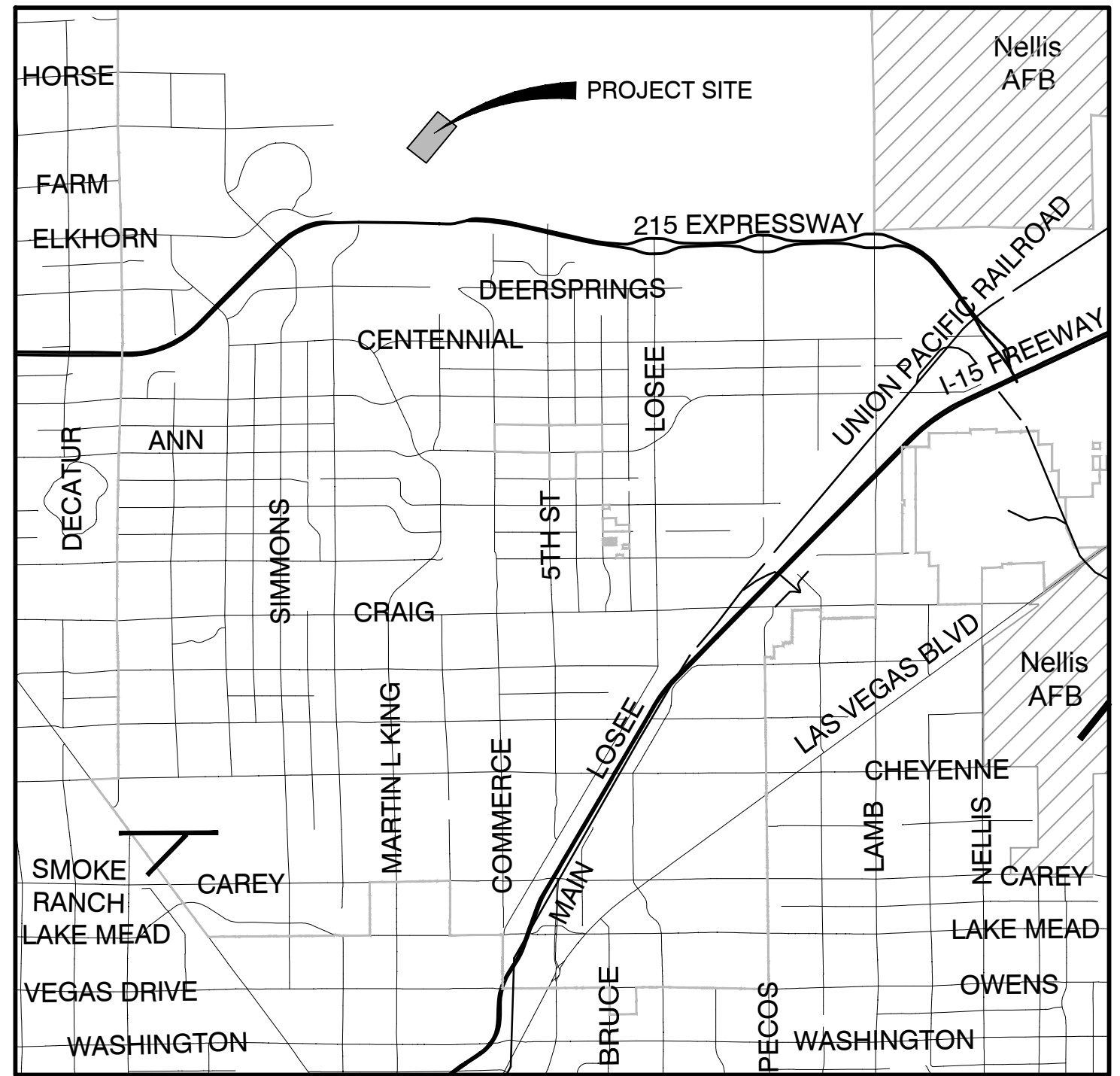


LEGEND		
DESCRIPTION	PROPOSED	EXISTING
CONTOUR (5' INTERVAL)	---2450---	---(2450)---
CONTOUR (1' INTERVAL)	---	---
RIGHT OF WAY	---	---
CENTER LINE	---	---
BACK OF CURB	---	---
LIP OF GUTTER	---	---
FACE OF CURB	---	---
SIDEWALK	---	---
RIP RAP	---	---
SCARP LINE	---	---
PAVEMENT	---	---
BOUNDARY LINE	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
SAWCUT LINE	---	---
EDGE OF PAVEMENT LINE	---	---
WATER UNDER 18"	---	---
SANITARY SEWER UNDER 18"	---	---
FIRE HYDRANT	---	---
SEWER/STORM DRAIN MAN HOLE	---	---
STORM DRAIN	---	---
SIGHT VISIBILITY ZONE	---	---
OPEN SPACE W/10' MIN	---	---
POINT OF CONNECTION	---	---
BLOCK NUMBER	---	---



