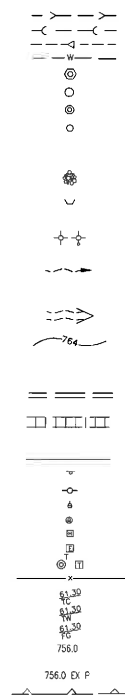


Tentative Map
for
COPPER CANYON ESTATES
Lyon County, Nevada

STANDARD SYMBOLS

EXISTING



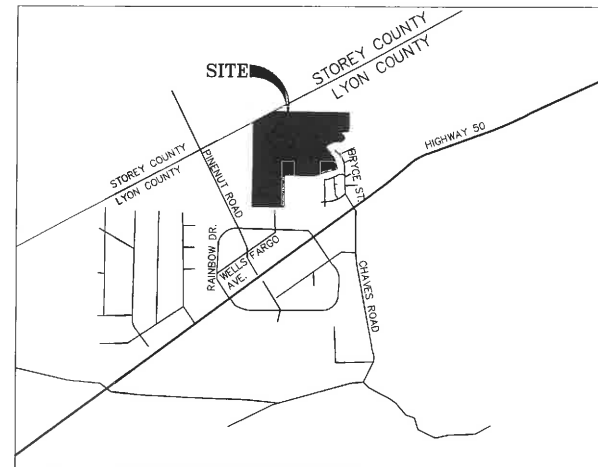
STORM SEWER
SANITARY SEWER
FORCE MAIN
WATER MAIN
SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
CATCH BASIN
HAY BALES
RIP RAP
FLARED END SECTION
HEADWALL
STREET LIGHT
DITCH OR SWALE
DIRECTION OF FLOW
OVERFLOW RELIEF SWALE
2 FOOT CONTOURS
ROADWAY GRADE BREAK
CURB AND GUTTER
SIDEWALK
ACCESSIBLE CURB RAMP
PROPERTY LINE
SIGN
POWER POLE
GUY WIRE
GAS VALVE
HANDHOLE
ELECTRICAL BOX
TELEPHONE PEDISTAL
CHAIN-LINK FENCE
TOP OF CURB ELEVATION
TOP OF WALL ELEVATION
FINISH GRADE ELEVATION
GROUND ELEVATION
FLOWLINE ELEVATION
EDGE OF PAVEMENT ELEVATION
ROCKERY WALL
BOUNDARY WALL
LANDSCAPE TREE
CLASS 'A' MONUMENT

PROPOSED



ABBREVIATIONS

AGG. AGGREGATE GRAVEL
B-B BACK TO BACK
BC BEGINNING OF CURB
BFC BACK FACE OF CURB
BIT. BITUMINOUS CONCRETE
BM BENCHMARK
B.O. BY OTHERS
B/P BOTTOM OF PIPE
SVC BEGINNING OF VERTICAL CURVE
BW BOTTOM OF WALL
CB CATCH BASIN
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CNTRL CONTROL
CONC. CONCRETE
CY CUBIC YARD
DIA. DIAMETER
DIP DUCTILE IRON PIPE
DWIM DUCTILE IRON WATER MAIN
DRAIN TILE
E-E END OF CURVE
E-EV EDGE TO EDGE
EP ELEVATION
EVC EDGE OF PAVEMENT
EX EXISTING
F-F FACE TO FACE
FF FINISHED FLOOR
FL FLOW LINE
FLG FLANGE
FM FORCE MAIN
FG FINISH GRADE
GAS GAS
GW GUY WIRE
HDWL HEADWALL
HH HANDHOLE
HP HIGH POINT
HWD HIGH WATER LEVEL
HYD HYDRAULIC
INL INLET
INV INVERT
I.E. INVERT ELEVATION
IP IRON PIPE
LP LOW POINT
MAX. MAXIMUM
MB MAILBOX
MIN. MINIMUM
MJ MECHANICALLY RESTRAINED JOINT
NWL NORMAL WATER LEVEL
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PI POINT OF INTERSECTION
PL PROPERTY LINE
PO POWER POLE
PP PROPOSED
PVC POLYVINYL CHLORIDE PIPE
PVI POINT OF VERTICAL INTERSECTION
P PAVEMENT
R RADIUS
RCP REINFORCED CONCRETE PIPE
R/W RIGHT-OF-WAY
RR RAILROAD
SF SQUARE FOOT
SHLD. SHOULDER
SL STREET LIGHT
SSMH SANITARY SEWER MANHOLE
SD STORM DRAIN
SDMH STORM DRAIN MANHOLE
STA. STATION
SY SQUARE YARDS
TBR TO BE REMOVED
T TELEPHONE
TC TOP OF CURB
T/P TOP OF PIPE
TW TOP OF WALL
TRANS TRANSFORMER
VB VALVE BOX
V VALVE VAULT
WL WATER LEVEL
WM WATER MAIN



VICINITY MAP
N.T.S.

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 OVERALL SITE PLAN
- 3 SITE PLAN
- 4 SITE PLAN
- 5 SITE PLAN
- 6 SITE PLAN
- 7 UTILITY PLAN
- 8 UTILITY PLAN
- 9 UTILITY PLAN
- 10 UTILITY PLAN
- 11 GRADING PLAN
- 12 GRADING PLAN
- 13 GRADING PLAN
- 14 GRADING PLAN

PROJECT DATA

APN: 016-021-36 AND 016-021-38
EXISTING ZONING: E1
TOTAL AREA: 260.85[±] ACRES
LOT AREA: 177.05[±] ACRES
R/W AREA: 42.8[±] ACRES
OPEN SPACE/DRAINAGE AREA: 41.0[±] ACRES
TOTAL LOTS: 585

UTILITY PROVIDERS

TELEPHONE: AT&T
WATER: LYON COUNTY UTILITIES
SEWER: LYON COUNTY UTILITIES
GAS: SOUTHWEST GAS
ELECTRIC: NV ENERGY
SOLID WASTE: CAPITOL SANITATION
CATV: CHARTER COMMUNICATIONS

BASIS OF BEARING

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NDOT (NEVADA DEPARTMENT OF TRANSPORTATION) CONTROL MONUMENT 801051. COMBINED GRID TO GROUND FACTOR = 1.000222. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

BASIS OF ELEVATIONS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AS TAKEN FROM NDOT (NEVADA DEPARTMENT OF TRANSPORTATION) CONTROL MONUMENT 801051, HAVING A PUBLISHED ELEVATION OF 4365.38 FEET. 801051 IS DESCRIBED AS BEING A 5/8" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "WM DONOVAN PLS 2617" LOCATED APPROXIMATELY 25 FEET WEST OF THE CENTER OF GRAVEL ON CHAVES ROAD AND APPROXIMATELY 275 FEET SOUTH OF THE JUNCTION WITH US HIGHWAY 50 AT MP 13.6.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF LYON, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

APN 016-021-38
REMAINDER PARCEL AS SHOWN ON THE FINAL MAP OF COPPER CANYON ESTATES PHASE 1 UNIT 1
RECORDED MARCH 19, 2007 AS INSTRUMENT NO. 402690.

