

IMAGED BY
CCPW/DR
5/26/11

APN'S: 125-31-101-002, 125-31-101-004, 125-31-101-008, 125-31-101-009, 125-31-101-018,
125-31-101-019, 125-31-101-016, 125-31-101-021, 125-31-101-022,

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

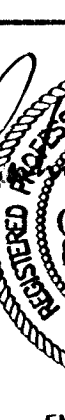
LEGEND

	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	PC	PULL BOX
BGR	BACK OF CURB RADIUS	POC	POINT OF CURVE
BM	BENCHMARK	POC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CAV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
CE	CENTERLINE	PPC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PPC	POWER POLE
CITY	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CL	CLEAR OUT, SEWER	PT	POINT OF TANGENCY
CO	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DCSMS	DESIGN AND CONSTRUCTION STANDARDS	R/CB	REINFORCED CONCRETE PIPE
DC	DESIGN	R/CB	REINFORCED CONCRETE PIPE
DE	DESIGN GRADE	R/R	RIGHT-OF-WAY
DI	DROP INLET	RT	RIGHT
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
EC	END OF CURVE	SILT	SLIT
ED	EDGE OF PAVEMENT	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	END VERTICAL CURVE	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FF	FINISH GROUND ELEVATION	STD	STANDARD
FG	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
GFB	GARAGE FINISH FLOOR	TW	TOP OF WALL
HP	HIGH POINT	UDCS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
INV	INVERT	USD	UNIFORM STANDARD DRAINING
LF	FEET	USD	VERTICAL CURVE
LVWD	LAS VEGAS VALLEY WATER DISTRICT	WCP	WIDENED CULVERT PIPE
MAX	MAXIMUM	WV	WALLEY OUTLET
MN	MANHOLE	W	WATER
MNM	MINIMUM	WC	W/ ZERO LP CURB
NIS	NOT TO SCALE		

H3968

307V1051

WILLIAM LYON HOMES 500 PILOT ROAD STE#-G LAS VEGAS, NV 89119 (702) 263-8200 FAX (702) 263-8220		ANN AND GRAND CANYON - UNIT 2 (SERENITY RIDGE) A RESIDENTIAL SUBDIVISION		COVER SHEET		 ENGINEER'S SEAL		DATE: 1/3/11		SCALE: 1"=4'		JOB NO: WIL-10-06		DESIGNED BY: MD		CHECKED BY: RD		SHEET NAME: C1		SHEET: 1 OF 25		10-26904	

INDEX OF SHEETS

1.	C1 - COVER SHEET
2.	C2 - NOTES AND QUANTITIES
3.	C1 - GRADING PLAN - NORTHWEST
4.	C2 - GRADING PLAN - SOUTHWEST
5.	C3 - GRADING PLAN - SOUTHEAST
6.	G01 - GRADING DETAILS AND SECTIONS
7.	G02 - GRADING DETAILS AND SECTIONS
8.	M01 - MASTER UTILITY PLAN
9.	U11 - UTILITY PLAN - NORTHWEST
10.	U12 - UTILITY PLAN - SOUTHWEST
11.	U13 - UTILITY PLAN - SOUTHEAST
12.	P01 - JAMES EHEL WAY STA:10+00.00 TO 16+50.00 PLAN AND PROFILE
13.	P02 - SERENE STAR WAY STA:11+00.00 TO 17+50.00 PLAN AND PROFILE
14.	P03 - SERENE STAR WAY STA:17+50.00 TO 23+00.00 PLAN AND PROFILE
15.	P04 - AUGUST RAIN AVENUE STA:12+00.00 TO 18+50.00 PLAN AND PROFILE
16.	P05 - TRANQUIL WEST STA:19+75.00 TO 25+00.00 AND SERENITY BROOK STA: 20+50.00 TO 23+50.00 PLAN AND PROFILES
17.	P06 - GOLDEN GOSSAMER CREEK AND SERENITY BROOK STA: 23+50.00 TO 29+25.00 PLAN AND PROFILES
18.	P07 - SLOWING WATERS STA: 23+50.00 TO 29+25.00 PLAN AND PROFILE
19.	P08 - SERENE STAR AND DRAGAGE EASEMENT STA: 29+50.00 TO 33+25.00 PLAN AND PROFILES
20.	P09 - FISHER AVENUE STA:11+50.00 TO 19+25.00 OFFSITE WATER MAIN PLAN AND PROFILE
21.	P210 - FISHER AVENUE STA: 4+50.00 TO 11+50.00 OFFSITE WATER MAIN PLAN AND PROFILE
22.	P011 - HUALAPAH WEST OFFSITE WATER MAIN PLAN AND PROFILE
23.	T01 - TRAFFIC PLAN - NORTHWEST
24.	T02 - TRAFFIC PLAN - SOUTHWEST
25.	T03 - TRAFFIC PLAN - SOUTHEAST

