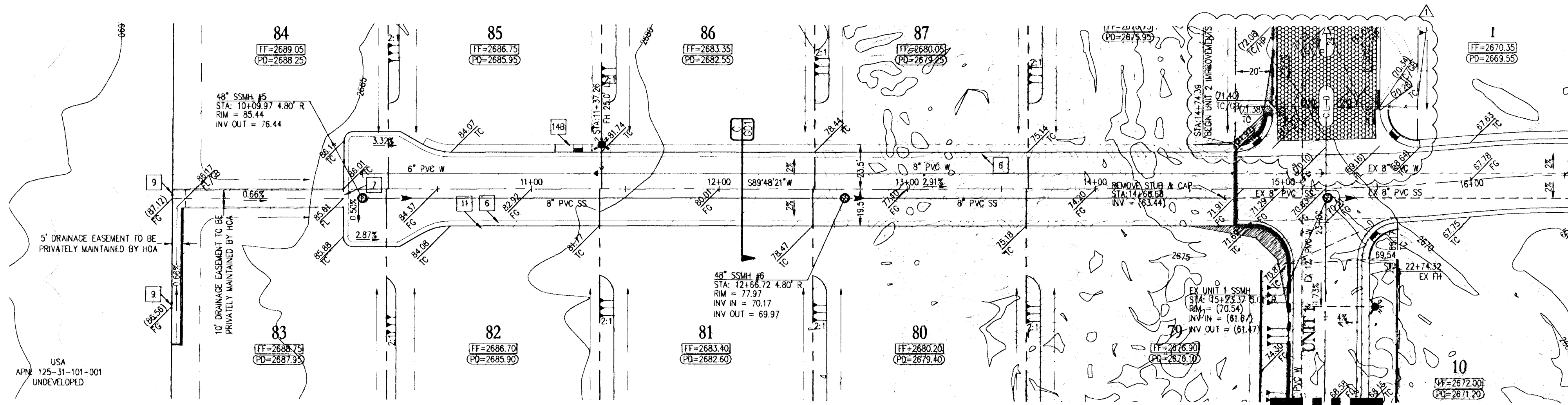
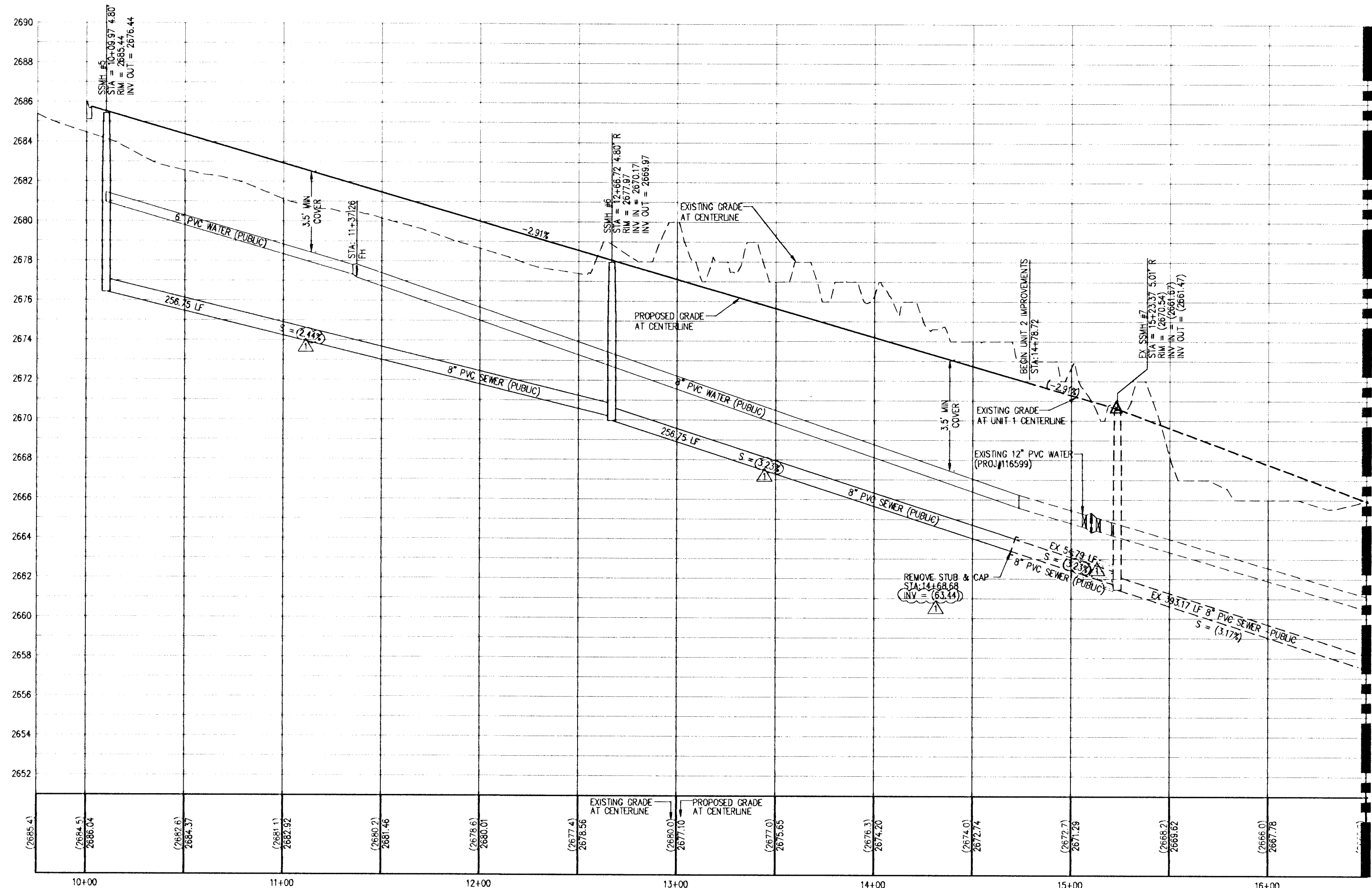