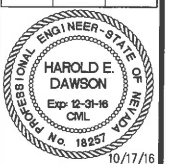
APN 016-021-36
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 22 EAST, M.D.B.&M., LYON COUNTY, NEVADA, FURTHER DESCRIBED AS A PORTION OF THE REMAINDER PARCEL AS SHOWN ON THAT CERTAIN PARCEL MAP FOR REYNEN & BARDIS (COPPER CANYON), LLC, RECORDED AS FILE NO. 364821 IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

COPPER CANYON ESTATES - TENTATIVE MAP

LYON COUNTY, NEVADA

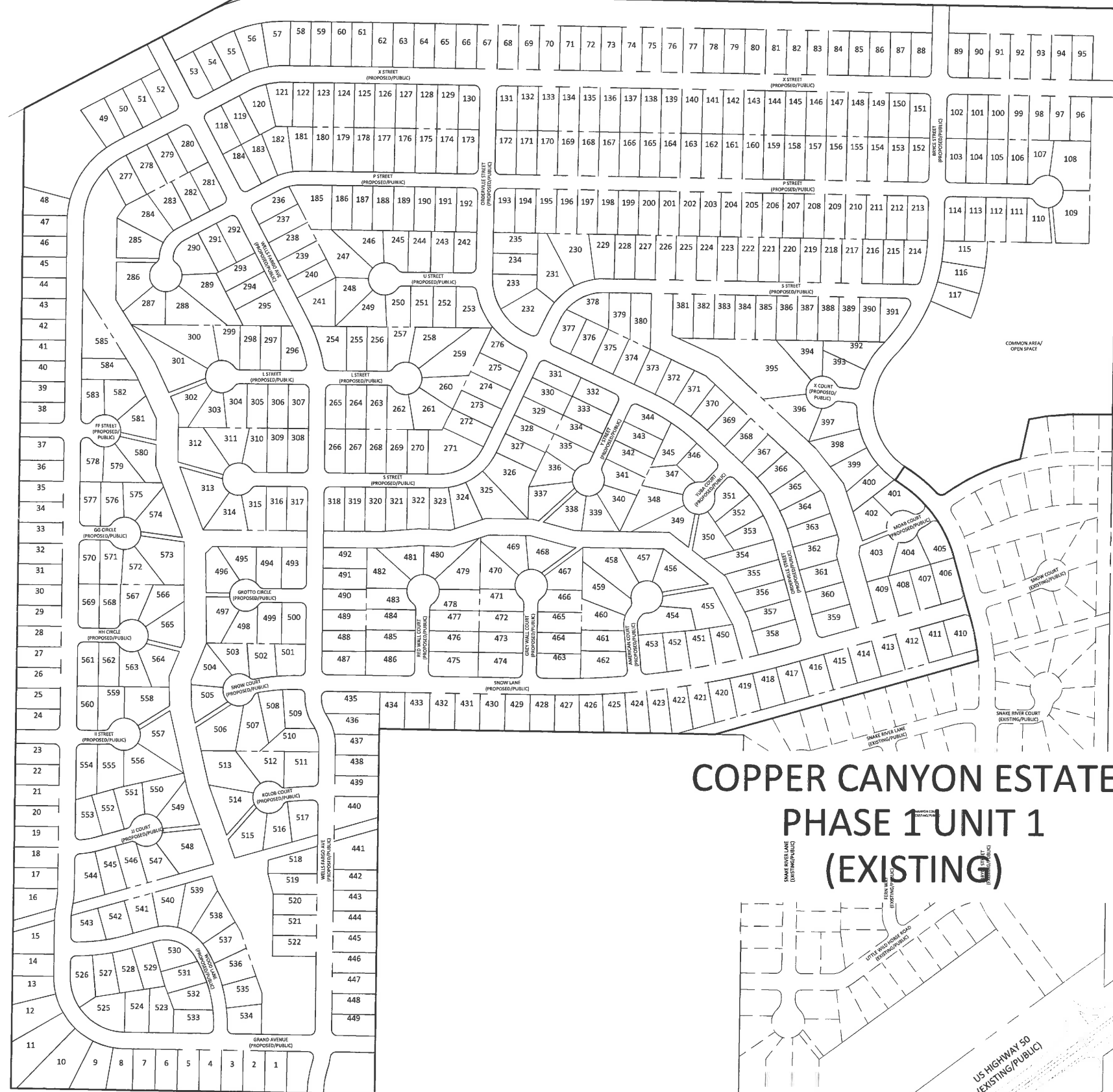
TITLE SHEET



PROJ. MGR.:	HED
PROJ. ASSOC.:	AA
DRAWN BY:	---
DATE:	10/17/16
SCALE:	AS SHOWN
SHEET	1 OF 14
CWRLCNV04	

TENTATIVE MAP

October 17, 2016 - 12:09 Day Name: P:\cws\c04\New\Ex\Final_DomesticPlan_S&A\Overall_Site.dwg Updated By: Jdellm



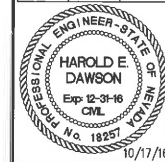
COPPER CANYON ESTATES PHASE 1 UNIT 1 (EXISTING)



