

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)

IMAGED BY
CCPW/DR
5/20/11

LEGEND

	EXISTING (10.00)	PROPOSED (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 CUTTER		
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" BELOW 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 CA. POLE		
150W HPS LUMINAIRE W/11 CA. POLE		
250W HPS LUMINAIRE W/11 CA. POLE		
400W HPS LUMINAIRE W/11 CA. POLE		

NO.	REVISIONS	DATE	BY	APP.
1	CHANGED ENTRY WIDTH, AS SHOWN, AND PH	12-14-10	REL	PH
2		12-14-10	REL	PH

WILLIAM LYON HOMES
500 PILOT ROAD STE# G
LAS VEGAS, NV 89119
(702) 263-8200 FAX: (702) 263-8200
TANEY ENGINEERING
6000 S. JONES BLVD STE# 100
LAS VEGAS, NV 89119
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ANN AND GRAND CANYON - UNIT 1
(SERENITY RIDGE)
A RESIDENTIAL SUBDIVISION
COVER SHEET

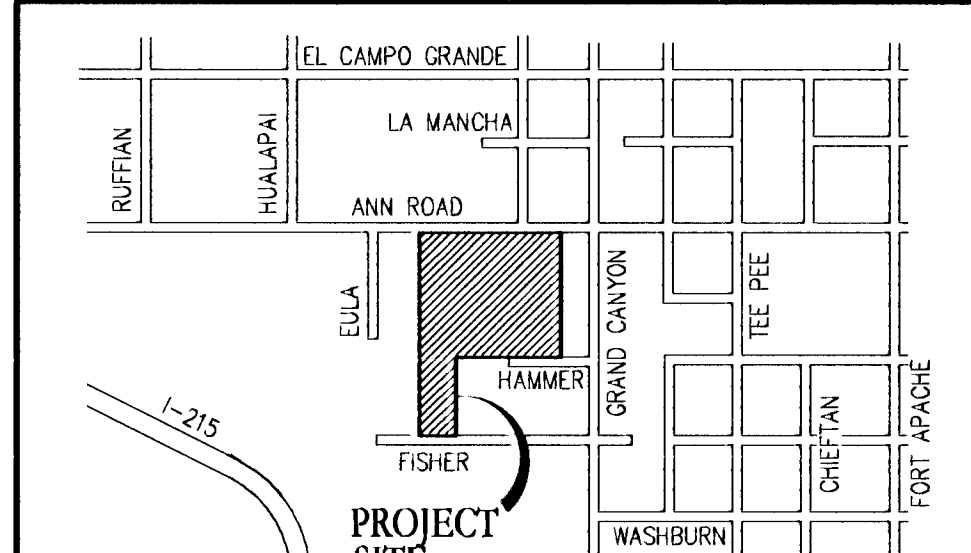
ROBERT CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15726
ENGINEER'S SEAL

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

INDEX OF SHEETS

- C1 - COVER SHEET
- C2 - NOTES AND QUANTITIES
- G1 - GRADING PLAN
- G2 - GRADING DETAILS AND SECTIONS
- M1 - MASTER UTILITY PLAN
- U1 - UTILITY PLAN
- PP1 - ANN ROAD STA: 9+00.00 TO 16+50.00 STORM DRAIN PLAN AND PROFILE
- PP2 - ANN ROAD STA: 15+00.00 TO 25+25.00 STORM DRAIN PLAN AND PROFILE
- PP3 - JAMES JEWELL COURT STA: 15+00.00 TO 21+36.91 PLAN AND PROFILE
- PP4 - ANN ROAD STORM DRAIN LATERALS AND TRANQUIL WEST STREET PLAN AND PROFILES
- PP5 - SEWER AND DRAINAGE EASEMENT PLAN AND PROFILES
- PP6 - CALMING WATERS COURT PLAN AND PROFILE
- PP7 - ANN ROAD STA: 9+00.00 TO 16+50.00 SEWER PLAN AND PROFILE
- PP8 - ANN ROAD STA: 15+00.00 TO 25+25.00 SEWER PLAN AND PROFILE
- TR1 - TRAFFIC PLAN - WEST
- TR2 - 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

