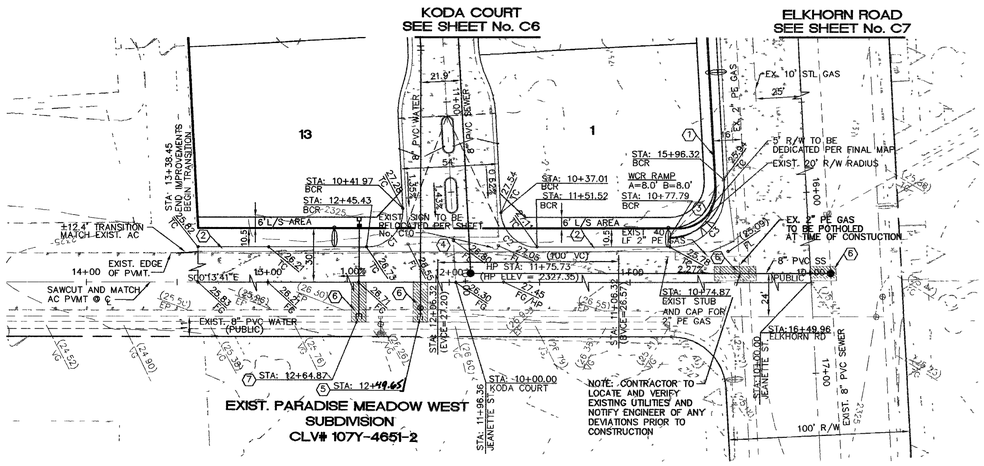
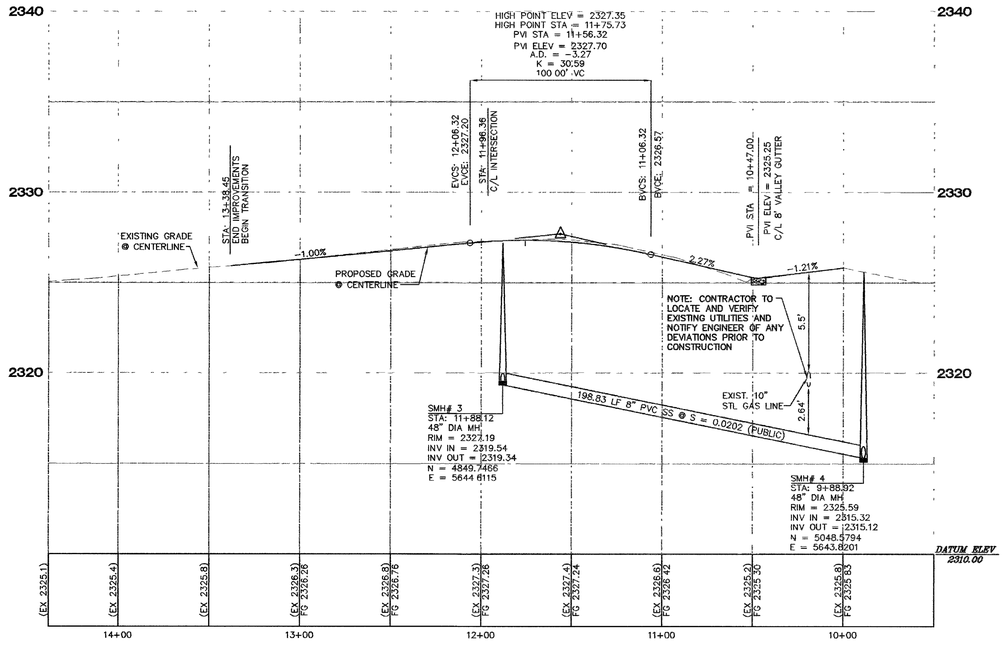
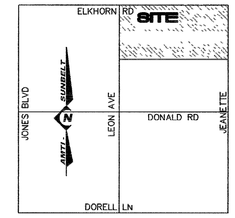


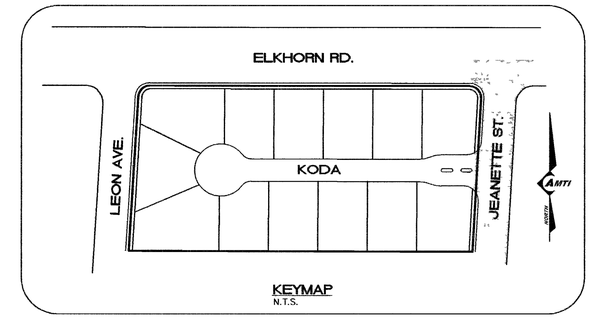
JEANETTE STREET (PUBLIC)
SCALE: 1" = 40'



JEANETTE STREET (PUBLIC)
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



VICINITY MAP
N.T.S.



KEYMAP
N.T.S.

AMTI - SUNBELT

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

APN: 125-24-102-001

CONSTRUCTION NOTES ARE SHEET SPECIFIC

LEGEND

	CENTERLINE	(12.34)	EXISTING GRADES
	PROPERTY LINE	12.34	PROPOSED GRADES
	RIGHT OF WAY	FF	FINISH FLOOR ELEVATION
	EXISTING EDGE OF PAVEMENT	TC	TOP OF CURB
2368	EXISTING CONTOUR W/ ELEVATION	FL	FLOWLINE
	PROPOSED CURB & GUTTER	FG	FINISH GRADE
	EXISTING CURB & GUTTER	CL	CENTERLINE
	EXISTING POWER POLE	HP	HIGH POINT
		RTWL	RETAINING WALL
	DRAINAGE FLOW DIRECTION	0.5%	DRAINAGE FLOW SLOPE
		TW	TOP OF WALL
	SAWCUT LINE	LS	LANDSCAPE AREA
	NEW AC PAVEMENT		RETAINING WALL
			2' STEM WALL

CONSTRUCTION NOTES:

1. INSTALL 4" CONCRETE SIDEWALK PER C.C.A.U.S.D. No. 234
2. INSTALL 30" ROLL TYPE CURB PER C.C.A.U S D. No. 217A
3. CONSTRUCT SIDEWALK RAMP PER C.C.A.U.S.D. No. 235 CASE I
4. INSTALL 8' VALLEY GUTTER PER C C A U S D. No 228
5. INSTALL 8" x 8" MJ TAPPING SLEEVE AND TAPPING VALVE PER U.D.A.C.S. PLATE# 22
6. SAWCUT AND PATCH PER C.C.A.U.S.D. No. 503
7. INSTALL 1" SERVICE WITH 1" IRRIGATION METER PER U.D.A.C.S. PLATE# 1D WITH 1" RPPA PER U.D A.C S PLATE# 11A

BASIS OF BEARINGS

S86°40'16"W BEING THE CENTER LINE OF ELKHORN ROAD AND THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19S, RANGE 60E AS SHOWN IN THE 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)

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

NOTE:

ALL PRIVATE STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE E*SEMENTS TO BE PRIVATELY MAINTAINED "BY THE HOA."

NOTES:

FOR STREET SECTIONS SEE DETAIL "C" – SHEET No. C4
FOR SITE VISIBILITY ZONE DATA SEE SHEET No. C10

BACK OF CURB TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00	93-06-03	32.50'	21.11
C2	20.00	86-55-57	30.33'	18.95
C3	30.00	93-06-03	48.75'	31.67

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 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
7 A 3 1

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

STREET PLAN AND PROFILE
JEANETTE STREET
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
C9
9 OF 10 SHEETS

CLV# 107Y4936

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