COPPER CANYON ESTATES - TENTATIVE MAP

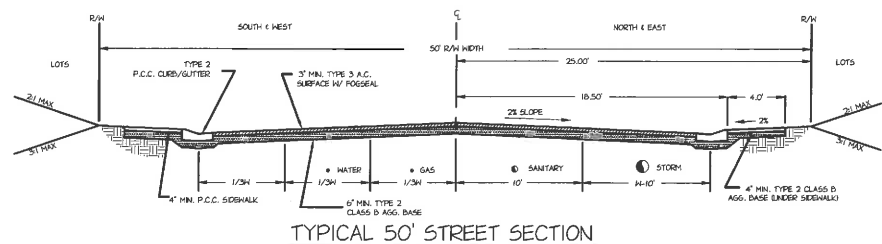
LYON COUNTY, NEVADA

OVERALL SITE PLAN

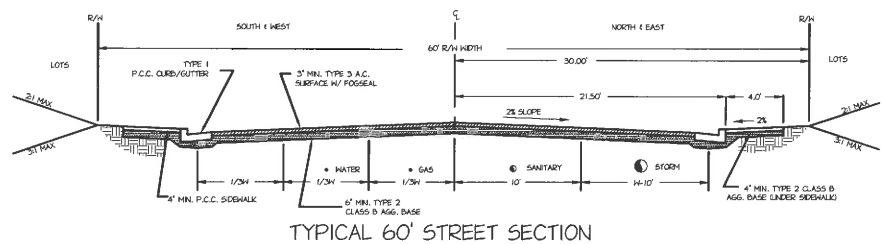


PROJ. MGR.: HED
PROJ. ASSOC.: AA
DRAWN BY: TEH
DATE: 10/17/16
SCALE: 1"=200'
SHEET
2 OF 14
CWRLCNV04

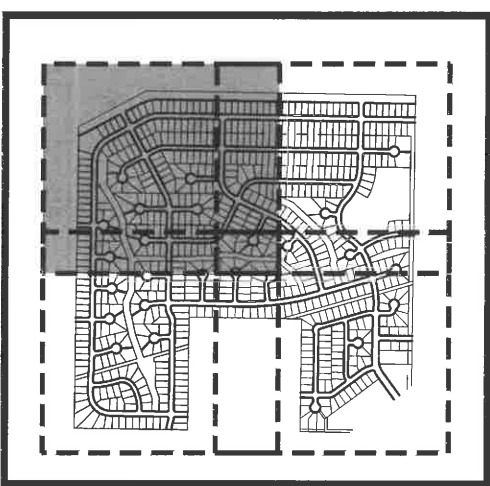
TENTATIVE MAP



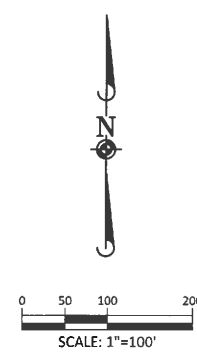
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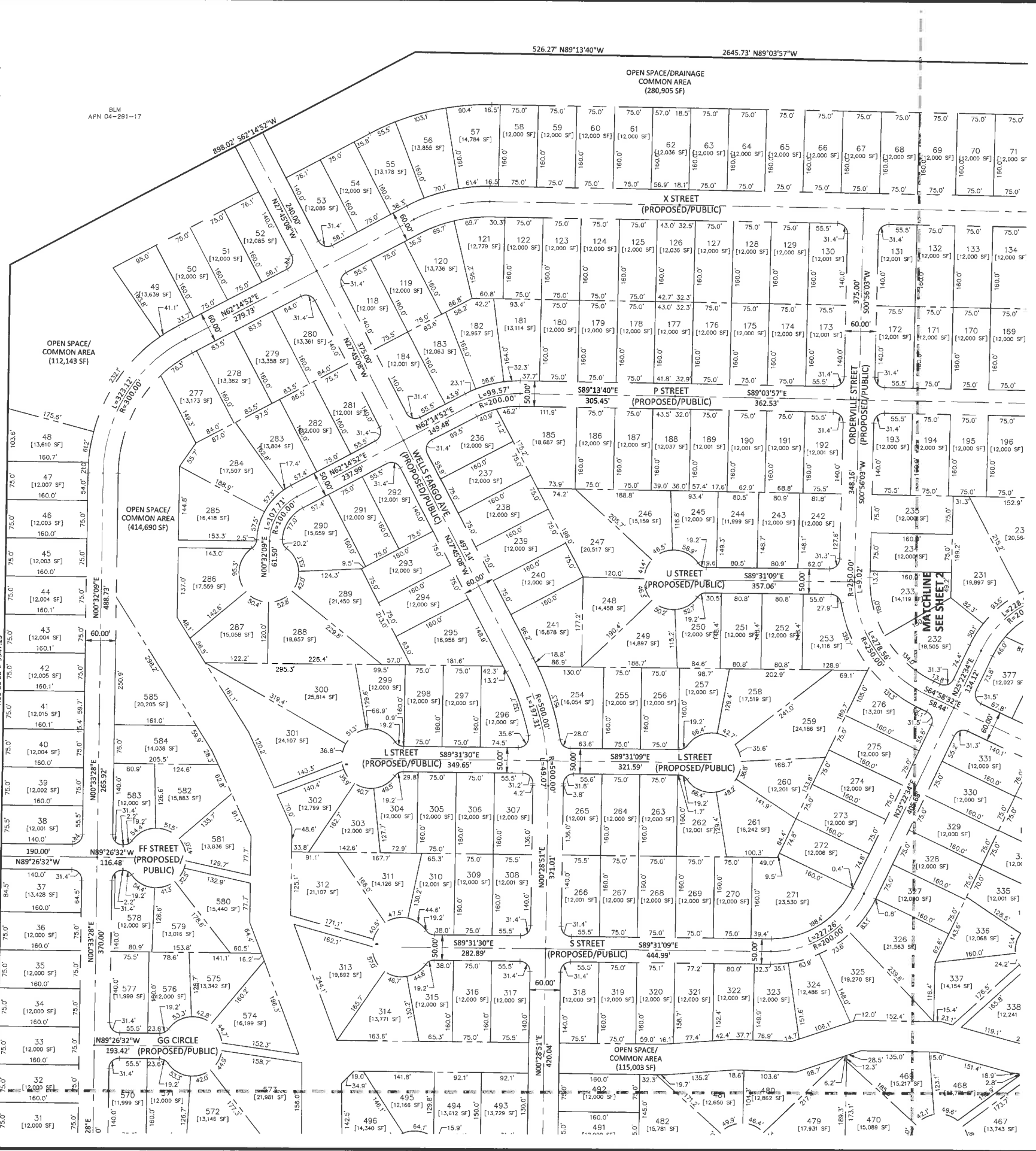
TYPICAL 60' STREET SECTION



KEY MAP
N.T.S.



SCALE: 1"=100'



DATE: 10/17/16

REVISIONS:

Manhard CONSULTING LTD.

Professional Engineer - State of Nevada
10000 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89123
Tel: 702.737.1800 Fax: 702.737.1801
Email: info@manhard.com
Construction Management • Environmental Remediation • Landscape Architecture • Planning

COPPER CANYON ESTATES - TENTATIVE MAP

LYON COUNTY, NEVADA

SITE PLAN

PROJ. MGR.: JED

PROJ. ASSOC.: AA

DRAWN BY: TEH

DATE: 10/17/16

SCALE: 1"=100'

