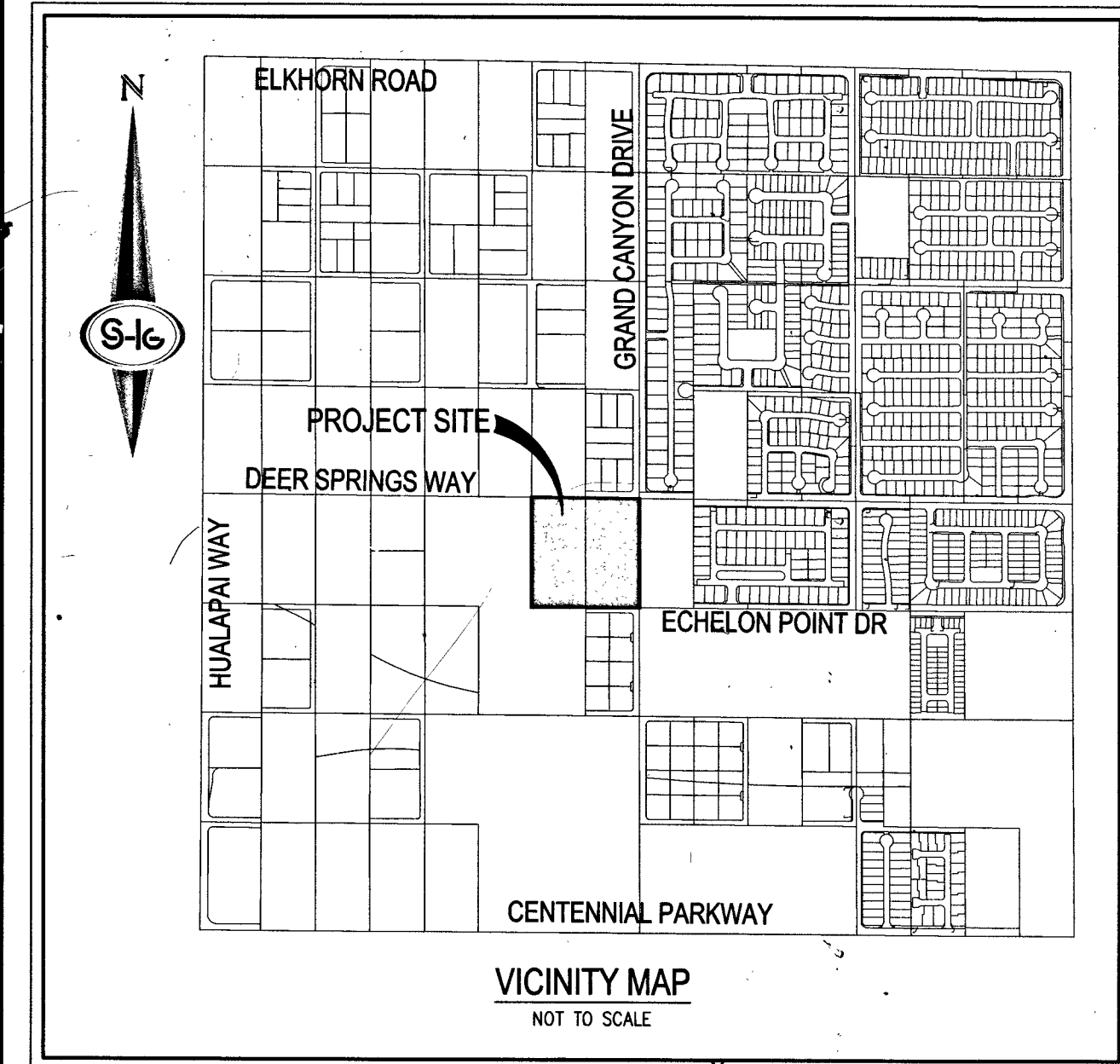




IMPROVEMENT PLANS
FOR
CONNOR HILLS
APN 125-19-301-007 AND 008



ABBREVIATIONS		FUTURE		PVC	
AC	ASPHALTIC CONCRETE OR ACRE	FUT	FUTURE	PW	POLYVINYL CHLORIDE
AGG	AGGREGATE BASE	GRD	GRADE OR GROUND	QTY	POINT OF VERTICAL INTERSECTION
APN	ASSESSORS' PARCEL NUMBER	CB	GRADE BREAK OR GRADE CHANGE		QUANTITY
APPROX OR ~	APPROXIMATE	CV	GATE VALVE	R	RADIUS
AVE	AVENUE	HDPE	HIGH DENSITY POLYETHYLENE	RCA	REINFORCED CONCRETE ARCH
Ø	AT	HOA	HOME OWNERS ASSOCIATION	RCB	REINFORCED CONCRETE BOX
BC	BEGIN CURVE OR BACK OF CURB	HORZ	HORIZONTAL	RCF	REINFORCED CONCRETE PIPE
BOR	BEGINNING OF CURB RETURN	HP	HIGH POINT	RD	ROAD
BW	BOTTOM OF HEADWALL	HWL	HIGH WATER LEVEL	RDW ESM	ROADWAY EASEMENT
BLDG	BUILDING	HWL OR HW	HEADWALL	REQD	REQUIRED
BLVD	BOULEVARD	HYD	HYDRAULIC OR HYDRANT	REV	REVISION
BM	BENCHMARK	ID	INSIDE DIAMETER	RT OR R	RIGHT
BVC	BEGIN VERTICAL CURVE	IN	INCH	S	SLOPE
BWV	BACK WATER VALVE	INT	INTERSECTION	SCH	SCHEDULE
CC	CLARK COUNTY	INV	INVERT ELEVATION	SD	STORM DRAIN
CCAUISO	CLARK COUNTY AREA UNIFORM STANDARD DRAINAGE	IRRG	IRRIGATION	SDMH	STORM DRAIN MANHOLE
CCRFCD	CLARK COUNTY REGIONAL FLOOD DISTRICT	LF	LINEAR FEET	SEC	SECTION
CE	COMMON ELEMENT	LP	LOW POINT	SF	SQUARE FEET
CL/C/LC	CENTERLINE	LS	LANDSCAPING	SHT	SHEET
CLR	CLEAR OR CLEARANCE	LT OR L	LEFT	SNWA	SOUTHERN NEVADA WATER AUTHORITY
CLSM	CONTROLLED LOW STRENGTH MATERIAL	LWL	LOW WATER LEVEL	SPECS	SPECIFICATIONS
CMLC	CEMENT MORTAR LINED AND COATED	MAX	MAXIMUM	STD	STANDARD
