

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

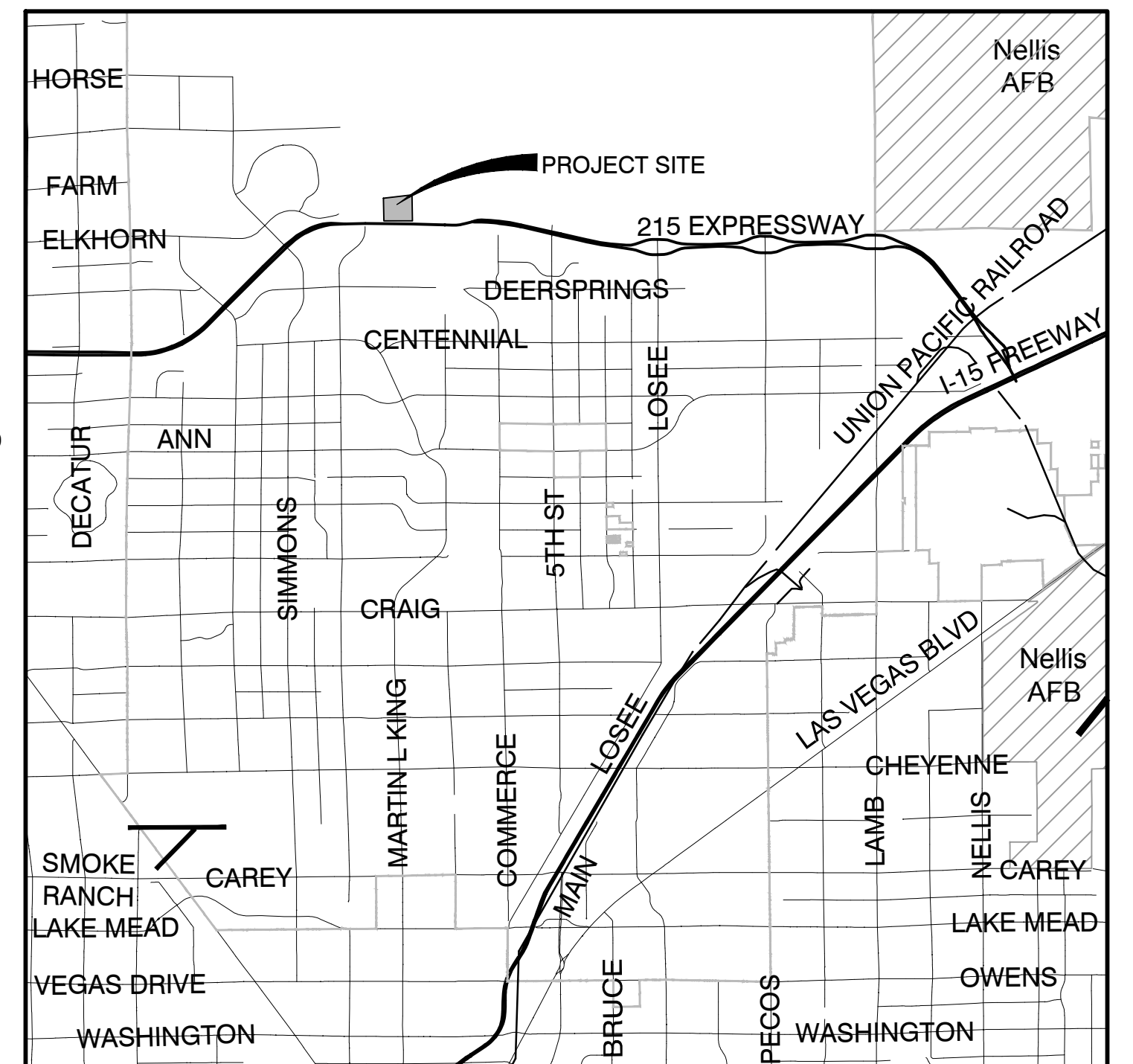
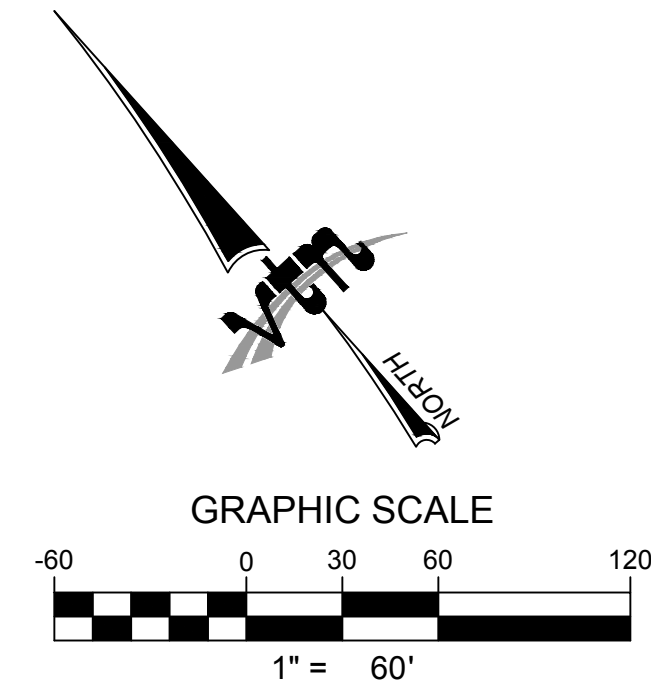
DEVELOPER
D.R. HORTON
1081 WHITNEY RANCH
HENDERSON, NEVADA 89014
702-635-3600