SHEET 3 OF 14

CWRLCNOV04

PROFESSIONAL ENGINEER - STATE OF NEVADA

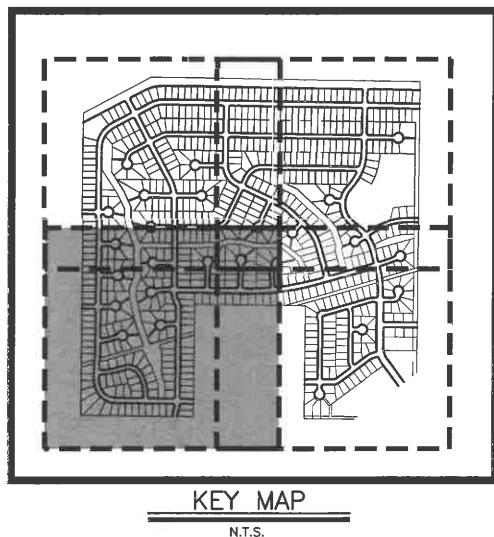
HAROLD E. DAWSON

Exp. 12-31-16

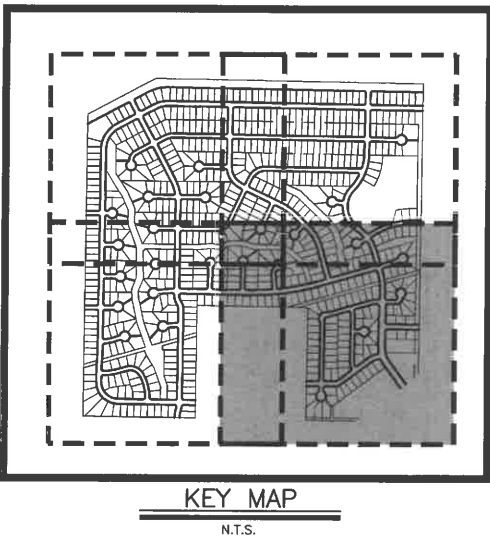
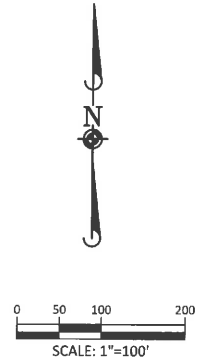
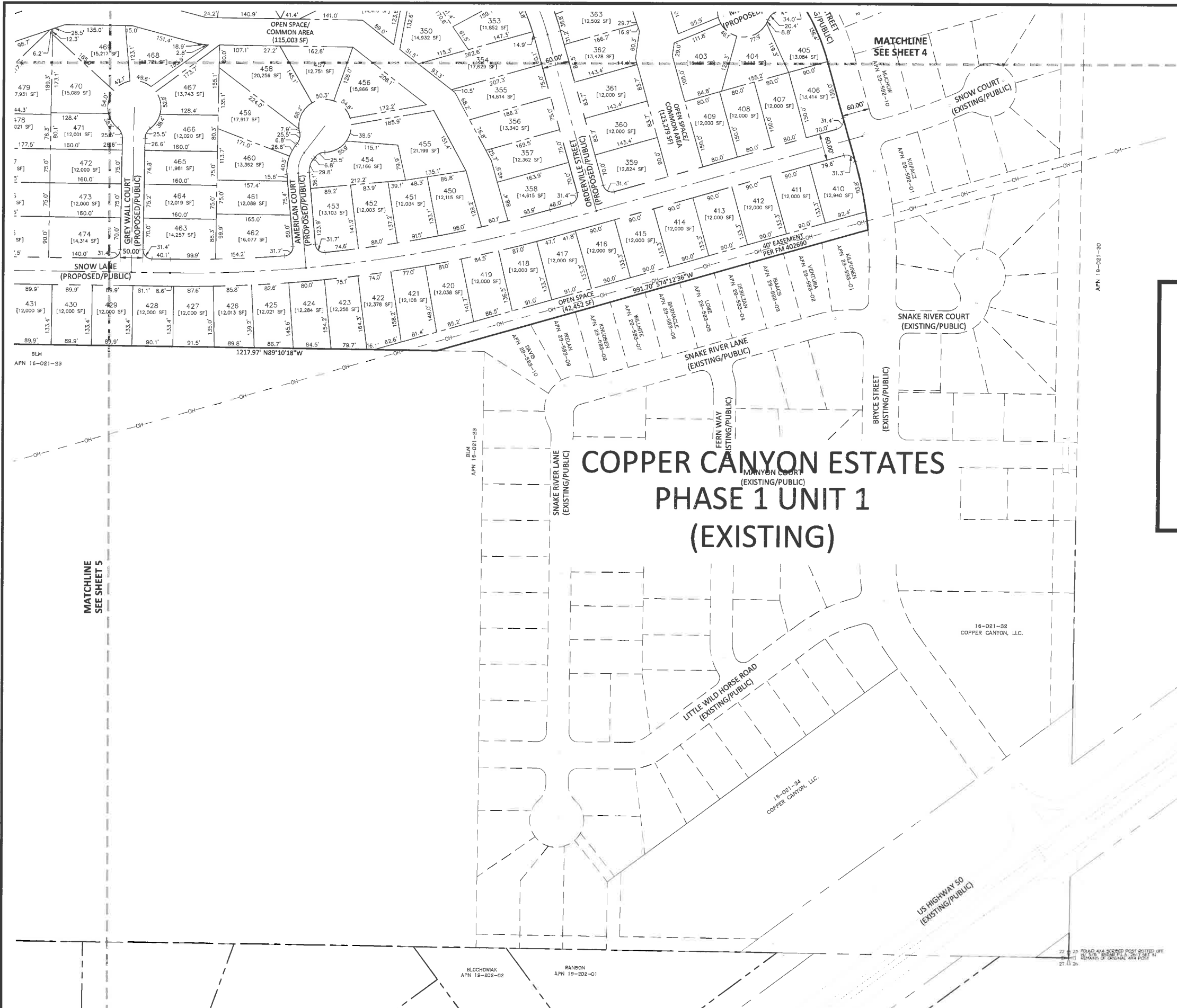
10/17/16

TENTATIVE MAP

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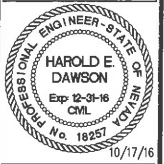
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COPPER CANYON ESTATES - TENTATIVE MAP

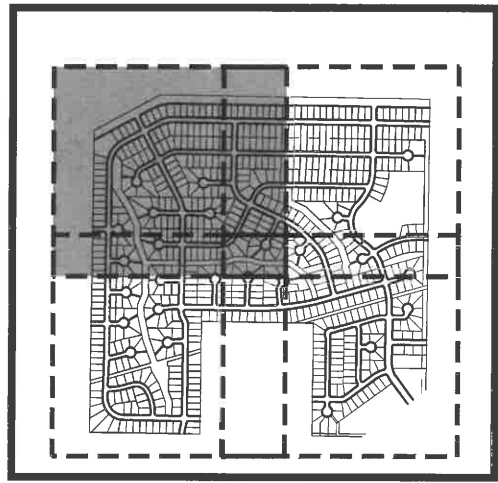
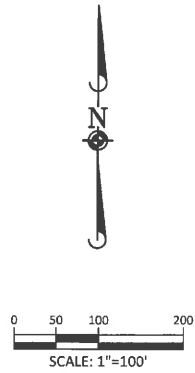
LYON COUNTY, NEVADA

SITE PLAN



PROJ. MGR.:	HED
PROJ. ASSOC.:	AA
DRAWN BY:	TEH
DATE:	10/17/16
SCALE:	1"=100'
SHEET	
6 OF 14	
CWR/CNV04	

TENTATIVE MAP



KEY MAP
N.T.S.