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL	SSMH	SANITARY SEWER MANHOLE
CONC	CONCRETE	MIN	MINIMUM	STA	STATION
CT	COURT	MISC	MISCELLANEOUS	STD	STANDARD
CU OR CU YD	CUBIC YARD	MUE	MUNICIPAL UTILITY EASEMENT	STL	STEEL
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION	STLT	STREET LIGHT
DET	DETAIL	NTS	NOT TO SCALE	SW	SODWALK
DI	DUCTILE IRON OR DRAIN INLET	NUE	NONEXCLUSIVE UTILITY EASEMENT	SWG	SOUTHWEST GAS
DIA	DIAMETER	NVE	NV ENERGY	SY	SQUARE YARD
DIP	DUCTILE IRON PIPE	OC	ON CENTER	TAN	TANGENT
DR	DRIVE	OD	OUTSIDE DIAMETER OR OVERALL DIMENSION	TC	TOP OF CURB
DW(S)	DRAWING	OFF	OFFSET	TF	TOP OF FLOOR OR TOP OF FOOTING
DWY	DRIVEWAY	ORIG	ORIGINAL	TG	TOP OF GRATE
EA	EACH	PAB	PUBLIC OR PEDESTRIAN ACCESS EASEMENT	THRU	THROUGH
ECR	END CURB RETURN	PB	PULL BOX	THW	TOP OF HEADWALL
EG	EXISTING GROUND	PC	POINT OF CURVE	TP	TOP OF PIPE
EL	ELEVATION	PCC	POINT OF COMPOUND CURVE	TW	TOP OF WALL
ESMT	EASEMENT	PDE	PUBLIC DRAINAGE EASEMENT	TRW	TOP OF RETAINING WALL
EP	EDGE OF PAVEMENT	R OR PL	PROPERTY LINE	TYP	TYPICAL
EV	END OF VERTICAL CURVE	PGB	POINT OF BEGINNING	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
EXC OR EXIST	EXISTING	PCC	POINT OF CURVATURE	VERT	VERTICAL
FC	FACE OF CURB	PCE	POINT OF ENDING	VG	VALLEY GUTTER
FF	FINISHED FLOOR	PRELM	PROPOSED	W	WROUGHT IRON
FG	FINISHED GRADE	PRIP	PRELIMINARY	WL	WATER LINE
FL	FIRE HYDRANT	PRV	PRESSURE REDUCING VALVE	WPZ	WATER PRESSURE ZONE
FT	FEET OR FOOT	PUE	PUBLIC UTILITY EASEMENT	WT	WEIGHT
		PT	POINT OF TANGENT OR POINT	WTR	WATER LINE

