS GUTTER (USD #228)
- SAW CUT & MATCH EX AC (FINAL LOCATION TO BE DETERMINED BY FIELD INSPECTOR)
- 30" ROLL TYPE CURB & GUTTER (USD #217A)
- A-TYPE ISLAND CURB (USD #219)
- 10" TRANSITION FROM "L" TO ROLL CURB (SEE L/GD1)
- CONSTRUCT DEPRESSIONED CURB W/ 10" TRANSITIONS EACH SIDE (SEE H/GD1)
- 5" THICK CONCRETE SIDEWALK (USD #234)
- 3.0' VALLEY GUTTER (SEE O/GD1)
- 3" AC PAVEMENT OVER 4" TYPE II
- CONTRACTOR TO RELOCATE EXISTING POWER TRANSFORMER (SEE NV ENERGY PLANS)
- CONTRACTOR TO RELOCATE EXISTING TELEPHONE VAULT (SEE CENTURYLINK PLANS)
- SIDEWALK RAMPS USING ARMOR TILE (CASE 1 TABLE 2: A=4.0' B=7.5') TRUNCATED DOMES OR EQUIVALENT (USD #235)
- FIRE ACCESS GATE (SEE T/GD1)
- REMOVE EX. AC PAVEMENT

GEOTECHNICAL

GEOTEK, INC.
6835 S. ESCONDIDO ST., STE# A
LAS VEGAS, NEVADA 89119
702-897-1424

REPORT NO: 9786-LV6
DATE 03/11/2010

SCALE



GRADING NOTES

ADD 2600 FEET TO ALL GRADE TAGS TO GET ACTUAL ELEVATION.

THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT PLANS.

ALL PRIVATE STREETS AND DRAINAGE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).

ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENTS HAVE BEEN OBTAINED FROM THE OFFSITE OWNER AND GIVEN TO CLARK COUNTY.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.B.D. & M. CLARK COUNTY, NEVADA

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	OC	ON CENTER
BC	BACK OF CURB	PB	PULL BOX
BOR	BACK OF CURB RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	POC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
CL	CENTERLINE	PDC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CNV	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PT	POINT OF TANGENCY
CON	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DCSWS	DESIGN AND CONSTRUCTION STANDARDS OF WASTE WATER COLLECTION SYSTEMS	RCB	REINFORCED CONCRETE BOX
DE	DESIGN GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
EC	END OF CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	STLT	STREETLIGHT
EX	EXISTING	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EXP	EXISTING FLOOR ELEVATION	STA	STATION
FF	FINISH GRADE	STD	STANDARD
FL	FINISH FLOOR ELEVATION	SW	SWIFT VISIBILITY ZONE
FT	FEET	TW	TOP OF CURB
FT	FEET	TF	TOP OF FOOTING
GB	GRADE BREAK	TR	TOP OF RETAINING
GP	GRADE FINISH FLOOR	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
INVT	INVERT	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
LF	LINEAR FEET	USD	UNIFORM STANDARD DRAWING
LT	LEFT	VC	VERTICAL CURVE
LWVWD	LAS VEGAS VALLEY WATER DISTRICT	WCP	WETTED CLAY PIPE
MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER
MIN	MINIMUM	W	WATER
NTS	NOT TO SCALE	ZC	ZERO LIP CURB

APPROVAL BLOCK

ACCEPTANCE OF PLANS FOR FILING

BY: *Robert D. Cunningham* 1-20-2011
CLARK COUNTY
DEPARTMENT OF PUBLIC WORKS
ACCEPTANCE OF THESE PLANS FOR FILING SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS AND/OR SPECIFICATIONS. CLARK COUNTY SHALL BE HELD FREE FROM DAMAGES WHICH MAY RESULT FROM THE CONSTRUCTION OF THE IMPROVEMENTS FROM THE ENGINEERING DESIGN DEPICTED HEREIN.
NOTE: POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO CLARK COUNTY.