LEGEND	
	PROPOSED PVC C-900 WATER MAIN
	PROPOSED PVC WATER SERVICE
	PROPOSED PVC SDR-35 SANITARY SEWER
	PROPOSED PVC SANITARY SERVICE
	PROPOSED STORM DRAIN
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING OVERHEAD ELECTRIC
	PROPOSED DRAINAGE DITCH
EXISTING	PROPOSED
	SANITARY MAN-HOLE
	STORM MAN-HOLE
	STORM INLET
	CATCH BASIN
	RIP-RAP

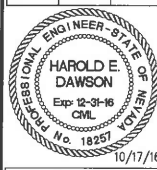
MATCHLINE
SEE SHEET 9



COPPER CANYON ESTATES - TENTATIVE MAP

LYON COUNTY, NEVADA

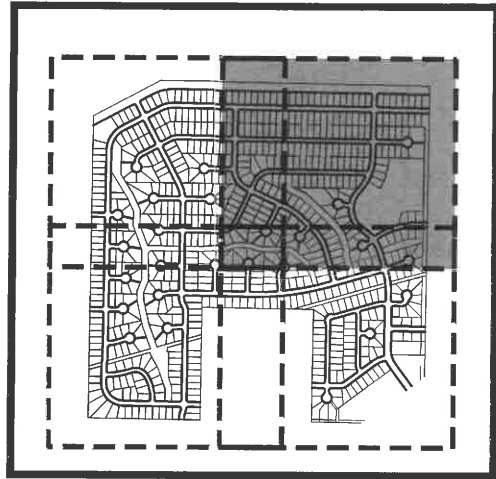
UTILITY PLAN



PROJ. MGR.:	HED
PROJ. ASSOC.:	AA
DRAWN BY:	TEH
DATE:	10/17/16
SCALE:	1"=100'
SHEET	7 OF 14
CWRLCNV04	



TENTATIVE MAP



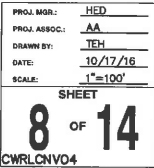
LEGEND

- | EXISTING | PROPOSED |
|----------|----------|
|----------|----------|

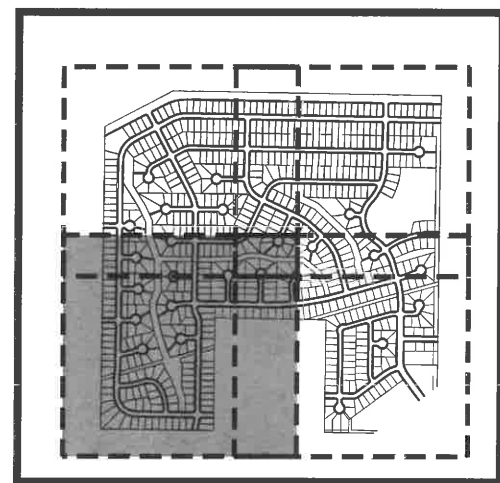
COPPER CANYON ESTATES - TENTATIVE MAP

LYON COUNTY, NEVADA

UTILITY PLAN



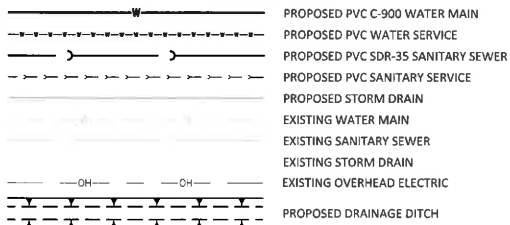
TENTATIVE MAP



KEY MAP

N.T.S.

LEGEND



EXISTING

PROPOSED

- SANITARY MAN-HOLE
- STORM MAN-HOLE
- STORM INLET
- CATCH BASIN
- RIP-RAP

MATCHLINE
SEE SHEET 7

BLM
APN 16-021-21

**MATCHLINE
SEE SHEET 10**

APN 16-021-23

BLM
APN 16-021-23

JOHNSON
19-171-01

MEYER
APN 19-201-05

APR 19-2011

EVANS
PN 19-201-03

APN 19-201-02

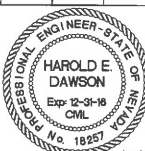
NEAL
JPN 19-201-01MeCOLL
19-203-10

BECHLER
19-202-09

COPPER CANYON ESTATES - TENTATIVE MAP

LYON COUNTY, NEVADA

UTILITY PLAN



10/17/1

PROJ. MGR.: HED
PROJ. ASSOC.: AA
DRAWN BY: TEH
DATE: 10/17/16
SCALE: 1"=100'

SHEET
9 OF 14
CWRLCNV04

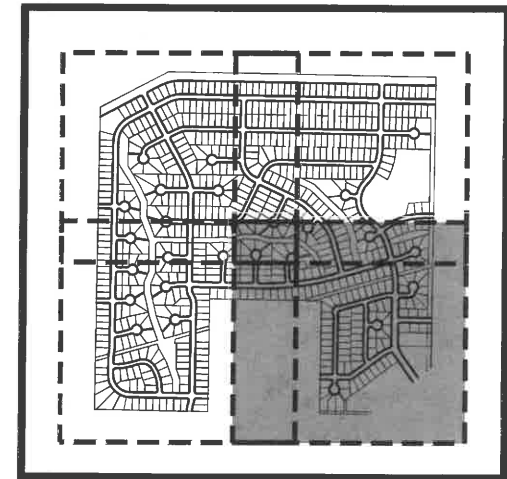
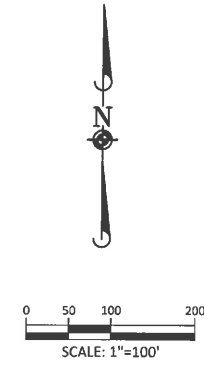
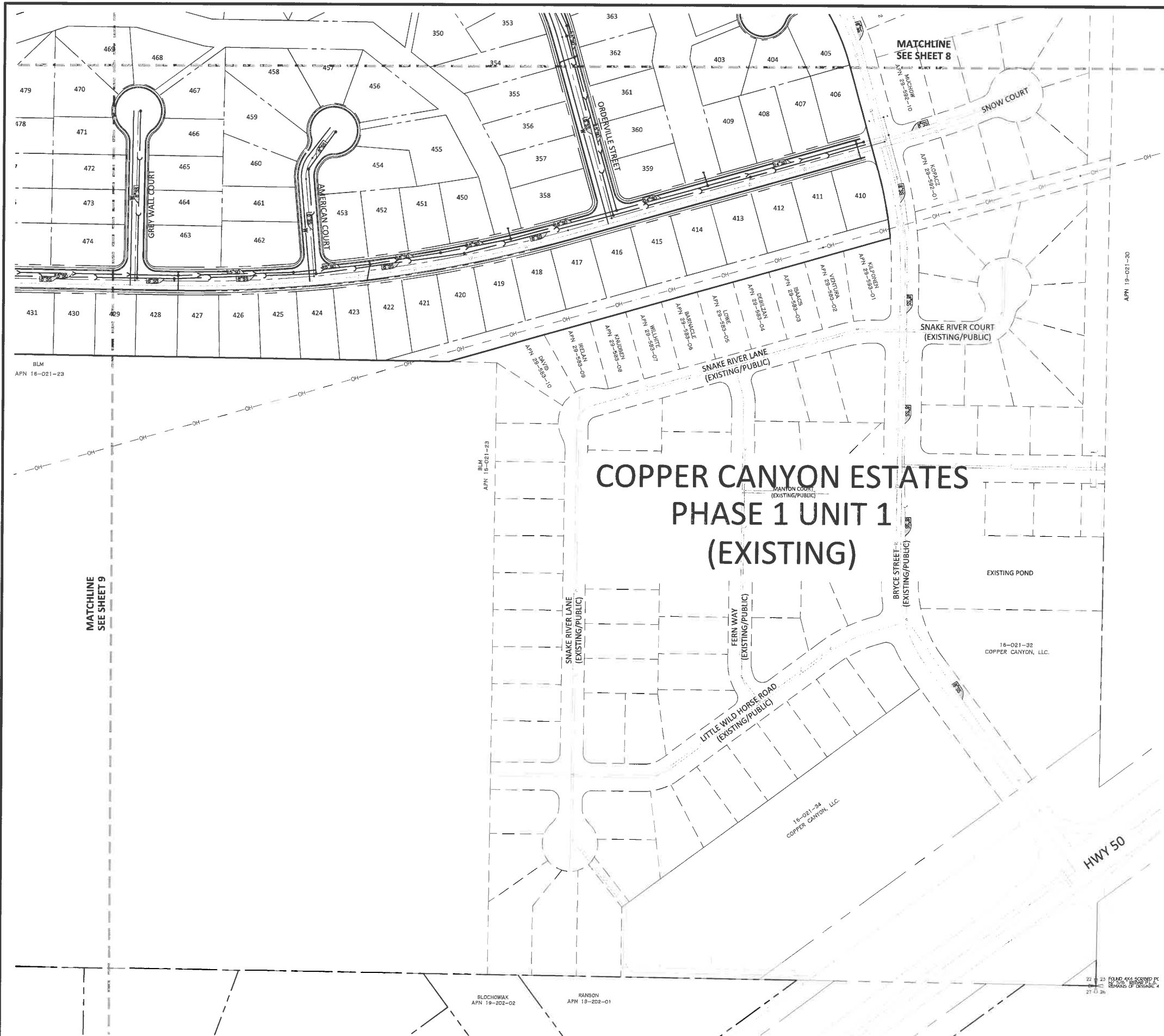
TENTATIVE MAP

