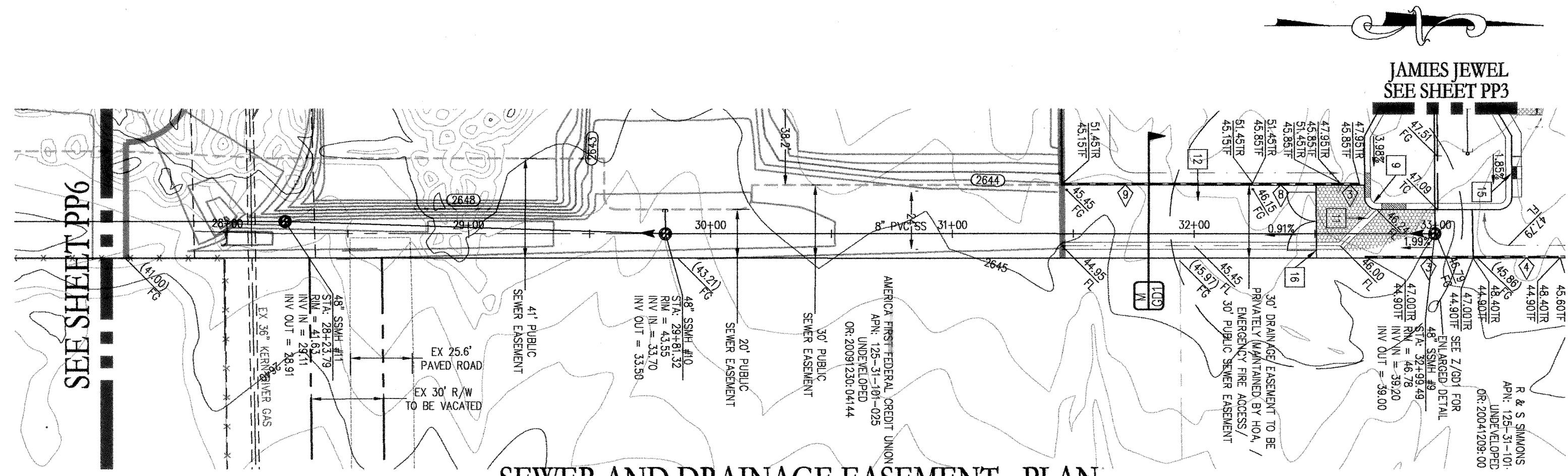
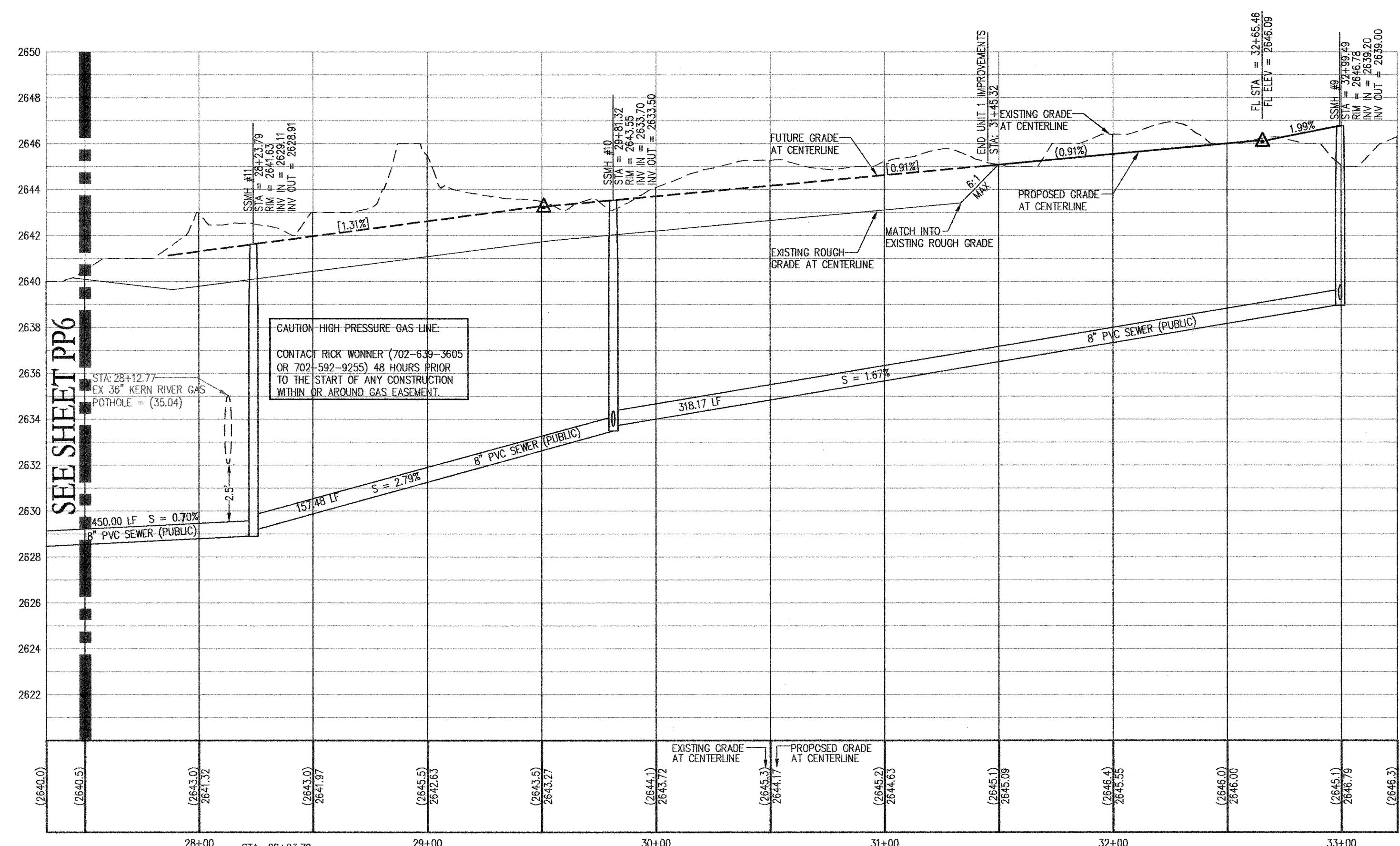
