IMPROVEMENT PLANS
FOR
TORREY PINES AND HORSE - WEST
A RESIDENITAL SUBDIVISON

CLARK COUNTY, NEVADA
APN: 125-11-304-003

PRE-DEVELOPMENT MEETING WITH DEPARTMENT OF DEVELOPMENT SERVICES CIVIL ENGINEERING DIVISION, OFF-SITE INSPECTOR REQUIRED. CONTACT CIVIL ENGINEERING INSPECTOR AT 455-4610.

LEGAL DESCRIPTION

LOT 3, AS SHOWN IN FILE 2, PAGE 81 OF PARCEL MAPS, ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, TOGETHER WITH A PORTION OF SISK ROAD, VACATED PER BOOK 768, INSTRUMENT NO. 725480, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

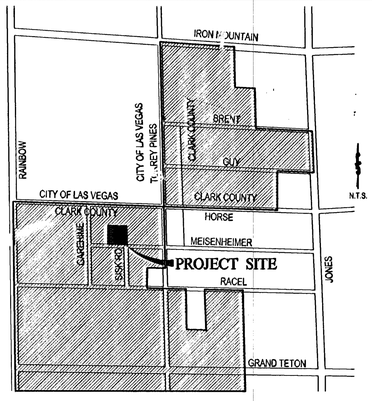
BENCHMARK

CLARK COUNTY BENCHMARK 1LV9011SWS
METERS = 724.297
US FT = 2378.30 (NAVD 88 DATUM)
CITY OF LAS VEGAS RIVET AND PLATE IN TOP OF CURB AT SOUTHEAST CORNER OF RAINBOW AND FLANAGAN

BASIS OF BEARINGS

NORTH 88°09'40" WEST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 113, PAGE 92 OF SURVEYS.

KEY MAP



UTILITY DISCLAIMER NOTE

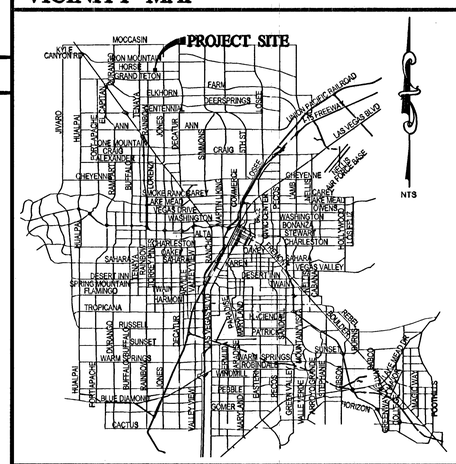
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. 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

AVOID HITTING OVERHEAD POWER LINES THIS COSTS U
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

F.A.S.T.
Call before you UnderGround
1-702-432-5300
FOUNDATION FOR ADVANCED SERVICE SYSTEMS OF NEVADA TECHNOLOGY

Call Before You Dig
AVOID CUTTING UNDERGROUND UTILITIES IT'S COSTLY.
CALL 811
1-800-227-2600

VICINITY MAP



DEVELOPER/OWNER

WILLIAM LYON HOMES
500 PILOT ROAD SUITE G
LAS VEGAS, NV 89119
(702) 263-8200 PHONE (702) 263-8220 FAX

INDEX OF SHEETS

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4	GD1	GRADING DETAILS & CROSS SECTIONS
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6	PP1	PLAN & PROFILE MEISENHEIMER AVENUE (STA: 0+00 - 21.75)
7	PP2	PLAN & PROFILE PUBLIC STREET
8	PP3	MEISENHEIMER AVENUE PLAN & PROFILE (STA: 15+00 TO 17+00)
9	T1	TRAFFIC PLAN
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17		COX COMMUNICATION 1 OF 1

