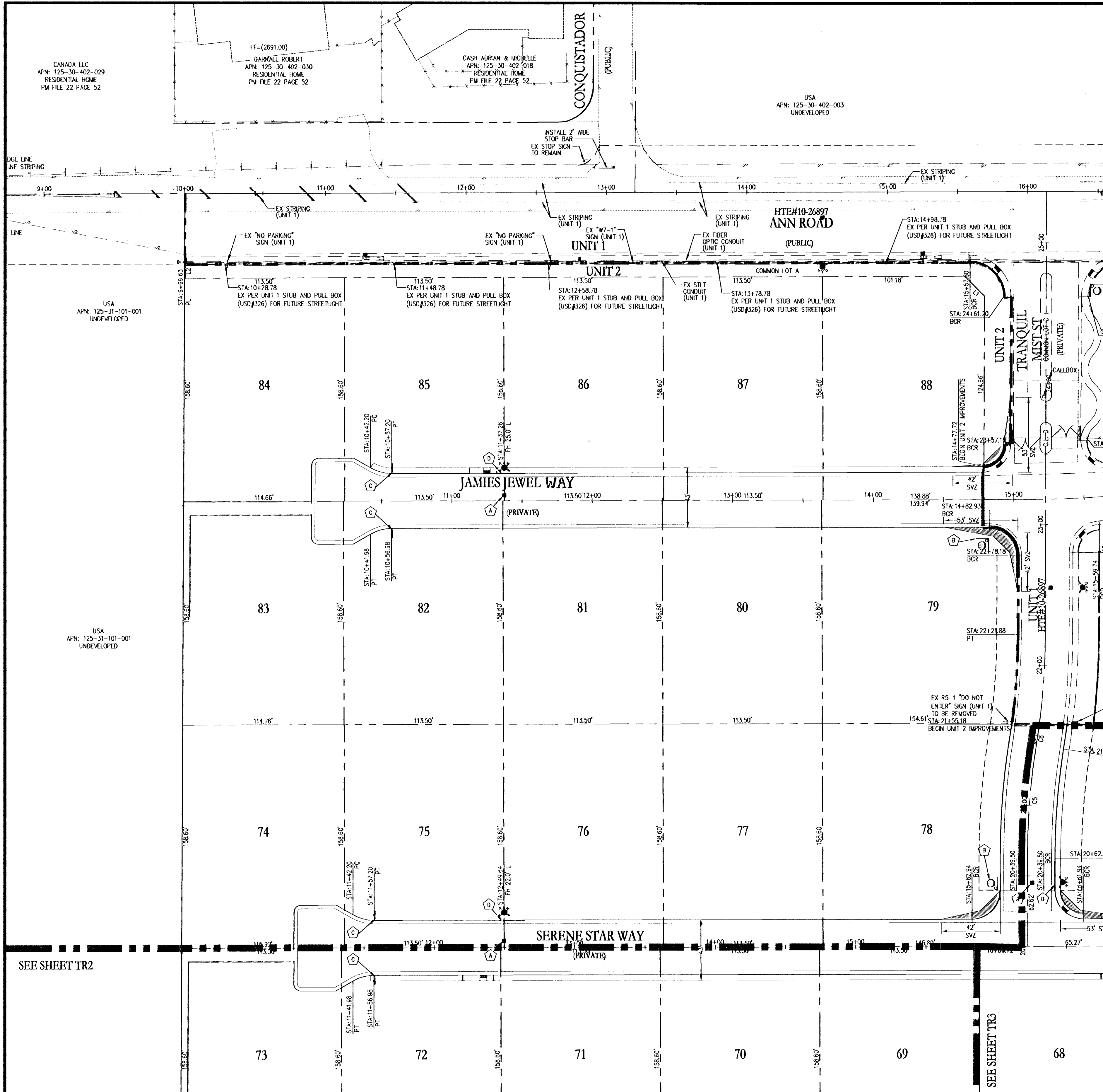
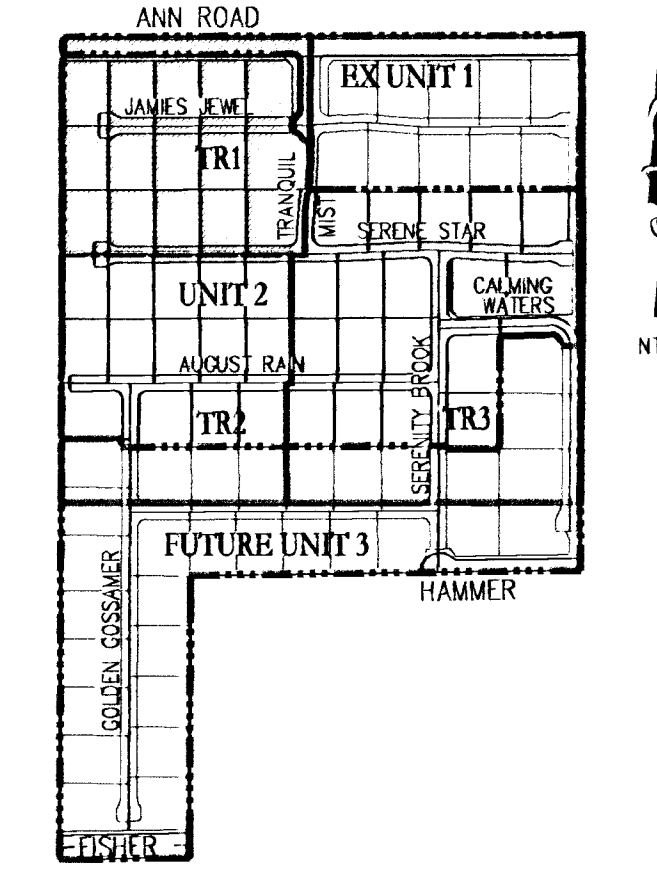