SHEET INDEX		
NO.	SHEET	TITLE
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES AND QUANTITIES
3	G-1	GRADING PLAN
4	D-1	STREET SECTIONS
5	D-2	GRADING DETAILS
6	PP-1	PLAN AND PROFILE - DEER SPRINGS WY
7	PP-2	PLAN AND PROFILE - ASHLINN PEAK ST
8	PP-3	PLAN AND PROFILE - BRUSCHI RIDGE ST
9	PP-4	PLAN AND PROFILE - ECHELON POINT DR
10	PP-5	PLAN AND PROFILE - GRAND CANYON DR
11	PP-6	PLAN AND PROFILE - SD & FH LATERALS
12	PP-7	PLAN AND PROFILE - GRAND CANYON DR-NORTH
13	P-1	STREET PLAN AND PROFILE - DEER SPRINGS WY
14	P-2	STREET PLAN AND PROFILE - ASHLINN PEAK ST
15	P-3	STREET PLAN AND PROFILE - BRUSCHI RIDGE ST
16	P-4	STREET PLAN AND PROFILE - ECHELON POINT DR
17	P-5	STREET PLAN AND PROFILE - GRAND CANYON DR
18	P-6	STREET PLAN AND PROFILE - SD & FH LATERALS
19	P-7	STREET PLAN AND PROFILE - GRAND CANYON DR-NORTH
20	U-1	UTILITY PLAN
21	T-1	TRAFFIC PLAN
22	L1.01	LANDSCAPE PLAN
23	L1.02	LANDSCAPE PLAN
24	L1.01	LANDSCAPE PLAN
25	L1.01	LANDSCAPE PLAN
26	D2.02	LANDSCAPE PLAN

DRY UTILITY SHEET INDEX		
27	SWG-1	SWG COVER SHEET
28	SWG-2	SWG DETAIL SHEET
29	SWG-3	SWG DESIGN PLAN
30	SWG-4	SWG DESIGN PLAN

31	NVE-1	NVE DESIGN PLAN
32	NVE-2	NVE DESIGN PLAN
33	NVE-3	NVE DETAIL SHEET
34	NVE-4	NVE DETAIL SHEET
35	NVE-5	NVE DETAIL SHEET
36	CD-1	CD DESIGN PLAN
37	CL-1	CENTURYLINK DESIGN PLAN
38	CL-2	CENTURYLINK DESIGN PLAN
39	CL-3	CENTURYLINK DETAIL SHEET