LEGAL DESCRIPTION
BEING A PORTION OF THE NORTHWEST QUARTER (X) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.B.D. & M. CLARK COUNTY, NEVADA
BENCHMARK
B.M. JULY90-31C4 CLY RIVET & ROUND PLATE IN CONC PAD WEST SIDE OF GRAND CANYON DR., 120 FEET SOUTH OF WASHINGTON 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

ANN ROAD

UNIT 1

UNIT 2

UNIT 3

HAMMER

FISHER

NTS

UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS 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.

CALL BEFORE YOU DIG: 1-800-227-2600
CALL BEFORE YOU OVERHEAD: 1-702-227-2929

DEVELOPER/OWNER

WILLIAM LYON HOMES
500 S. PILOT ROAD STE#2
LAS VEGAS, NV 89119
(702) 263-8200 PHONE (702) 263-8220 FAX

ENGINEER

TANEY ENGINEERING COMPANY
6030 S. JONES BLVD. STE #100
LAS VEGAS, NV 89118
(702) 362-3844 PHONE (702) 362-5933 FAX

VICINITY MAP

A vicinity map of the project site area in Las Vegas, Nevada. The map shows a grid of streets and highways. Major roads include Kyle Canyon Rd. to the northwest, Grand Canyon Blvd. running north-south, and various east-west streets like Ann Rd., Cheyenne, Lake Mead, Sahara, Flamingo, Russell, Sunset, March Springs, Henderson, and Grand. The project site is marked with a black dot and labeled 'PROJECT SITE' near the intersection of Kyle Canyon Rd. and Grand Canyon Blvd. Other labeled areas include From Mountain, Ely, Cheyenne, Lake Mead, Sahara, Flamingo, Russell, Sunset, March Springs, Henderson, and Grand. The map also shows the location of the project site relative to the city center and the airport. A north arrow is located in the top right corner, pointing towards the top of the page.

APPROVAL SIGNATURES

APPROVED FOR CONSTRUCTION

Bob Baltusaitis 1-5-10 DATE
COX COMMUNICATIONS LAS VEGAS, INC.

[Signature] 1-20-11 DATE
SOUTHWEST GAS

G. P. [Signature] 01.05.11 DATE
CENTURY LINK TELEPHONE - NEVADA
"THE AFFIRMED CENTURY LINK NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN DEFICIENCIES WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE GOVERNED BY LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS"

[Signature] 1-6-11 DATE
KERN RIVER GAS

Don Gregory
LAS VEGAS VALLEY WATER DISTRICT ENGINEER
(PROJ# 116617 SHTS: C1, C2, W01-U13, PP2, 14)

Steven W. [Signature] 1-20-11 DATE
CLARK COUNTY FIRE DEPARTMENT (PROJECT #116617)
APPROVAL OF THESE PLANS SHALL NOT BE CO-VIOLATION OF ANY OF THE PROVISIONS OF THE 2010 FSI RESOLUTION.

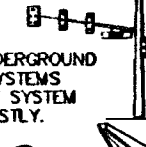
Randy [Signature] 1-16-11 DATE
DAVID BOWERS, P.E., P107 #16736 (SEW)
ACTING CITY ENGINEER

Barbara Garrison
NV ENERGY
NV ENERGY ACKNOWLEDGES THAT WE HAVE BEEN CONSULTED TO ADDRESS ANY EXISTING OR FUTURE CONFLICT SERVICE AND THE RESOLUTION OF ANY CONFLICT WILL BE GOVERNED BY LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

Call Before You Dig
 AVOID CUTTING UNDERGROUND
 UTILITY LINES. IT'S COSLY.

CALL


1-800-227-2600
 AND
 CLARK COUNTY TRAFFIC OPERATIONS
 1-800-455-7544



AVOID HITTING UNDERGROUND
 TRAFFIC SIGNAL SYSTEMS
 AND STREET LIGHT SYSTEM
 CONDUITS. IT'S COSLY.

Call
before you dig

UnderGround
 1-702-455-7511
 CLARK COUNTY TRAFFIC OPERATIONS
 1-702-229-6611
 LAS VEGAS AREA COMPUTERIZED
 TRAFFIC SYSTEM

AVOID HITTING OVERHEAD
 POWER LINES. IT'S COSLY.

**CALL BEFORE
 YOU DO
 OVERHEAD**



1-702-227-2929

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