PROPERTY OWNER
PACIFIC OAK S O R TULE SPRINGS TRS LLC
3200 PARK CENTER DRIVE SUITE #800
COSTA MESA, CA 92626

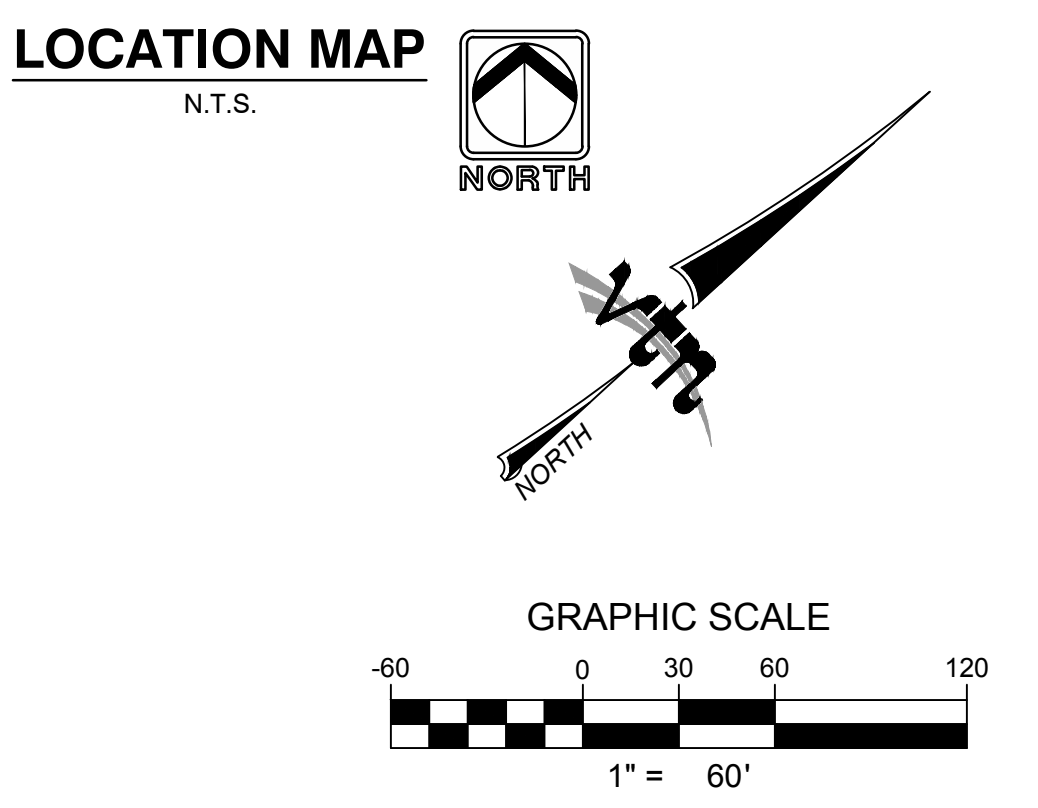
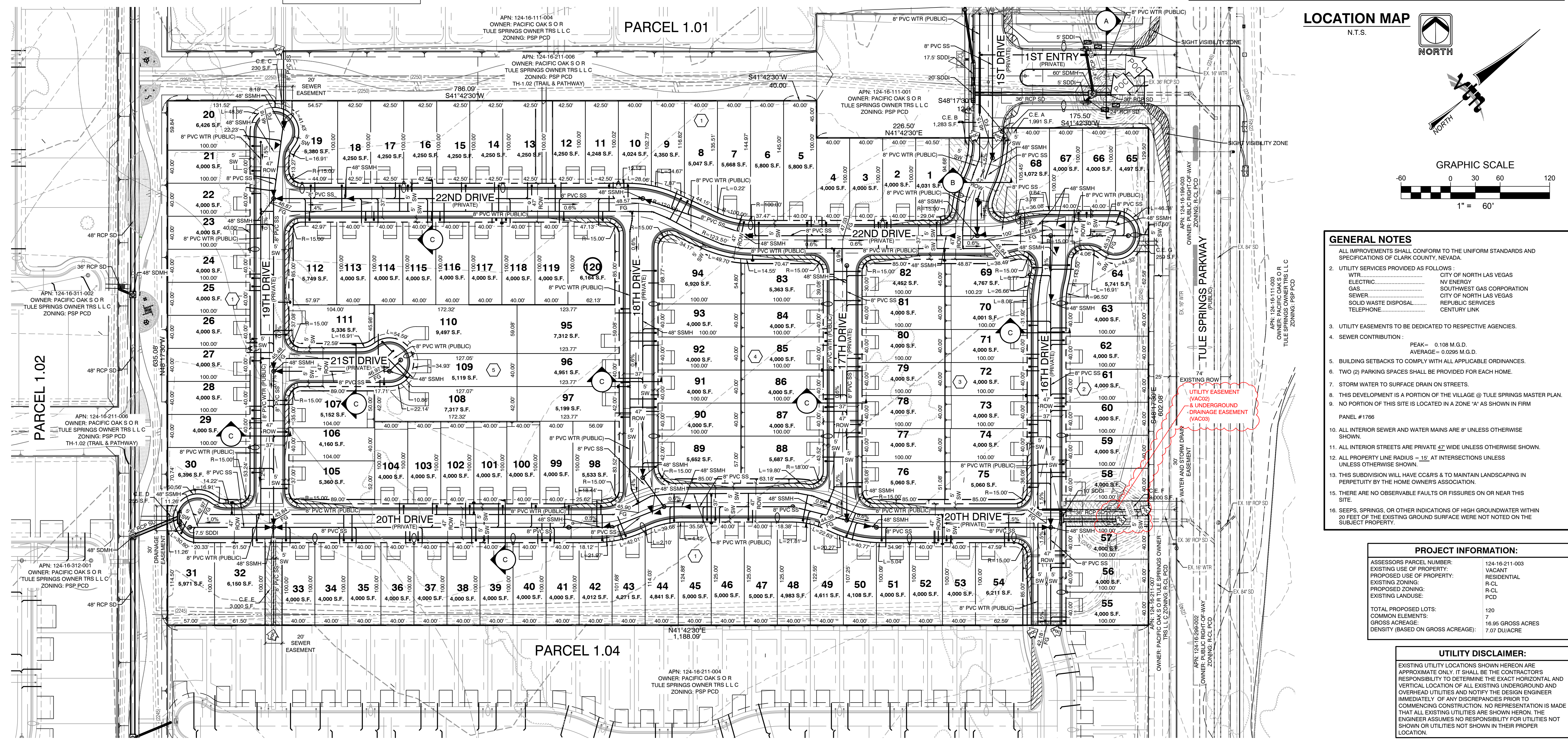
DEVELOPER
D.R. HORTON
1081 WHITNEY RANCH
HENDERSON, NEVADA 89014
702-635-3600

LEGAL DESCRIPTION
BEING LOT P1.03 OF THAT CERTAIN FINAL MAP KNOWN AS "THE VILLAGE @ TULE SPRINGS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 156 OF PLATS, PAGE 54 LOCATED WITHIN THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARING
SOUTH 89°49'16" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 156, PAGE 54 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE NEVADA.

BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CITY OF NORTH LAS VEGAS BENCHMARK: 516143 (REVISED 11/1/2008)
NAVD88 ELEVATION: 682.860 METERS (2240.35 FEET)

COMMON ELEMENT NOTE:
ALL COMMON ELEMENTS ARE TO BE MAINTAINED BY THE HOA



GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
- UTILITY SERVICES PROVIDED AS FOLLOWS:
WTR..... CITY OF NORTH LAS VEGAS
ELECTRIC..... NV ENERGY
GAS..... SOUTHWEST GAS CORPORATION
SEWER..... CITY OF NORTH LAS VEGAS
SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
TELEPHONE..... CENTURY LINK
- UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
- SEWER CONTRIBUTION: PEAK = 0.108 M.G.D.
AVERAGE = 0.0296 M.G.D.
- BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
- TWO (2) PARKING SPACES SHALL BE PROVIDED FOR EACH HOME.
- STORM WATER TO SURFACE DRAIN ON STREETS.
- THIS DEVELOPMENT IS A PORTION OF THE VILLAGE @ TULE SPRINGS MASTER PLAN.
- NO PORTION OF THIS SITE IS LOCATED IN A ZONE "A" AS SHOWN IN FIRM PANEL #1786
- ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
- ALL PROPERTY LINE RADIUS = 15' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
- THIS SUBDIVISION WILL HAVE OCCAS & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNERS ASSOCIATION.
- THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
- SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUNDWATER WITHIN 20 FEET OF THE EXISTING GROUND SURFACE WERE NOT NOTED ON THE SUBJECT PROPERTY.

PROJECT INFORMATION:

ASSESSORS PARCEL NUMBER: 124-16-211-003
EXISTING USE OF PROPERTY: VACANT RESIDENTIAL
PROPOSED USE OF PROPERTY: R-CL
EXISTING ZONING: R-CL
PROPOSED ZONING: R-CL
EXISTING LANDUSE: PCD

TOTAL PROPOSED LOTS: 120
COMMON ELEMENTS: 7
GROSS ACREAGE: 16.95 GROSS ACRES
DENSITY (BASED ON GROSS ACREAGE): 7.67 DU/ACRE

UTILITY DISCLAIMER:

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES 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 LOCATION.

CITY OF NORTH LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5146
PH: (702) 673-7550 FAX: (702) 362-2587 WEB: WWW.VTNNY.COM
CONSULTING ENGINEERS & PLANNERS • LAND SURVEYORS

D.R. HORTON
1081 WHITNEY RANCH
HENDERSON, NEVADA 89014
702-635-3600

THE VILLAGE @ TULE SPRINGS
PARCEL 1.03

SITE PLAN

DRAWN BY: BCC 4/11/2021
DESIGNED BY: BCC 4/11/2021
CHECKED BY: BCC 4/11/2021
PROJECT NO: 9887
SCALE: 1"=60'
HORIZ. VERT. N/A

DAVID L. EDWARDS
REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
EXPIRES 12/31/22
CIVIL
PROFESSIONAL NO. 17880

SHEET **SP**
1 OF 1 SHEETS
DRAWING NO.

1:83687-1.03 Tentative Map/887-ELKHORN TULE SPRINGS P1.03 - SITE PLAN EXHIBIT/02/2022 1:52 AM/BRANDONIC