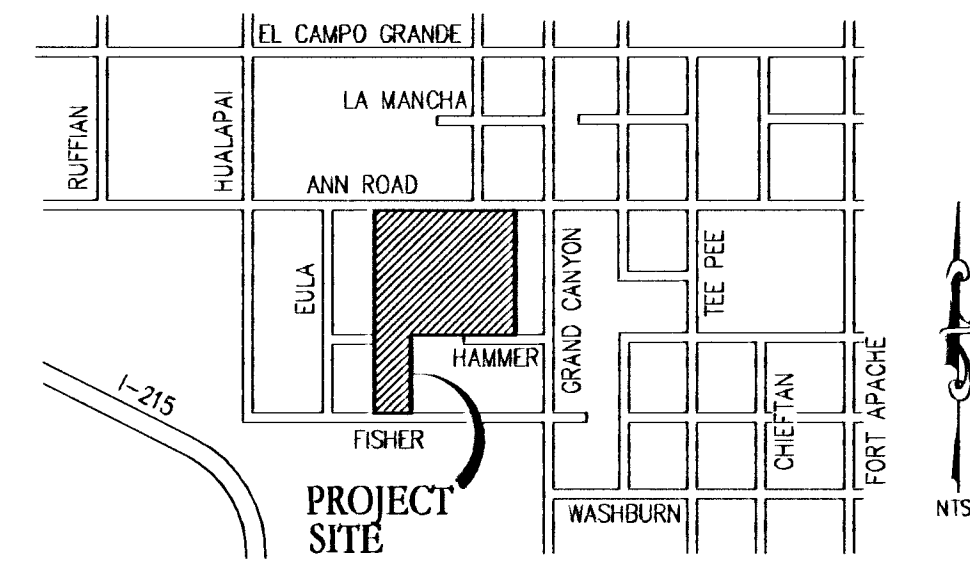
LINE/CURVE DATA

Line Table			Curve Table		
No.	Bearing	Length	No.	Radius	Delta
L1	N45°01'43"W	19.94'	C1	20.00'	92°35'02"
L2	S00°13'29"W	10.00'	C2	20.00'	91°29'28"
L3	N45°39'54"W	19.90'	C3	1500.00'	00°34'45"
L4	N89°48'21"E	4.97'	C4	1500.00'	01°53'34"
L5	S00°08'13"W	25.68'	C5	500.00'	09°17'27"
			C6	500.00'	01°37'44"
			C7	1500.00'	04°14'29"
			C8	1500.00'	04°49'00"
			C9	500.00'	01°46'03"
			C10	1500.00'	00°30'59"
			C11	1500.00'	03°53'53"
			C12	1500.00'	00°26'34"
			C13	1500.00'	03°24'59"
			C14	71.00'	91°29'28"
			C15	1500.00'	02°02'49"
			C16	1500.00'	03°30'11"
			C17	1500.00'	02°47'37"
			C18	1500.00'	03°27'15"
			C19	1500.00'	03°51'33"
			C20	1500.00'	00°57'37"
			C21	5.00'	90°19'52"
			C22	1500.00'	00°35'57"
			C23	20.00'	90°30'58"
			C24	20.00'	88°30'32"
			C25	20.00'	89°40'08"
			C26	20.00'	90°19'52"
			C27	20.00'	89°36'54"
			C28	20.00'	90°23'06"
			C29	32.00'	91°29'28"
			C30	20.00'	90°00'00"