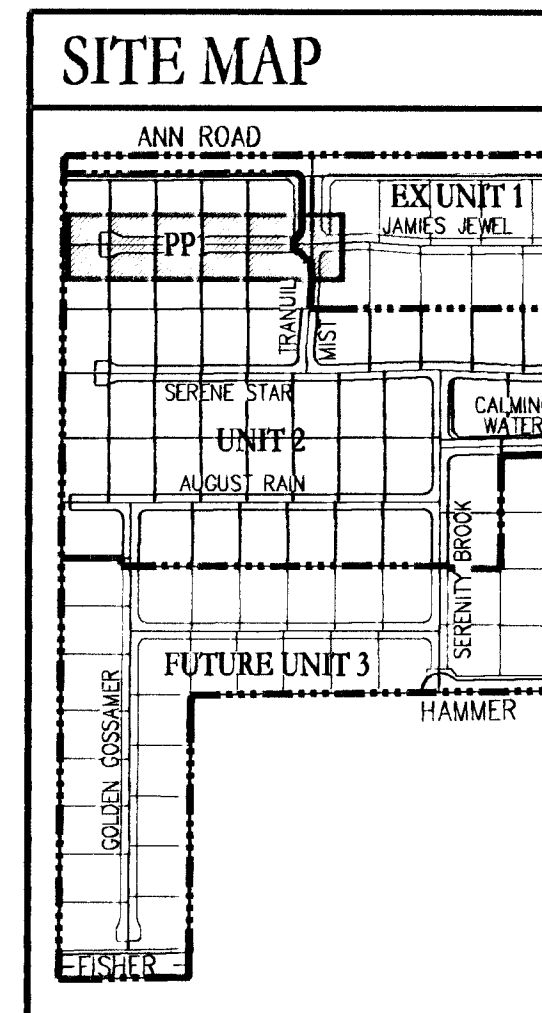