ManhardtTM
CONSULTING LTD

4800 Dublin R Boulevard, Suite 101, Irvine, N.W. 60401 tel: 773/424.3600 te: 773/424.3593 mhw@com
Oil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers

[illegible]

October 17, 2016 14:25 Draw Name: D:\Copper Canyon\New\Utility Plans.dwg Updated By: sllhove



KEY MAP
N.T.S.

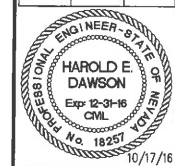
LEGEND

	PROPOSED PVC C-900 WATER MAIN
	PROPOSED PVC WATER SERVICE
	PROPOSED PVC SDR-35 SANITARY SEWER
	PROPOSED PVC SANITARY SERVICE
	PROPOSED STORM DRAIN
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING OVERHEAD ELECTRIC
	PROPOSED DRAINAGE DITCH
	SANITARY MAN-HOLE
	STORM MAN-HOLE
	STORM INLET
	CATCH BASIN
	RIP-RAP

COPPER CANYON ESTATES - TENTATIVE MAP

LYON COUNTY, NEVADA

UTILITY PLAN



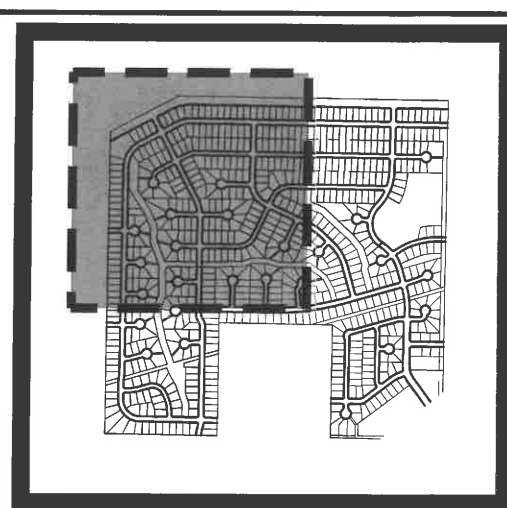
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PROJ. ASSOC.:	AA
DRAWN BY:	TEH
DATE:	10/17/16
SCALE:	1"=100'
SHEET	10 OF 14
CWRLCNV04	

TENTATIVE MAP

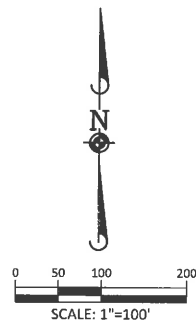
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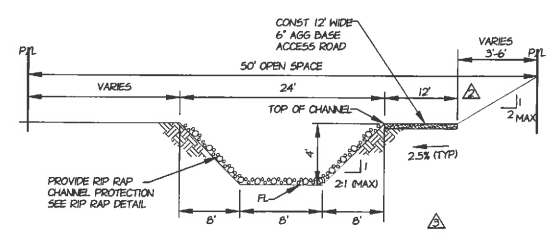
MATCHLINE
SEE SHEET 13



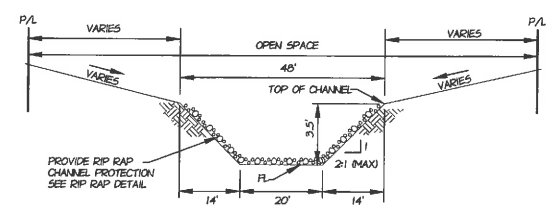
KEY MAP
N.T.S.



NOTES:
1. ADD 4300' TO ALL SPOT ELEVATIONS



SECTION A - A
N.T.S.



SECTION B - B
N.T.S.