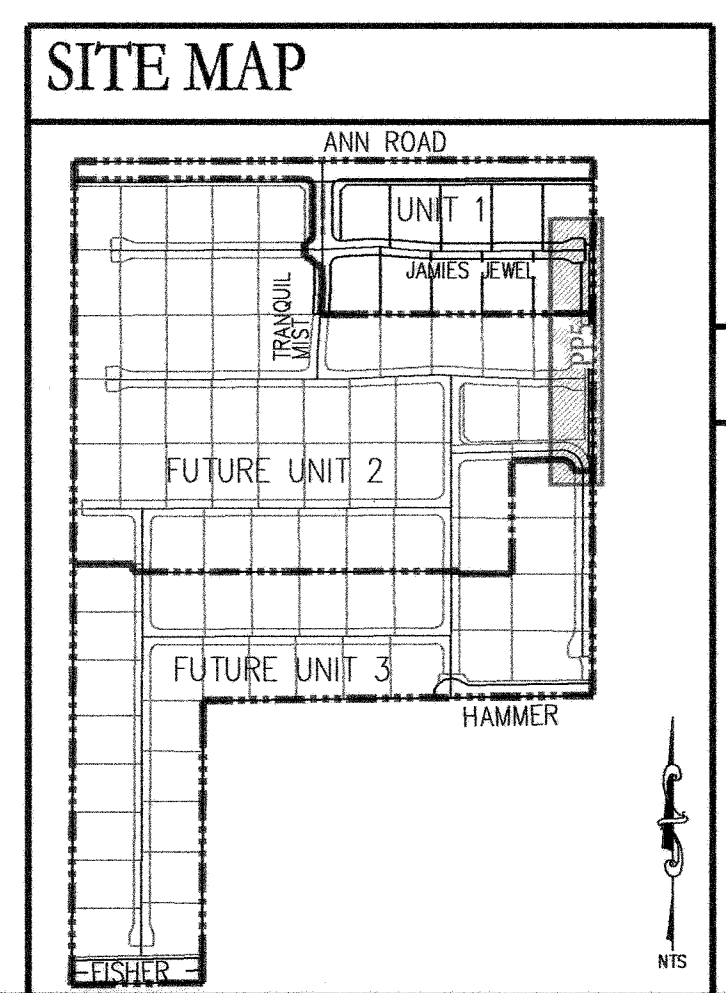