LEGAL DESCRIPTION

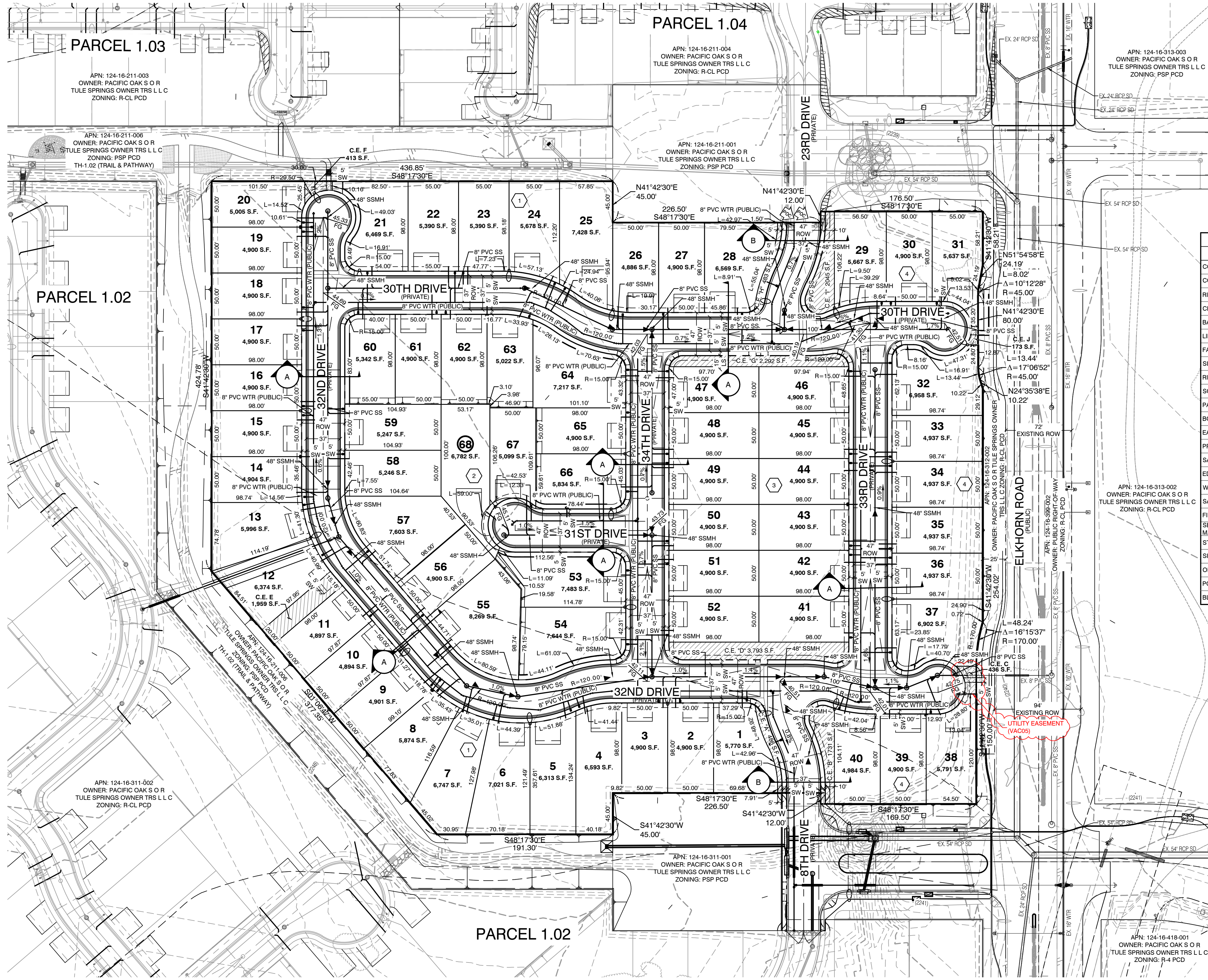
BEING LOT 1.05 OF THAT CERTAIN FINAL MAP KNOWN AS "VTS VILLAGE 1 PHASE 1" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 156 OF PLATS, PAGE 64 LOCATED WITHIN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M. CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

COMMON ELEMENT NOTE:

ALL COMMON ELEMENTS ARE TO BE MAINTAINED BY THE HOA



LOCATION MAP
N.T.S.