PROJECT NO.	11 OF 14
DATE	10/17/16
DRAWN BY	JMP
CHECKED BY	HED
REVISION	

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resources Engineers • Wetlands • Wetland Mitigation • Environmental Scientists • Landscape Architects • Planners

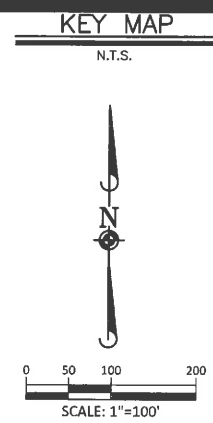
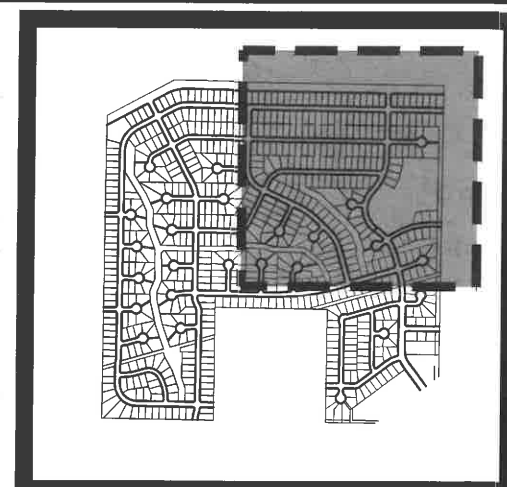
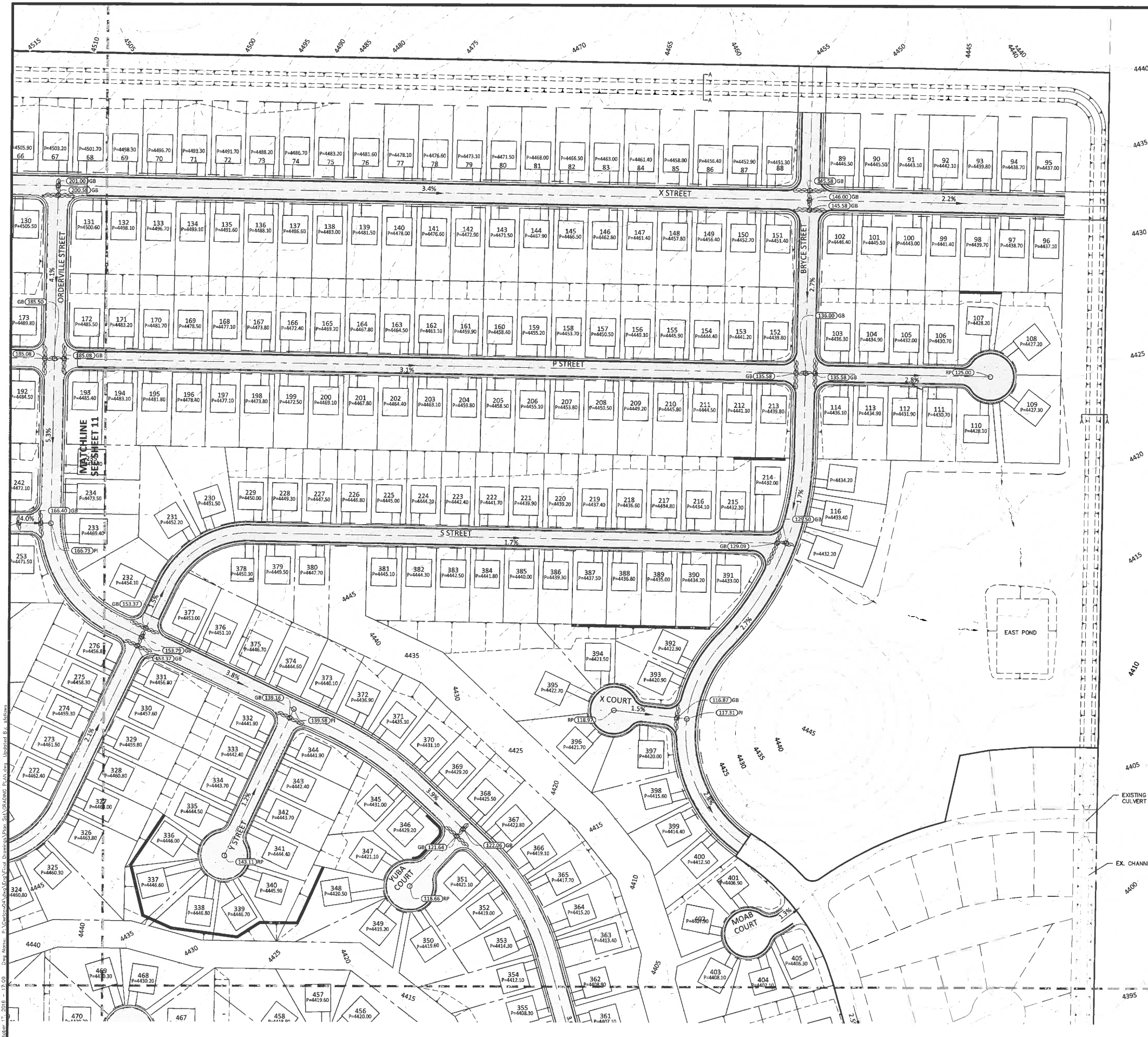
COPPER CANYON ESTATES - TENTATIVE MAP
LYON COUNTY, NEVADA
GRADING PLAN

HAROLD E. DAWSON
Exp. 12-31-16
CIVIL
No. 18257

PROJ. MGR.: HED
PROJ. ASSOC.: AA
DRAWN BY: JMP
DATE: 10/17/16
SCALE: 1"=100'

11 OF 14
CWR/LNV04

TENTATIVE MAP



NOTES:
1. ADD 4300' TO ALL SPOT ELEVATIONS

MATCHLINE
SEE SHEET 14

Table with 2 columns: DATE, DRAWN BY, CHECK BY. Includes a signature line for the engineer.

Manhard CONSULTING LTD. logo and contact information: 10000 S. 100th Ave., Suite 100, Greenwood Village, CO 80120. Phone: 303.776.4400. Fax: 303.776.4401. Email: info@manhard.com. Website: www.manhard.com.

COPPER CANYON ESTATES - TENTATIVE MAP
LYON COUNTY, NEVADA
GRADING PLAN

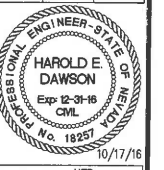
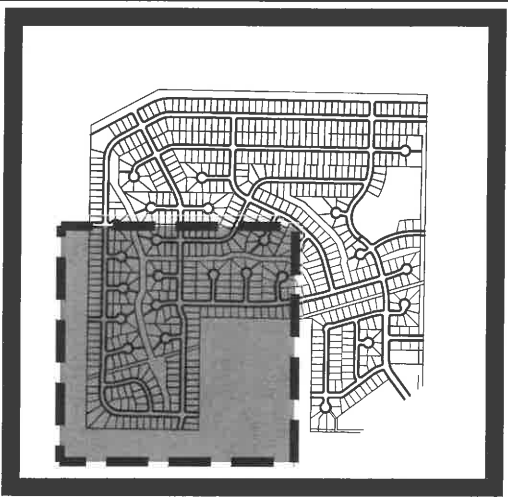


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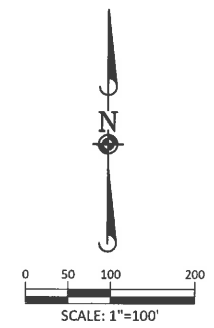
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TENTATIVE MAP

October 17, 2016 12:00 Day Name: P:\Projects\CA\New\Est. Final Drawings\Wm. 24\CA\DWG. P\A\DWG. Updated By: Address:



KEY MAP
N.T.S.