SEWER AND DRAINAGE EASEMENT - PLAN
STA: 27+50.00 TO 33+25.00



SEWER AND DRAINAGE EASEMENT - PROFILE
STA: 27+50.00 TO 33+25.00
SCALE: 1"=40' HORIZ., 1"=4' VERT.



GRADING NOTES

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

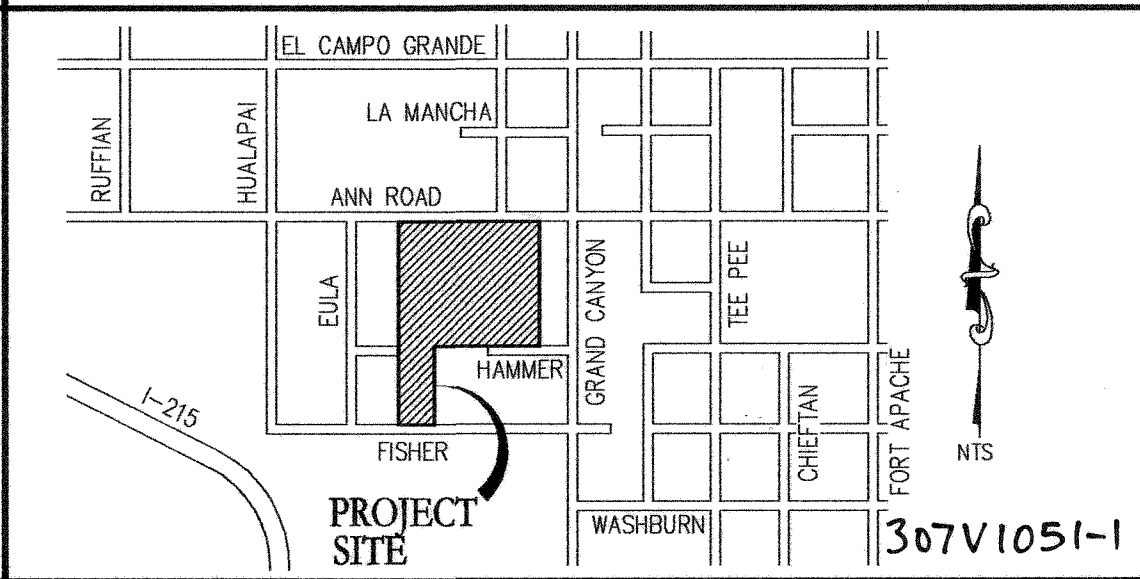
THE ELEVATION DIFFERENCE BETWEEN THE PAD AND FINISH FLOOR IS DETERMINED FROM THE MINIMUM THICKNESS REQUIRED PER THE GEOTECHNICAL REPORT. FINISH FLOORS MAY INCREASE DEPENDING ON THE TYPE OF SOIL AND FOUNDATION PLAN USED. NOTE THAT THE STRUCTURAL PLANS & GEOTECHNICAL REPORT SHALL SUPERSEDE THE CIVIL IMPROVEMENT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