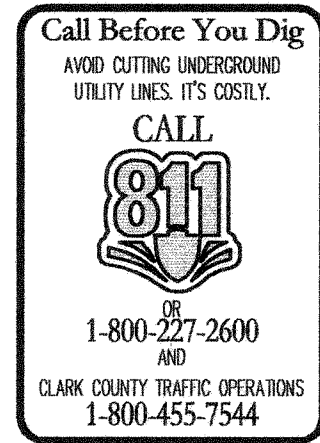
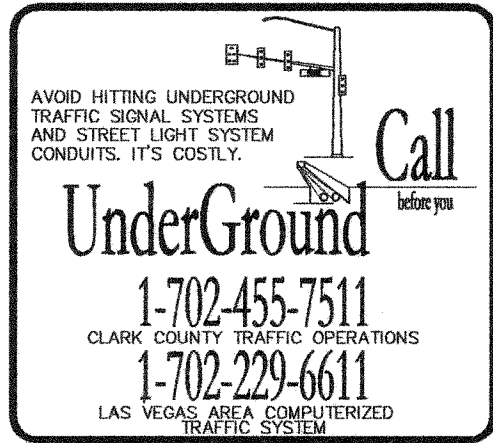
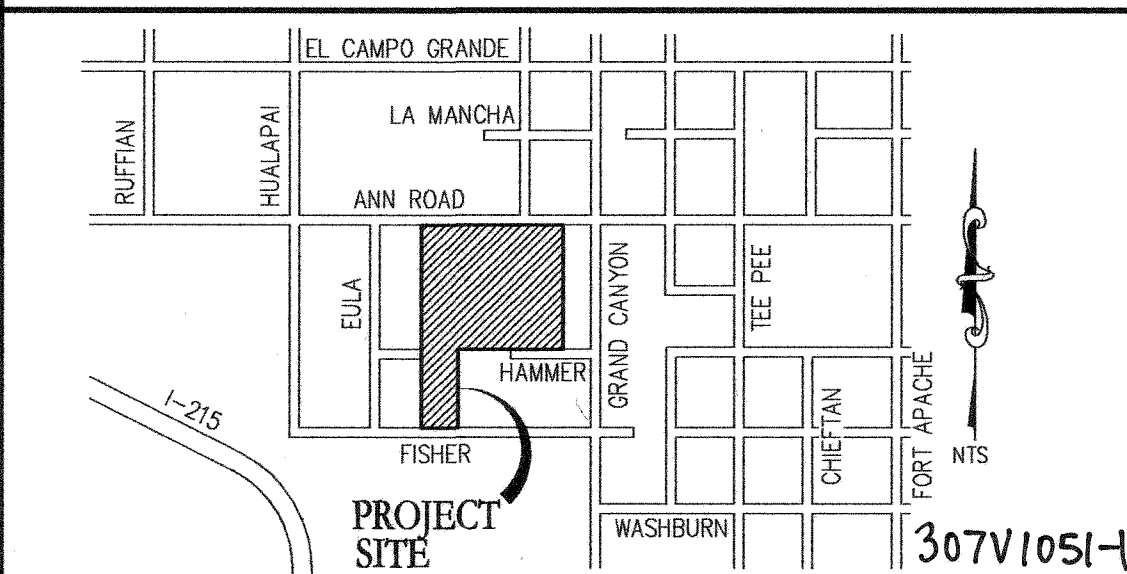
BASIS OF BEARINGS

S 89°14'18" E, BEING THE NORTH LINE OF THE SE 1/4, NW 1/4, SECTION 31, T19S, R60E; M.D.M. AS SHOWN ON FILE 97, PAGE 85 OF PARCEL MAPS, CLARK COUNTY, NEVADA
OFFICIAL RECORDS.

BENCHMARK

B.M. #BL190-31C4 CLV RIVET & ROUND PLATE IN CONC PAD WEST SIDE OF GRAND CANYON DR., 120 FEET SOUTH OF WASHBURN RD.
ELEVATION = 795.579 M (2010.16 FEET) NAVD 88

KEY MAP

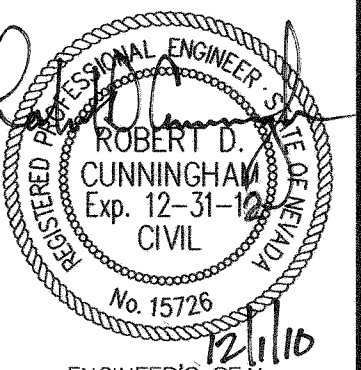


WILLIAM LYON HOMES
5000 LOT ROAD, STE# 4 G
LAS VEGAS, NV 89119
(702) 263-8200 FAX: (702) 263-8220

TANEY ENGINEERING
6089 S. JONES BLVD STE# 100
LAS VEGAS, NV 89118
(702) 562-8844 FAX: (702) 562-5233

ANN AND GRAND CANYON - UNIT 1
(SERENITY RIDGE)
A RESIDENTIAL SUBDIVISION

JAMIES JEWEL WAY
STA: 15+00.00 TO 21+96.91
PLAN AND PROFILE



DATE: 12/11/10
SCALE: 1"=40'
JOB NO: WLL-10-068
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: PP3
SHEET: 9 OF 16
10-26897