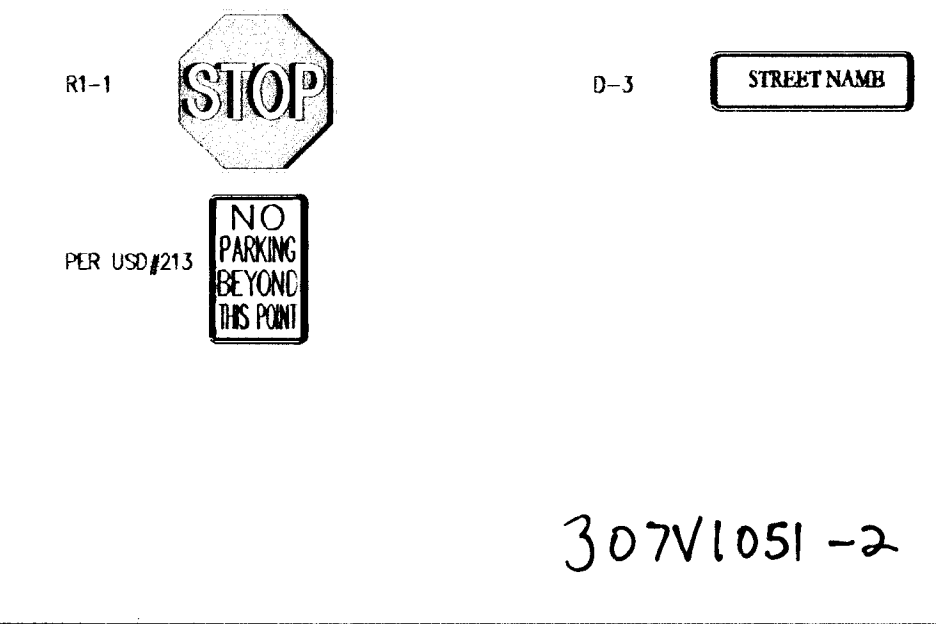
SITE MAP



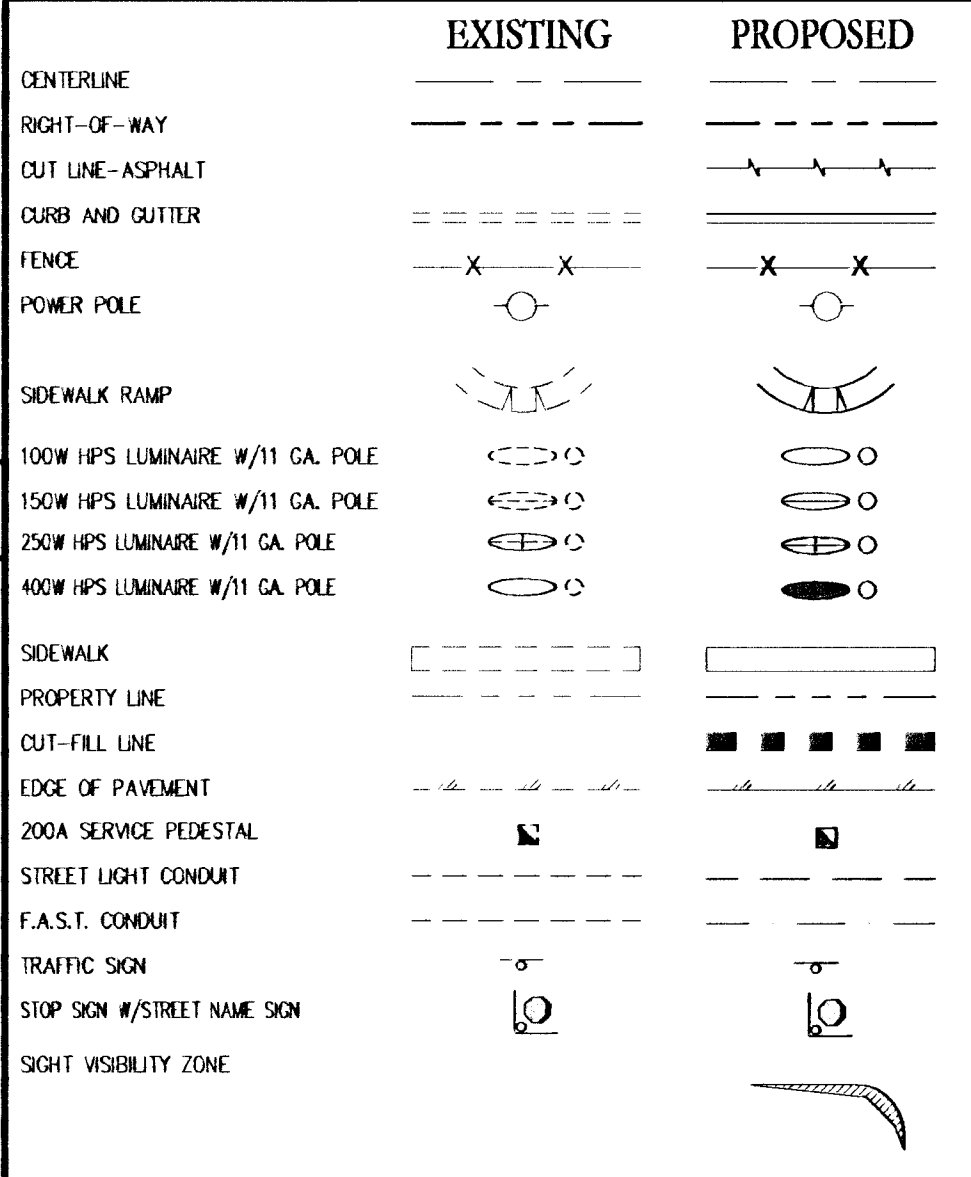
KEY MAP



TRAFFIC SIGN LEGEND



LEGEND



TRAFFIC CONSTRUCTION NOTES

- 1. BLUE COLORED REFLECTIVE RAISED PAVEMENT MARKERS
- 2. INSTALL 30" R1-1 "STOP" SIGN W/ (2) 9" D-3 "STREET NAME" SIGNS
- 3. INSTALL "NO PARKING BEYOND THIS POINT" SIGN (USD #213)
- 4. PAINT CURB RED 15' EACH SIDE OF HYDRANT (CURB LENGTH PERMITTING)

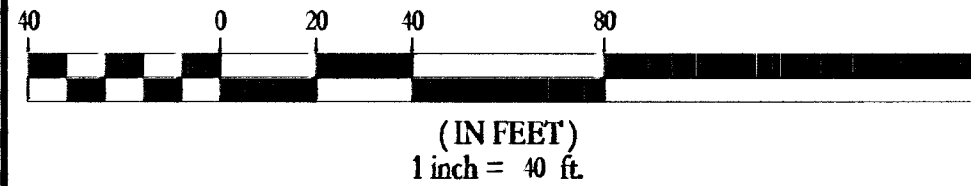
SIGHT VISIBILITY ZONE

NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES.

UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 LOCATIONS.

SCALE



LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (3/4) 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. #W190-31C4 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

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	PCC POINT OF COMPOUND CURVE
BVC BEGIN VERTICAL CURVE	PI POINT OF INTERSECTION
CAV CABLE TELEVISION	PL PLATE
CC CLARK COUNTY	PLAT PLAT
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	P1 POINT OF TANGENCY
CON CITY OF HENDERSON	PVC POLYVINYL CHLORIDE
CY CUBIC YARD	R RADIUS
DCSWS DESIGN AND CONSTRUCTION STANDARDS OF	R2B REINFORCED CONCRETE BOX
DESIGN GRADE	RCP REINFORCED CONCRETE PIPE