JAMIES JEWEL WAY- PLAN
STA: 10+0.00 TO 16+50.00



JAMIES JEWEL WAY- PROFILE
STA: 10+0.00 TO 16+50.00
SCALE: 1"=40' HORIZ., 1"=4' VERT.



LEGEND

	EXISTING (10.00)	PROPOSED 10.00
DESIGN ELEVATION		
FUTURE ELEVATION		
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		
SIDEWALK		
PROPERTY LINE		
EDGE OF PAVEMENT		
2" BLOW OFF VALVE		
WATERLINE FIXTURES		
GATE VALVE		
FIRE HYDRANT		
PROPOSED SEWER LINE		
PROPOSED WATER LINE		

CONSTRUCTION NOTES

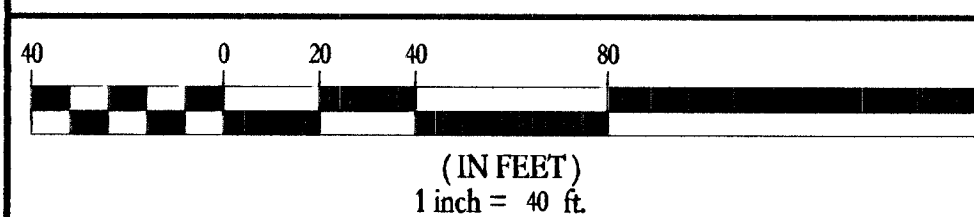
1. 24" L-TYPE CURB & GUTTER (USD #216)
2. SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) CASE 1: A: A=8.0'; B: A=9.5' B=4.5'; C: A=12.0' B=4.5'
3. 4" THICK CONCRETE SIDEWALK (USD #234)
4. 8" CROSS GUTTER (SEE 00/002)
5. SAWCUT & MATCH EXISTING AC PAVEMENT
6. 30" ROLL TYPE CURB & GUTTER (USD #217A)
7. CURB CUT (SEE P/001)
8. 10' TRANSITION FROM ROLL TO DEPRESSED CURB (SEE R/001)
9. WROUGHT IRON FENCE (SEE K/001)
10. WROUGHT IRON FENCE W/ SCREEN AND GATE (SEE Q/001)
11. 5" THICK CONCRETE SIDEWALK (USD #234)
12. 3.0' VALLEY GUTTER (SEE L/001)
13. AC PAVEMENT
14. SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) CASE 1: A: A=8.0'; B: A=9.5' B=4.5'; C: A=12.0' B=4.5'
15. WROUGHT IRON FENCE W/ SCREEN AND GATE (SEE K/002)

GEOTECHNICAL

GEOTECH, INC.
6835 S. ESCOBADO ST., STE. # A
LAS VEGAS, NEVADA 89119
702-997-1424

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

SCALE



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

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.

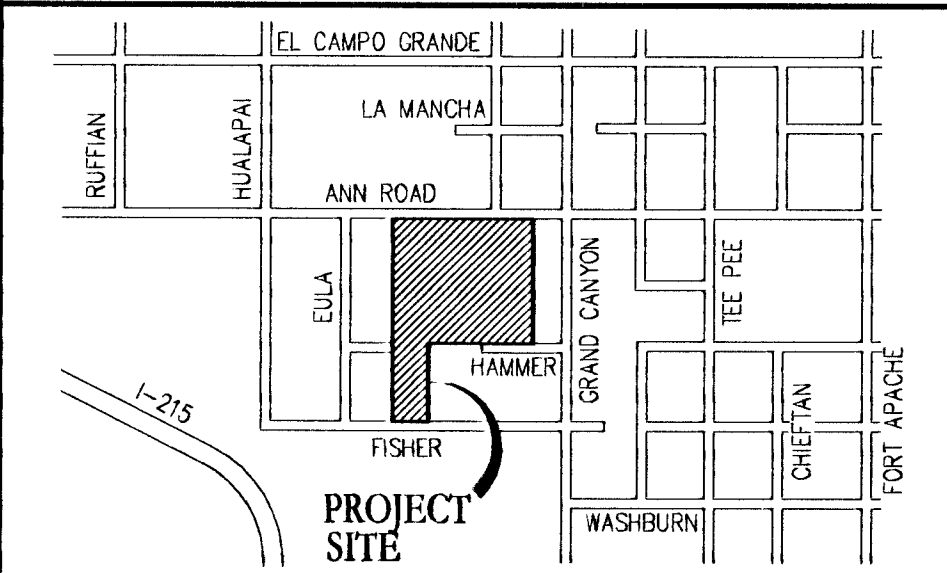
BENCHMARK

B.M. #10190-3104 CLV RIVET & ROUND PLATE IN CONC PAD WEST SIDE OF GRAND CANYON DR., 120 FEET SOUTH OF WASHBURN ROAD.
ELEVATION = 795.579 M (2010.16 FEET) NAVD 88