Ally Parelha 7-21-15
CITY ENGINEER - KRISTINA SWALLOW, P.E. #13744
ALLEN PUBLIC, P.E. #9029
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OF RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

K. K. K. 4/16/15
LAS VEGAS FIRE AND RESCUE
DATE

Chris Kifer 7-21-15
CHRIS KNIKE, DIRECTOR
BUILDING AND SAFETY DEPARTMENT
DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

Diana Polchova 1-28-15
CENTRAL TELEPHONE COMPANY, D.B.A. CENTURYLINK
DATE
THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION
Dee Heade
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 122568 - DATE: 4/28/15
SHEETS: C-1, C-2, PP-1 THRU PP-6, D-1, AND U-1
LVWD APPROVED FLOW: 1750 GPM AT 20 PSI RESIDUAL
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LAS VEGAS VALLEY WATER DISTRICT.

Barbara Garrison 7-28-15
NV ENERGY
DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY 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.

James Frame 7/19/15
SOUTHWEST GAS
DATE
SOUTHWEST GAS HAS REVIEWED YOUR PLANS AND HAS NO COMMENTS AT THIS TIME.

Shiel Gonzalez 1/21/15
COX COMMUNICATIONS LAS VEGAS, INC.
DATE
COX COMMUNICATIONS HAS REVIEWED YOUR PLANS AND HAS NO COMMENTS AT THIS TIME.

OWNER
RICHMOND AMERICAN HOMES
7770 DEAN MARTIN DR #308 LAS VEGAS, NV 89139
PH (702) 617-8464
FX (702) 617-8499

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, SUITE 308 LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

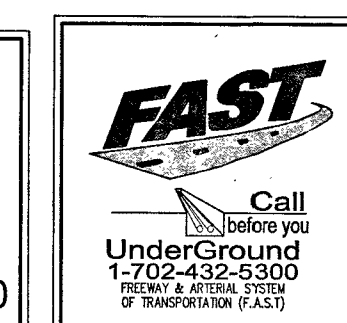
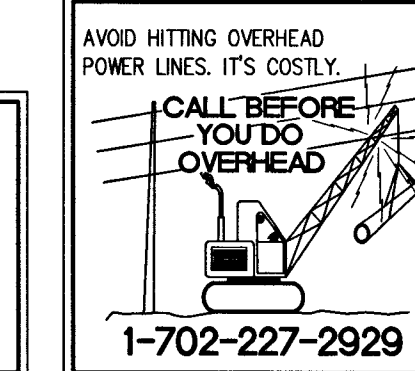
ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE STREET #216 LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION
EXISTING ZONING: R-1
ACREAGE (GROSS): 10.13 AC
ACREAGE (NET): 6.9 AC
TOTAL DWELLING UNITS: 40
TYP. LOT SIZE: 60'x123'
MIN. LOT WIDTH: 60'
MIN. LOT DEPTH: 6,628 SQFT
MAX. LOT DEPTH: 8,933 SQFT
DENSITY (NET ACREAGE): 3.95 DU/AC
MAX. LOT COVERAGE: 52%

LEGAL DESCRIPTION
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

BASIS OF BEARING
NORTH 0°03'58" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 11 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK NUMBER: 61801904
RIVET AND PLATE IN TOP OF CURB ON THE NORTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE.
ELEVATION: 2724.21 US SURVEY FEET (NAVD83)
836.340 METERS
PER CITY OF LAS VEGAS BENCHMARKS, 2008 ADJUSTMENT (UPDATED MAY 24, 2010)



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

CONNOR HILLS
COVER SHEET

C-1
SHEET 1 OF 19

DATE: 1/26/15
DRAFTER: CZ
DESIGNER: CZ
CHECKED: TJS
PROJECT NO. RAH1310

PROFESSIONAL ENGINEER STATE OF NEVADA
ANGELA R. PINLEY
Exp. 12/31/2015
CIVIL
No. 21573

HTE#14-4422
H#56727
10745027