

IMPROVEMENT PLANS FOR ANN AND GRAND CANYON - UNIT 1 A RESIDENTIAL SUBDIVISION

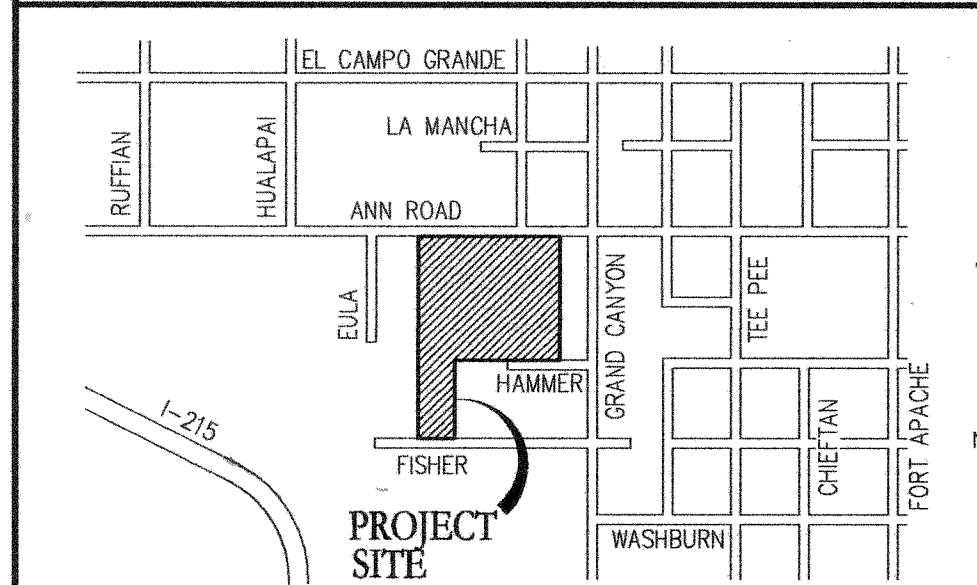
CLARK COUNTY, NEVADA
APN'S: 125-31-101-004 & 125-31-101-020
(6.59± ACRES)

NOTE: A PRE-DEVELOPMENT MEETING WITH
DEPARTMENT OF PUBLIC WORKS DEVELOPMENT
REVIEW DIVISION, OFF-SITE INSPECTOR IS
REQUIRED. CONTACT THE INSPECTOR AT
455-4610.

INDEX OF SHEETS

1. C1 - COVER SHEET
2. C2 - NOTES AND QUANTITIES
3. G1 - GRADING PLAN
4. G2 - GRADING DETAILS AND SECTIONS
5. M1 - MASTER UTILITY PLAN
6. U1 - UTILITY PLAN
7. P1 - ANN ROAD STA: 9+00.00 TO 16+50.00 STORM DRAIN PLAN AND PROFILE
8. P2 - ANN ROAD STA: 15+00.00 TO 25+25.00 STORM DRAIN PLAN AND PROFILE
9. P3 - JAMES JEWEL COURT STA: 15+00.00 TO 21+66.91 PLAN AND PROFILE
10. P4 - ANN ROAD STORM DRAIN LATERALS AND TRANQUILITY STREET PLAN AND PROFILES
11. P5 - SEWER AND DRAINAGE EASEMENT PLAN AND PROFILES
12. P6 - CALMING WATERWAYS COURT PLAN AND PROFILE
13. P7 - ANN ROAD STA: 9+00.00 TO 16+50.00 SEWER PLAN AND PROFILE
14. P8 - ANN ROAD STA: 15+00.00 TO 25+25.00 SEWER PLAN AND PROFILE
15. T1 - TRAFFIC PLAN - WEST
16. T2 - TRAFFIC PLAN - EAST

KEY MAP



LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (¼) OF SECTION 31, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.B.D. & M. CLARK COUNTY, NEVADA