DI DROP INLET	R/W RIGHT-OF-WAY
DUP DUCTILE IRON PIPE	SD STORM DRAIN
EC END OF CURVE	STL STREETLIGHT
EP EDGE OF PAVEMENT	SS SANITARY SEWER
EVC END VERTICAL CURVE	SNWA SOUTHERN NEVADA WATER AUTHORITY
EX EXISTING	ST STANDARD
FT FINISH GRADE	SVZ SIGHT VISIBILITY ZONE
FI FIRE HYDRANT	SW SIDEWALK
FL FLOW LINE	TC TOP OF CURB
FT FEET	TF TOP OF FOOTING
GB GRADE BREAK	TR TOP OF RETAINING
GF GARAGE FINISH FLOOR	TW TOP OF WALL
HP HIGH POINT	TYP TYPICAL
INV INVERT	UDCS UNIFORM DESIGN AND CONSTRUCTION
LF LINEAR FEET	STD STANDARD
LT LEFT	USD UNIFORM STANDARD DRAWING
LVWD LAS VEGAS VALLEY WATER DISTRICT	VC VERTICAL CURVE
MAX MAXIMUM	VCV VITRIFIED CLAY PIPE
MH MANHOLE	VG VALLEY GUTTER
MIN MINIMUM	W WATER
NTS NOT TO SCALE	ZC ZERO UP CURB

WILLIAM LYON HOMES
500 PILOT ROAD STE# G
LAS VEGAS, NV 89119
(702) 265-8200 FAX: (702) 363-8220

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

TRAFFIC PLAN - NORTHWEST

DATE: 1/3/11

SCALE: 1"=40'

JOB NO: WLL-10-068

DESIGNED BY: MC

CHECKED BY: RDC

SHEET NAME: TR1

SHEET: 23 OF 25

10-26904

126216

126216

126216

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UnderGround
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FILE NAME: WLL06BWP.DWG