ABBREVIATIONS

AC ASPHALTIC CONCRETE	OC ON CENTER
BE BACK OF CURB	PC POINT OF CURVE
BOR BACK OF CURB RADIUS	PCC POINT OF COMPOUND CURVE
BVC BEGIN VERTICAL CURVE	PI POINT OF INTERSECTION
CATV CABLE TELEVISION	PL PROPERTY LINE
CC CLARK COUNTY	PL PLATE
CL CENTERLINE	PP POINT OF CONNECTION
CLV CITY OF LAS VEGAS	PP POWER POLE
CNLV CITY OF NORTH LAS VEGAS	PPC POINT OF REVERSE CURVE
CO CLEAN OUT, SEWER	PT POINT OF TANGENCY
COH CITY OF HENDERSON	PVC POLYVINYL CHLORIDE
CY CUBIC YARD	R RADIUS
DCS/DMS DESIGN AND CONSTRUCTION STANDARDS	RCB REINFORCED CONCRETE BOX
DESIGN DRAIN	ROP REINFORCED CONCRETE PIPE
DI DROP INLET	R/W RIGHT-OF-WAY
DP DUCTILE IRON PIPE	RT RIGHT
EC END OF CURVE	SD STORM DRAIN
EP EDGE OF PAVEMENT	SILT STREETLIGHT
EV END VERTICAL CURVE	SNWA SOUTHERN NEVADA WATER AUTHORITY
EX EXISTING	SS SANITARY SEWER
FF FINISH FLOOR ELEVATION	STA STATION
FG FINISH GRADE	STD STANDARD
FI FINISH GRADE	SVZ SHORT VISIBILITY ZONE
FT FEET	TYP TYPICAL
FL FLOW LINE	TC TOP OF CURB
FT FEET	TF TOP OF FOOTING
FB GRADE BREAK	TR TOP OF RETAINING
GF GARAGE FINISH FLOOR	TW TOP OF WALL
HP HIGH POINT	UDMS UNIFORM DESIGN AND CONSTRUCTION STANDARDS
INV INVERT	USD UNIFORM STANDARD DRAWING
LF LINEAR FEET	VC VERTICAL CURVE
LET LEFT	VM MAXIMUM VALLEY
LWVD LAS VEGAS VALLEY WATER DISTRICT	VV VERTICAL VALLEY
MAX MAXIMUM	W VALLEY GUTTER
MH MANHOLE	W WATER
MIN MINIMUM	WZ ZERO UP CURB
NTS NOT TO SCALE	ZC

KEY MAP



APPROVAL BLOCK

ACCEPTANCE OF PLANS FOR FILING

BY: DAH 5/26/11 DATE: 5/26/11
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.

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.

UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-229-6611
LAS VEGAS, NEVADA
LAS VEGAS, NEVADA

Call Before You Dig
1-702-227-2929
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

WILLIAM LYON HOMES
500 PILOT ROAD STE# G
LAS VEGAS, NV 89119
(702) 263-0000 FAX: (702) 263-0000

TANEY ENGINEERING
6000 S. JONES BLVD STE# 100
LAS VEGAS, NV 89119
(702) 263-0000 FAX: (702) 263-0000

ANN AND GRAND CANYON - UNIT 2 (SERENITY RIDGE) A RESIDENTIAL SUBDIVISION

JAMIES JEWEL WAY STA: 10+0.00 TO 16+50.00 PLAN AND PROFILE

DATE: 4/20/11
SCALE: 1"=40'
JOB NO: WILL-10-068
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: PP1
SHEET: 12 OF 25
10-26904