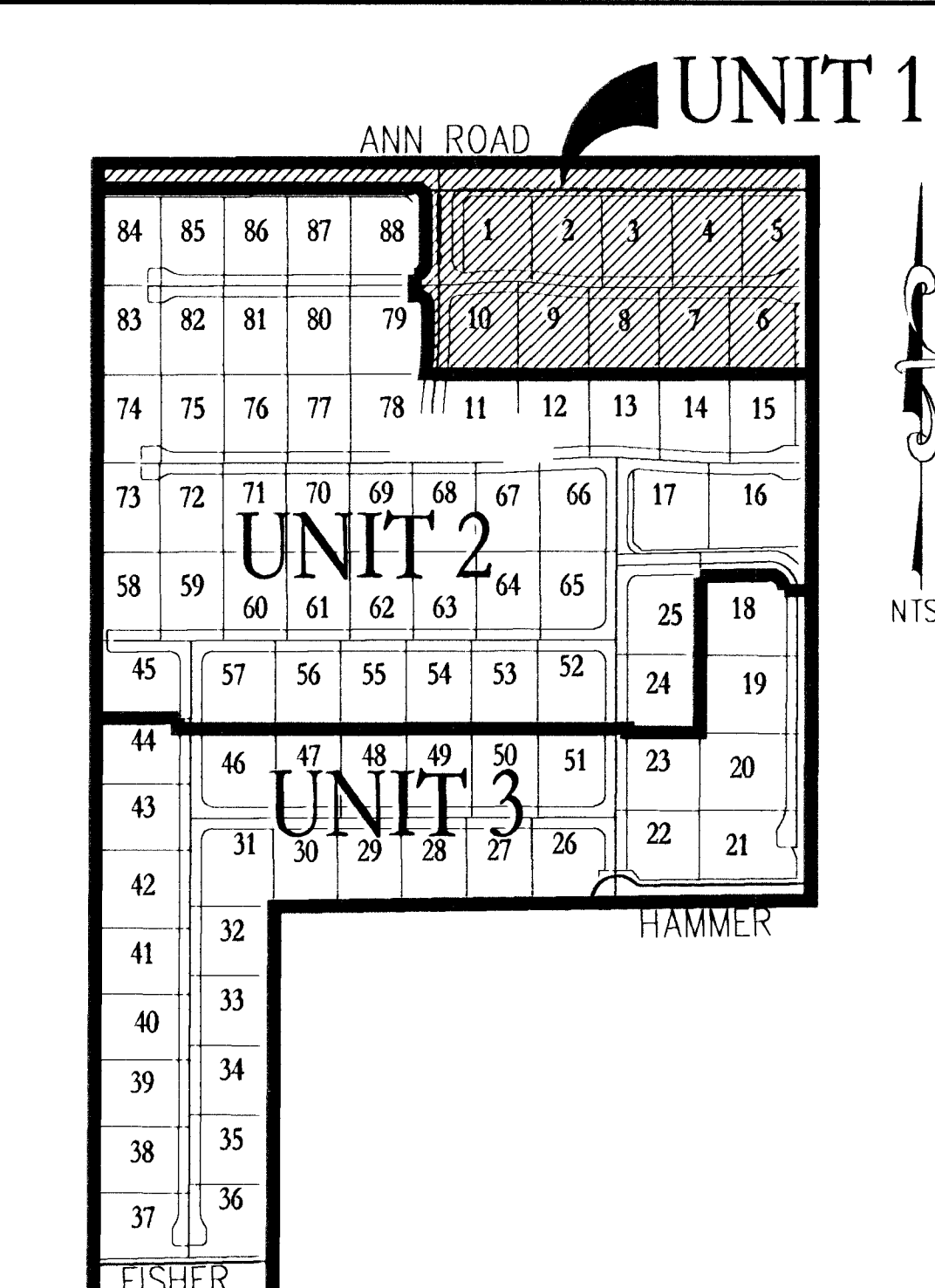
BENCHMARK

B.M. #94V90-3104 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

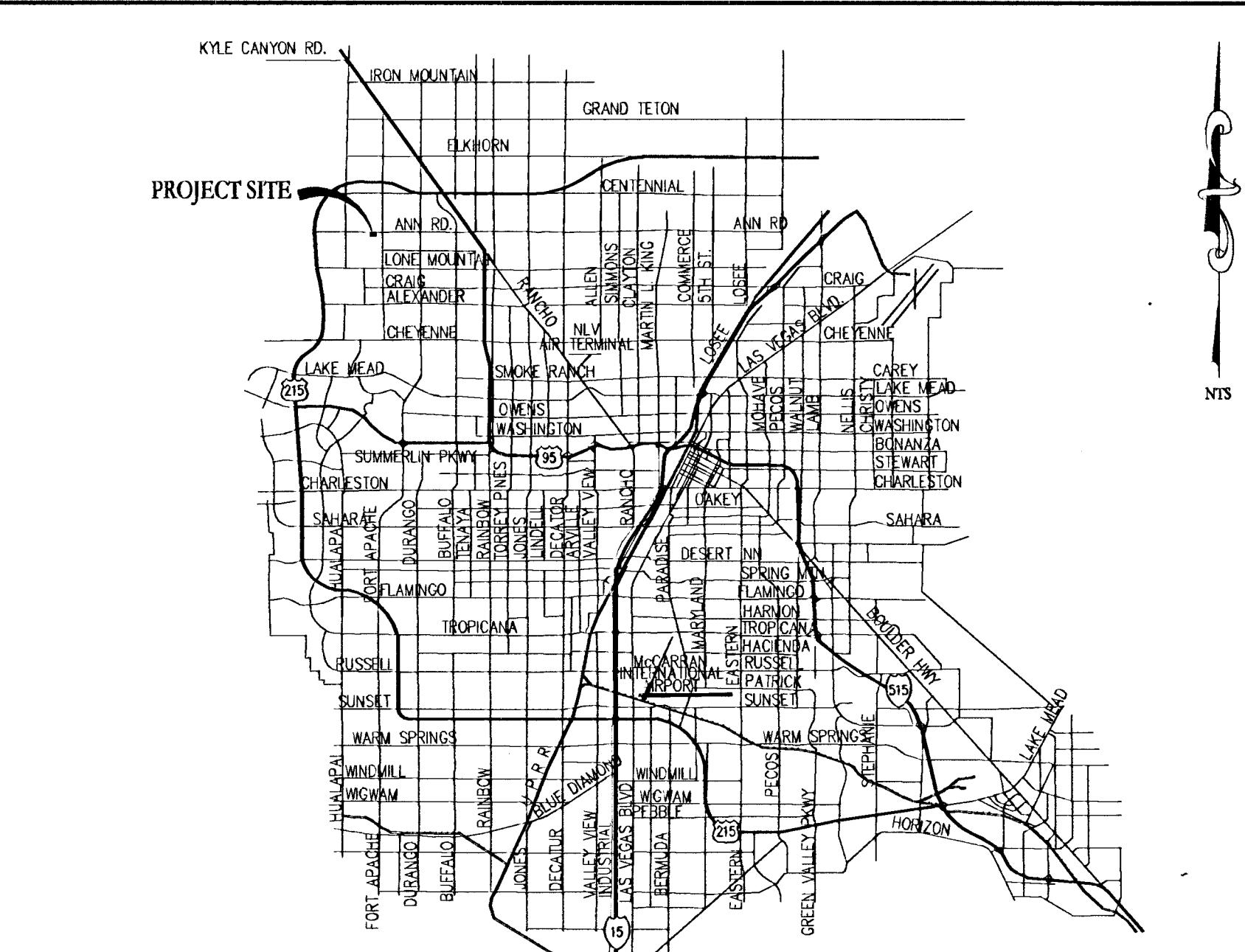
BASIS OF BEARINGS

S 89°41'18" 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
11/10/10
11-18-10
11-10-10
11-22-10
12/22/10
1/6/11
11-10-10

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	OC	ON CENTER
BC	BACK OF CURB	PB	PULL BOX
BCR	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	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
CL	CENTERLINE	PCC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CNLY	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PT	POINT OF TANGENCY
COH	CITY OF HENDERSON	PVC	POINT OF BEGINNING CURVE
CY	CUBIC YARD	R	RADIUS
DCMS	DESIGN AND CONSTRUCTION STANDARDS OF CLARK COUNTY	RCC	REINFORCED CONCRETE BOX
DG	DESIGN GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DUCTILE IRON PIPE	R/W	RIGHT-OF-WAY
DIP	DITCH	RT	RIGHT
EG	EDGE OF CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	STLT	STREETLIGHT
EVC	END VERTICAL CURVE	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FL	FLOW LINE	SVZ	SIGHT VISIBILITY ZONE
FT	FEET	SW	SIDEWALK
FB	GRADE BREAK	TC	TOP OF CURB
GF	GARAGE FINISH FLOOR	TF	TOP OF FOOTING
HP	HIGH POINT	TR	TOP OF RETAINING
INV	INVERT	TW	TOP OF WALL
LF	LINEAR FEET	TYP	TYPICAL
LET	LEFT	UDMS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
LHWD	LAS VEGAS VALLEY WATER DISTRICT	USD	UNIFORM STANDARD DRAWING
MAX	MAXIMUM	VC	VERTICAL CURVE
MH	MANHOLE	VOP	VERTIFIED CLAY PIPE
MIN	MINIMUM	W	WATER
NTS	NOT TO SCALE	WZ	ZERO LIP CURB