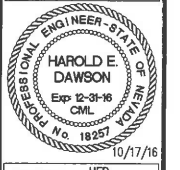


NOTES:
1. ADD 4300' TO ALL SPOT ELEVATIONS

DATE	REVISIONS	DRAWN BY	CHECK BY

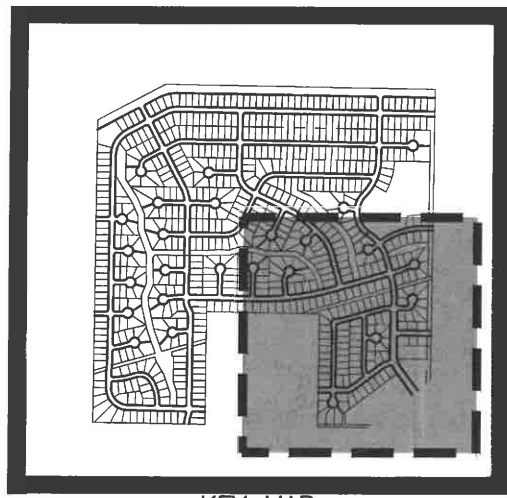
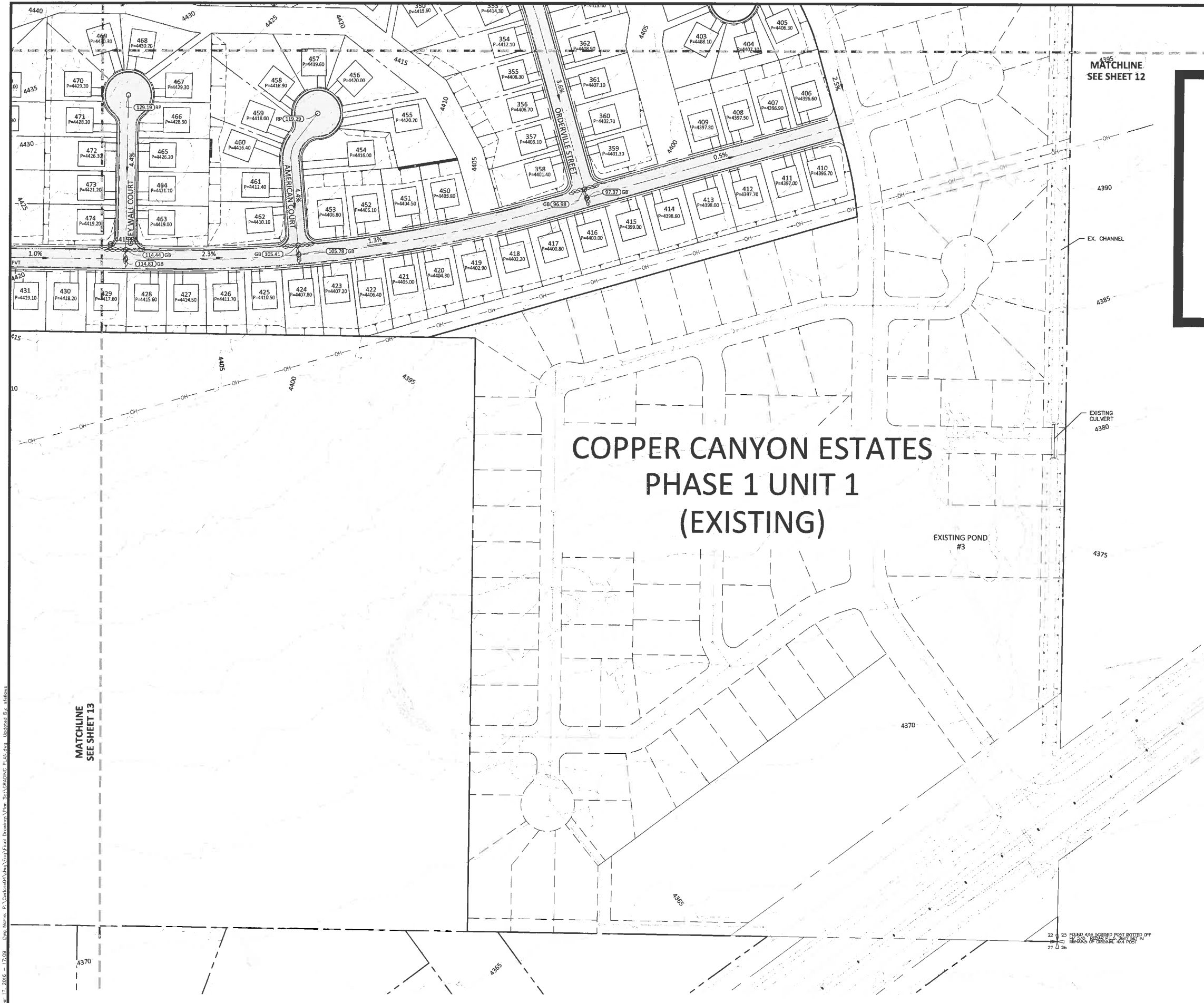
Manhard CONSULTING LTD.
Professional Engineers • Surveyors • Visual Resource Engineers • Wetland & Wetland Engineers
Construction Management • Environmental Scientists • Landscape Architects • Planners

COPPER CANYON ESTATES - TENTATIVE MAP
LYON COUNTY, NEVADA
GRADING PLAN

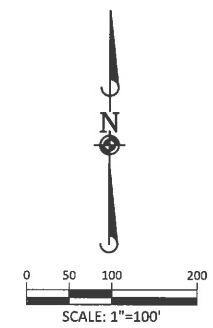


PROJ. MGR.:	HED
PROJ. ASSOC.:	AA
DRAWN BY:	JMP
DATE:	10/17/16
SCALE:	1"=100'
SHEET	13 OF 14
CWRLCNV04	

TENTATIVE MAP



KEY MAP
N.T.S.



NOTES:
1. ADD 4300' TO ALL SPOT ELEVATIONS

MATCHLINE
SEE SHEET 13

MATCHLINE
SEE SHEET 12

COPPER CANYON ESTATES PHASE 1 UNIT 1 (EXISTING)

EXISTING POND
#3

EXISTING CULVERT
4380

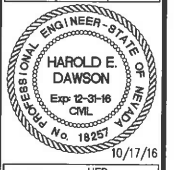
4375

4370

4365

22 23 FOUND 4x4 SCREWED POST BOLTED OFF
TO GROUND, REMOVED SET 20' SET IN
REAR OF ORIGINAL 4x4 POST

COPPER CANYON ESTATES - TENTATIVE MAP
LYON COUNTY, NEVADA
GRADING PLAN



PROJ. MGR.: HED
PROJ. ASSOC.: AA
DRAWN BY: JNP
DATE: 10/17/16
SCALE: 1"=100'
SHEET
14 OF 14
CWRLCNV04

TENTATIVE MAP