KEY MAP



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

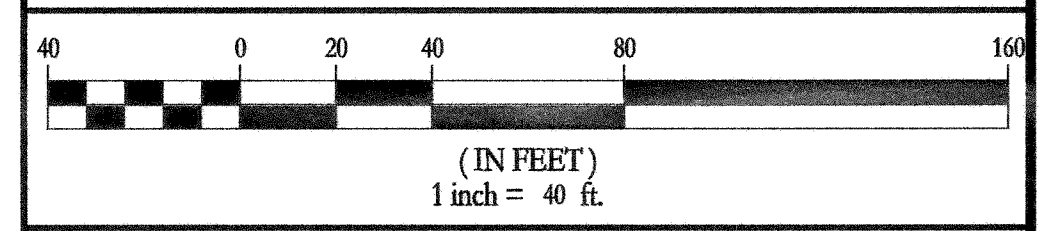
- 24" L-TYPE CURB & GUTTER (USD #216)
- SIDEWALK RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT (USD #235) CASE 1: A: A=8.0'; B: A=12.0' B=4.5'; C: A=9.5' B=4.0'
- 4" THICK CONCRETE SIDEWALK (USD #234)
- 8" CROSS GUTTER (USD #228)
- SAWOUT & MATCH EX AC (FINAL LOCATION TO BE DETERMINED BY FIELD 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 RAMP 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. ESCOBEDO ST. STE# A
LAS VEGAS, NEVADA 89119
702-897-1424

REPORT NO: 9786-LVB
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°14'10" 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. #9LV90-31C4 CLY RIVET & ROUND PLATE IN CONC PAD WEST SIDE OF GRAND CANYON DR., 120 FEET SOUTH OF WASHBURN ROAD.
ELEVATION = 735.579 M (2010.16 FEET) NAVD 88

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	PCC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CLNV	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PT	POINT OF TANGENCY
COH	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DSMCS	DESIGN AND CONSTRUCTION STANDARDS OF WASTE WATER COLLECTION SYSTEMS	RCB	REINFORCED CONCRETE BOX
DC	DESIGN GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
EC	END OF CURVE	SILT	STREETLIGHT
ED	EDGE OF PAVEMENT	SNWA	SANITARY NEVADA WATER AUTHORITY
EV	END VERTICAL CURVE	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FL	FINISH FLOOR ELEVATION	SVZ	SIGHT VISIBILITY ZONE
FG	FINISH GRADE	TC	TOP OF CURB
FL	FINISH FLOOR ELEVATION	TF	TOP OF FOOTING
FT	FIRE HYDRANT	TR	TOP OF RETAINING
FL	FINISH GRADE	TW	TOP OF WALL
FT	FIRE HYDRANT	TYP	TYPICAL
FT	FINISH GRADE	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
GB	GRADE BREAK	USD	UNIFORM STANDARD DRAWING
GT	GRADE FINISH FLOOR	VC	VERTICAL CURVE
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
INV	INVERT	VG	VALLEY GUTTER
LF	LINEAR FEET	W	WATER
LT	LEFT	ZC	ZERO LIP CURB
LWVD	LAS VEGAS VALLEY WATER DISTRICT		
MAN	MANHOLE		
MIN	MINIMUM		
NTS	NOT TO SCALE		

REVISIONS	DESCRIPTION	BY	DATE	APPR.

WILLIAM LYON HOMES
800 PIONEER BLVD STE# 6
LAS VEGAS, NV 89119
(702) 263-8200 FAX: (702) 263-8200

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

SEWER AND DRAINAGE EASEMENT
PLAN AND PROFILES

DATE: 12/11/10
SCALE: 1"=40'
JOB NO: WIL-10-068
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: PP5
SHEET: 11 OF 16
10-26897

UnderGround
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CLARK COUNTY TRAFFIC OPERATIONS
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LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

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