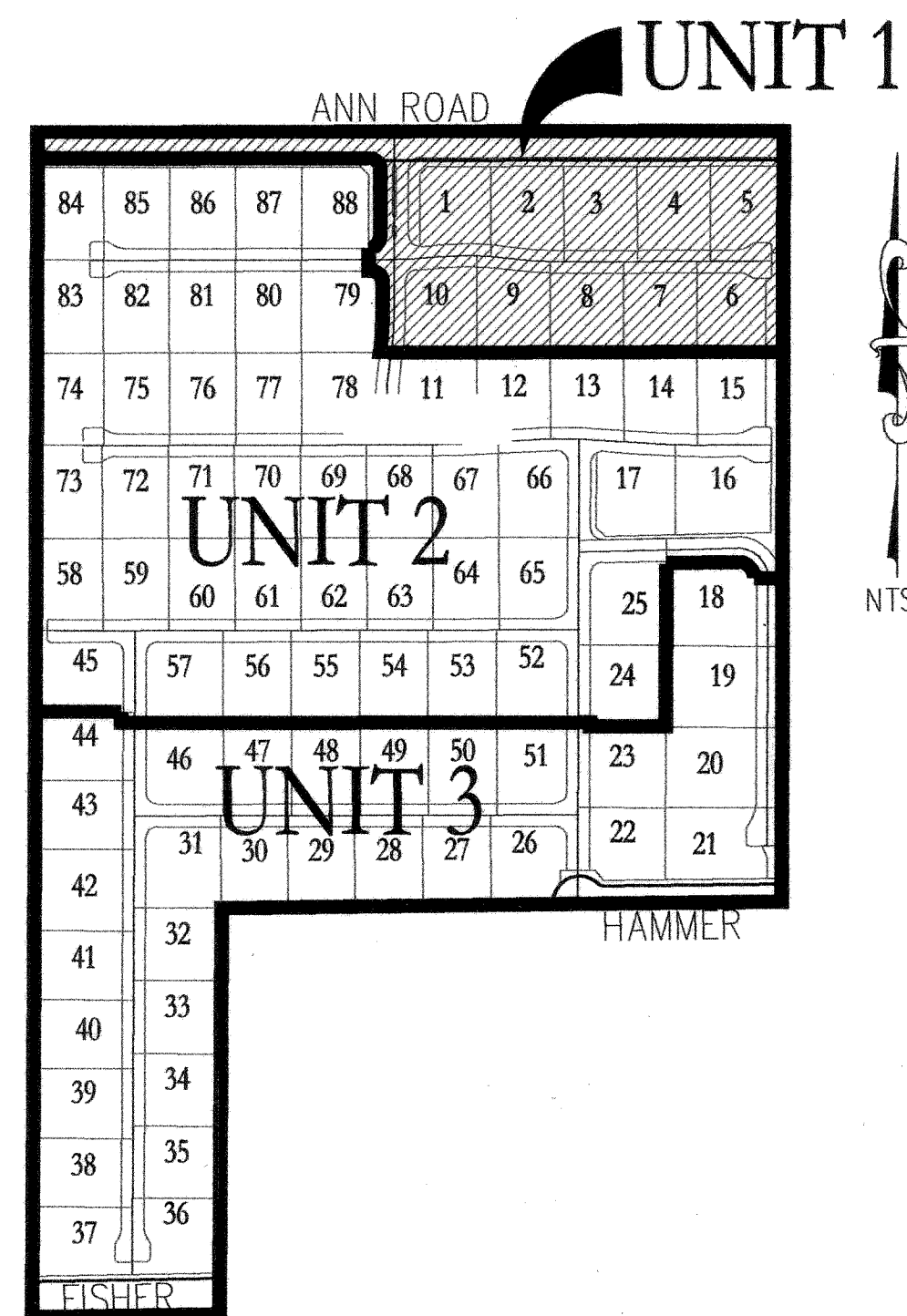
BENCHMARK

B.M. #81V90-31C4 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

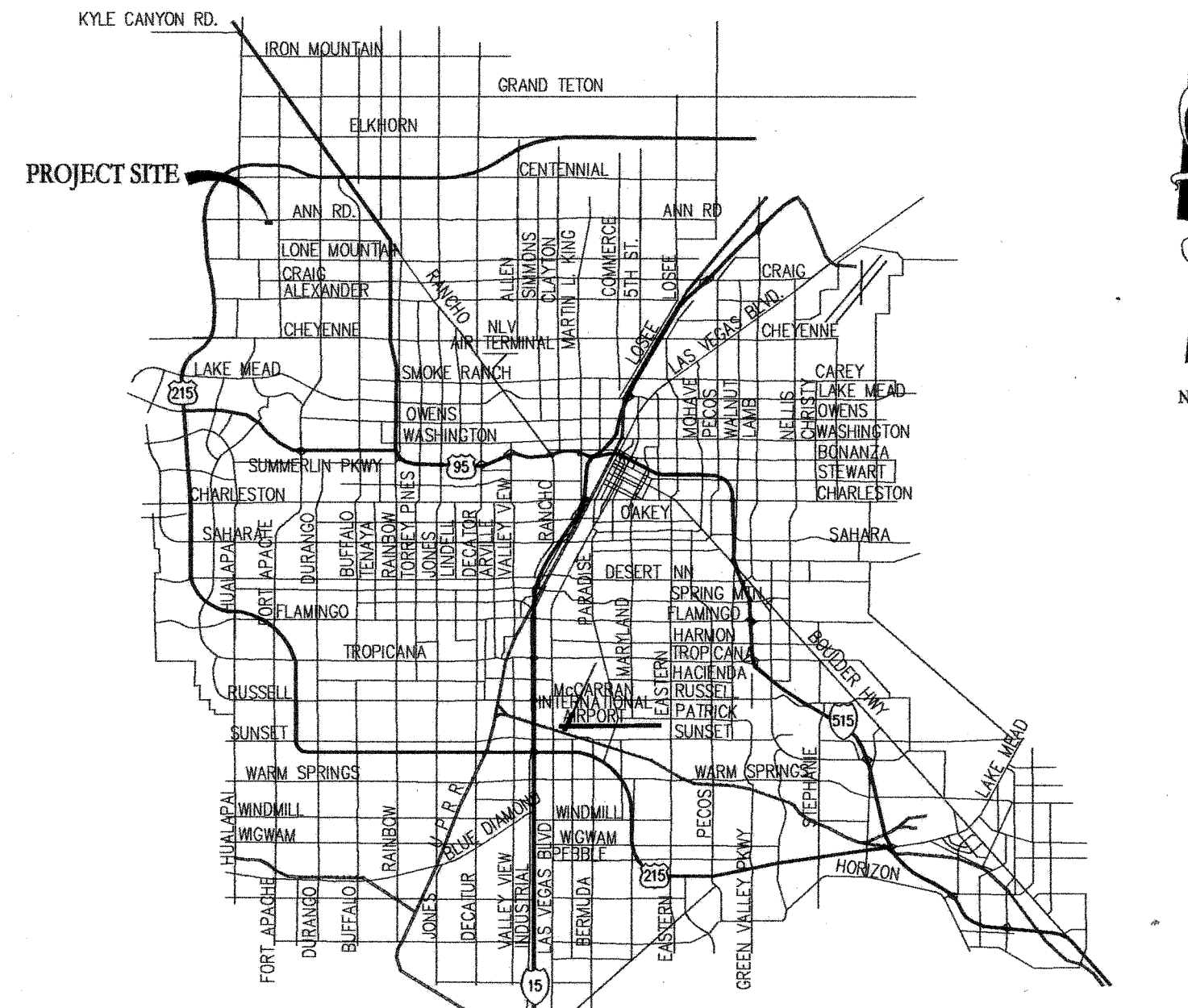
BASIS OF BEARINGS

S 89°14'18" E, BEING THE NORTH LINE OF THE SE ¼, NW ¼, SECTION 31, T19S, R60E;
M.D.M. AS SHOWN ON FILE 97, PAGE 85 OF PARCEL MAPS, CLARK COUNTY, NEVADA
OFFICIAL RECORDS.