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 TRIANGLE		
OPEN SPACE W/10' MIN		
POINT OF CONNECTION		
BLOCK NUMBER		

- 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 = 0.066 M.G.D.
AVERAGE = 0.0170 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 #1766
 - ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
 - ALL INTERIOR STREETS ARE PRIVATE 47' WIDE UNLESS OTHERWISE SHOWN.
 - ALL PROPERTY LINE RADIUS = 15' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
 - THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNERS ASSOCIATION.
 - THERE ARE NO OBSERVABLE FAULTS OR FISSIONS 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.

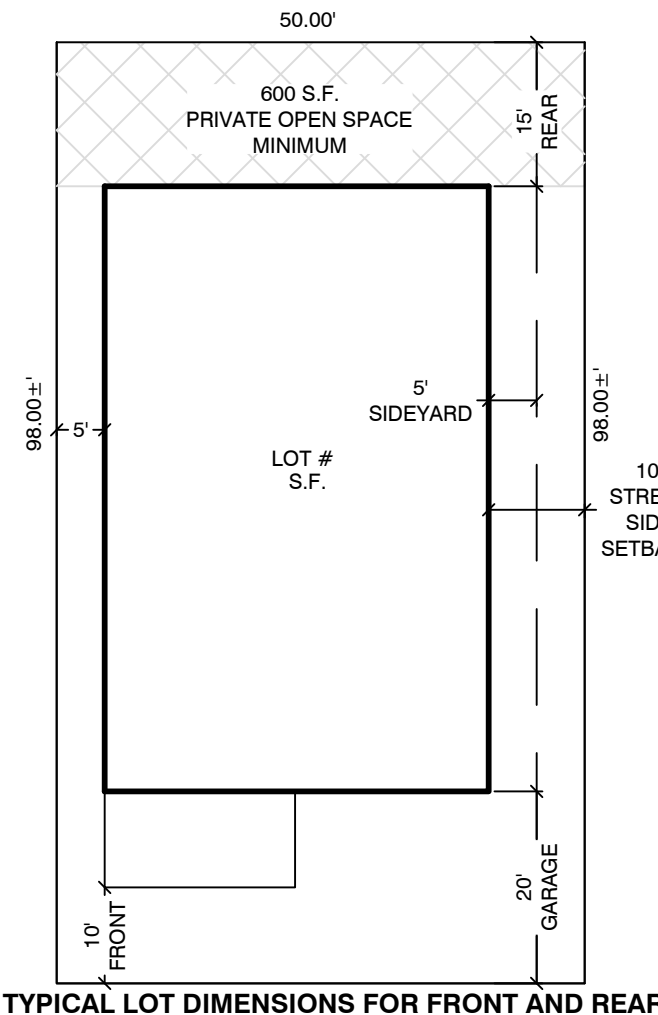
PROJECT INFORMATION:

ASSESSORS PARCEL NUMBER:	124-16-312-001
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	RESIDENTIAL
EXISTING ZONING:	R-CL
PROPOSED ZONING:	R-CL
EXISTING LANDUSE:	PCD
TOTAL PROPOSED LOTS:	68
COMMON ELEMENTS:	10
GROSS ACREAGE:	12.13 GROSS ACRES
DENSITY (BASED ON GROSS ACREAGE):	5.61 DU/AC

UTILITY DISCLAIMER:
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS 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.

BASIS OF BEARING
SOUTH 89°49'10" 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 64 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 11/1/2009)
NAVD88 ELEVATION: 682.860 METERS (2240.35 FEET)
1" DIAMETER CONCRETE MONUMENT APPROX. 50.0 FEET SOUTH AND 140.0 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 16-19-61, 6.5 FEET WEST OF POWER POLE #2/4/4, TAG IS MISSING.



SITE PLAN
THE VILLAGE @ TULE SPRINGS
PARCEL 1.05

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID L. EDWARDS
EXP: 12/31/22
CIVIL
PROJECT NO: 2020-0009
SCALE: 1"=60'
HORIZ. VERT. N/A

DRAWN BY: BCC
DESIGNED BY: BCC
CHECKED BY: BCC
DATE: 4/15/2021

CITY OF NORTH LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5146
PH: (702) 973-7550 FAX: (702) 362-2987
WWW.VTNV.COM
CONSULTING ENGINEERS & LAND SURVEYORS