LEGEND

DESIGN ELEVATION 10.00
EXISTING ELEVATION (10.00)
FUTURE ELEVATION [10.00]
SCARP (SLOPE VARIES)
EXISTING CONTOUR (1' INTERVAL)
EXISTING CONTOUR (5' INTERVAL)
DIRECTION OF FLOW
RETAINING WALL
CMU WALL
EX WALL
CENTERLINE
RIGHT-OF-WAY
CUT LINE-ASPHALT
PROPOSED SIDEWALK
PROPERTY LINE
EDGE OF PAVEMENT
STREETLIGHT EASEMENT
SIGHT VISIBILITY ZONE - (NOTHING OVER 24" IN HEIGHT WITHIN SIGHT VISIBILITY ZONE EXCEPT TRAFFIC CONTROL DEVICES)
REMOVE EXISTING AC PAVE AREA
2" BLOW OFF VALVE
WATER LATERAL AND WATER METER
WATERLINE TEE, CROSS, AND 90° BEND
GATE VALVE
FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED SEWER LINE
EXISTING SEWER LINE
SEWER LATERAL
PROPOSED WATER LINE
EXISTING WATER LINE
WATER LATERAL
EXISTING POWER POLE
100W HPS LUMINAIRE W/11 GA. POLE
150W HPS LUMINAIRE W/11 GA. POLE
200W HPS LUMINAIRE W/11 GA. POLE
250W HPS LUMINAIRE W/11 GA. POLE
400W HPS LUMINAIRE W/11 GA. POLE
BACKFLOW PREVENTION DEVICE
200A SERVICE PEDESTAL (STD. DWGS 330, 331, & 332.1)

APPROVAL SIGNATURES

APPROVED FOR CONSTRUCTION

CLARK COUNTY FIRE DEPARTMENT — CUD 14-17193 — 2/5/15 DATE

~~DAVID BOWER, P.E. P.T.O.E. (PE#10539)~~ ALLEN PAVELKA PE PE# 9029 — 3-23-15 DATE
ACTING CITY ENGINEER - CITY OF LAS VEGAS (SEWER ONLY)
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED 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 SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARD IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER (PROJ# 122358) — 2/24/15 DATE
SHEETS: C1, C2, UT1, PP1, PP2, GD1

COX COMMUNICATIONS LAS VEGAS, INC. — 11/18/14 DATE

SOUTHWEST GAS — 11/24/14 DATE

CENTRAL TELEPHONE COMPANY D/B/A CENTURY LINK — 11-18-14 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"

NV ENERGY — 11-18-14 DATE
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS 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.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MH	MANHOLE
BC	BACK OF CURB	MIN	MINIMUM
BCR	BACK OF CURB RADIUS	NTS	NOT TO SCALE
BM	BENCHMARK	OC	ON CENTER
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BW	BOTTOM OF WALL	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF COMPOUND CURVE
CC	CLARK COUNTY	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CNLV	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT	PT	POINT OF TANGENCY
CY	CUBIC YARD	R	RADIUS
DG	DESIGN GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	ROW	RIGHT-OF-WAY
EC	END OF CURVE	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SL	STREETLIGHT
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SVZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	SW	SIDEWALK
FT	FEET	TC	TOP OF CURB
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
INV	INVERT	VC	VERTICAL CURVE
LF	LINEAR FEET	VCP	VITRIFIED CLAY PIPE
LFF	LOWER FINISH FLOOR ELEVATION	VG	VALLEY GUTTER
MAX	MAXIMUM	W	WATER

JURISDICTION

CLARK COUNTY (CITY OF LAS VEGAS SEWER)	HTE	14-17250
	CLV	#54522

WILLIAM LYON HOMES, INC.
500 PILOT ROAD, SUITE G
LAS VEGAS, NV 89119
(702) 263-8200 FAX: (702) 263-8220

TANEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

NO.	DESCRIPTION	BY	DATE	APPR.

REVISIONS

TORREY PINES & HORSE - WEST
A RESIDENTIAL SUBDIVISION

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER — ROBERT D. CUNNINGHAM — Exp. 12-31-14 — CIVIL — No. 15726 — STATE OF NEVADA
11/15/14
ENGINEER'S SEAL

DATE:	11/15/14
SCALE:	1"=30'
JOB NO:	WLL-05-031
DESIGNED BY:	MH
CHECKED BY:	RC
SHEET NAME:	C1
SHEET:	1 OF 17

1049
307V1103

FILE NAME: S:\Active\William Lyon Homes\WLL-05-031 Torrey Pines & Horse - West\Dwg_Improvement Plan Drawings\Sheet Dwg\dgn\C1 & C2.dwg mbecoac Nov 15, 2014 - 11:45am