UNIT MAP



VICINITY MAP



APPROVAL SIGNATURES

APPROVED FOR CONSTRUCTION

Isabel Gonzalez 11/10/10 DATE
COX COMMUNICATIONS (LAS VEGAS, NV)

David Bowers, P.E. 11-18-10 DATE
SOUTHWEST GAS

David Bowers, P.E. 11-10-10 DATE
CENTURY LINK TELEPHONE - NEVADA

Robert W. Bowers 11-22-10 DATE
KERN RIVER GAS

For Dms 12/22/10 DATE
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT # 116616 SHTS: 1,2,5,6,8,&10

David Bowers, P.E. 3 DEC 2010 DATE
CLARK COUNTY ENGINEERING DEPARTMENT (PROJECT #10-00025822)

David Bowers, P.E. 1/6/11 DATE
DAVID BOWERS, P.E., PTOE PE #16736 (SEWER ONLY)
ACTING CITY ENGINEER

Barbara Garrison 11-10-10 DATE
NV ENERGY

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE 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.

LEGEND

	EXISTING (10.00)	PROPOSED 10.00 [10.00]
DESIGN ELEVATION		
FUTURE ELEVATION		
SCARP (SLOPE VARIES)		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
RETAINING WALL		
CMU WALL		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN W/MANHOLE		
SIDEWALK		
PROPERTY LINE		
CUT-FILL LINE		
EDGE OF PAVEMENT		
SIGHT VISIBILITY ZONE		
CAP & 2" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL W/METER		
PRESSURE REDUCING VALVE		
BACKWATER VALVE		
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/STREET NAME SIGN		
100W HPS LUMINAIRE W/11 GA. POLE		
150W HPS LUMINAIRE W/11 GA. POLE		
250W HPS LUMINAIRE W/11 GA. POLE		
400W HPS LUMINAIRE W/11 GA. POLE		

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	OC	ON CENTER
BC	BACK OF CURB	PB	PULL BOX
BR	BACK OF RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CC	CITY OF CLARK COUNTY	PL	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
CL	CENTERLINE	POT	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CO	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
COH	CITY OF HENDERSON	PT	POINT OF TANGENCY
CYC	CITY OF CLARK COUNTY	PVC	POLYVINYL CHLORIDE
CS	CITY OF SOUTHERN NEVADA	R	RADIUS
CSMS	DESIGN AND CONSTRUCTION STANDARDS OF	RCB	REINFORCED CONCRETE BOX
DC	DESIGN GRADE	RCF	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT-OF-WAY
DPC	DUCTILE IRON PIPE	SD	STORM DRAIN
END	END OF CURVE	STLT	STREETLIGHT
EV	EDGE OF PAVEMENT	SWWA	SOUTHERN NEVADA WATER AUTHORITY
EV	END VERTICAL CURVE	SS	SANITARY SEWER
EX	EXISTING	STD	STANDARD
FF	FINISH GRADE	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
GP	GARAGE FINISH FLOOR	TR	TOP OF RETAINING
HP	HIGH POINT	TW	TOP OF WALL
INVERT	INVERT	TY	TYPICAL
LN	LINEAR FEET	UDAS	UNIFORM DESIGN AND CONSTRUCTION
LT	LEFT	USD	UNIFORM STANDARD DRAWING
LV	LAS VEGAS VALLEY WATER DISTRICT	VC	VERTICAL CURVE
MAX	MAXIMUM	VCP	VERTIFIED CLAY PIPE
MH	MANHOLE	VG	VALLEY GUTTER
MIN	MINIMUM	W	WATER
NTS	NOT TO SCALE	ZC	ZERO LIP CURB

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TANEY ENGINEERING
6030 S. JONES BLVD. STE. 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

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

COVER SHEET

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
ENGINEER'S SEAL

DATE: 11/4/10
SCALE: NTS
JOB NO: WLL-10-068
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: C1
SHEET: 1 OF 16
10-26897