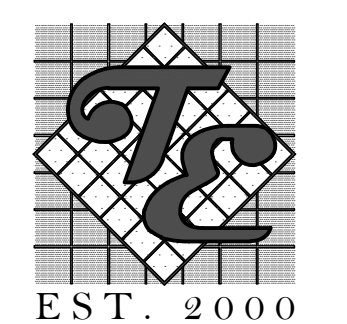


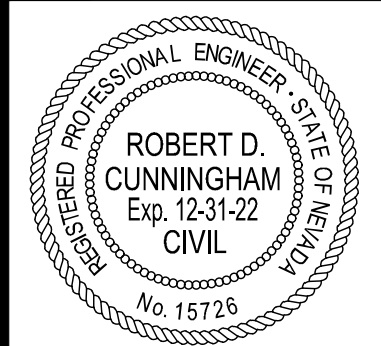
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ACAK IRREVOCABLE TRUST & LAMPMAN CHRISTIAN TRS

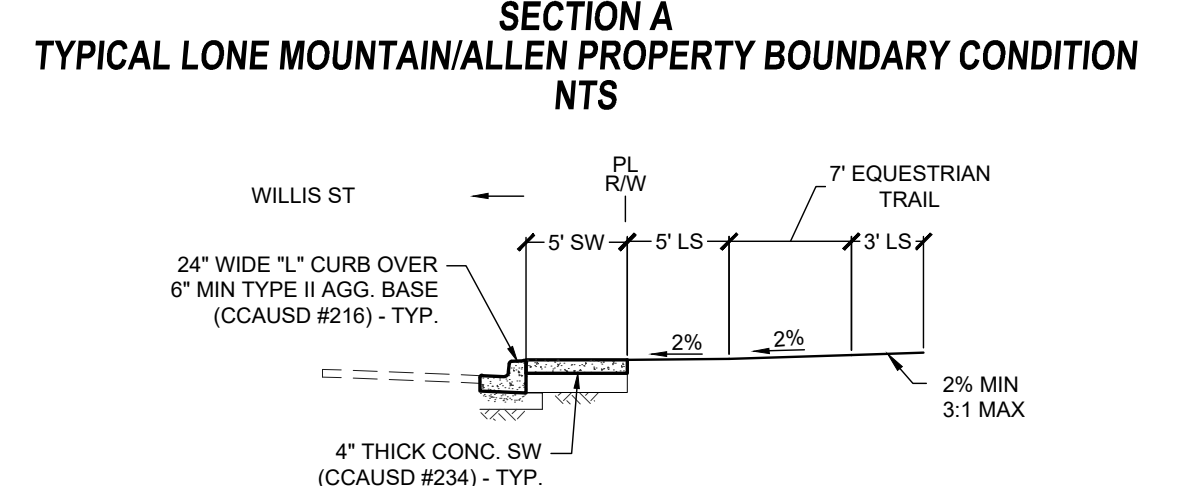
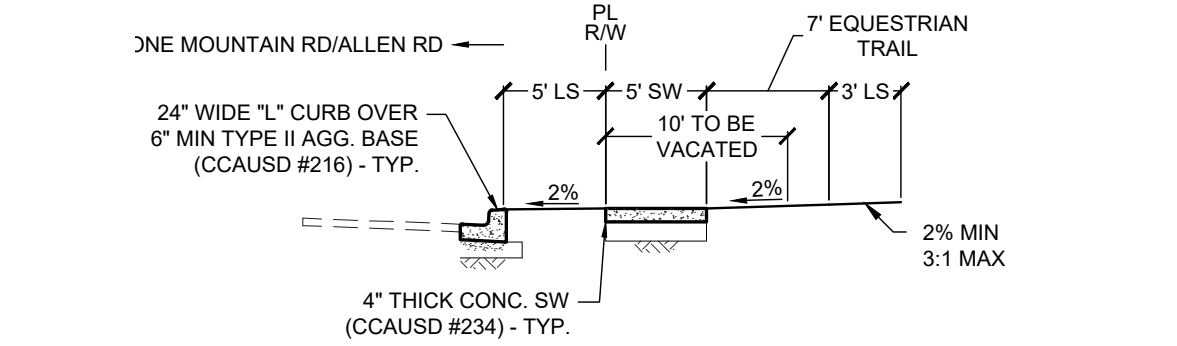
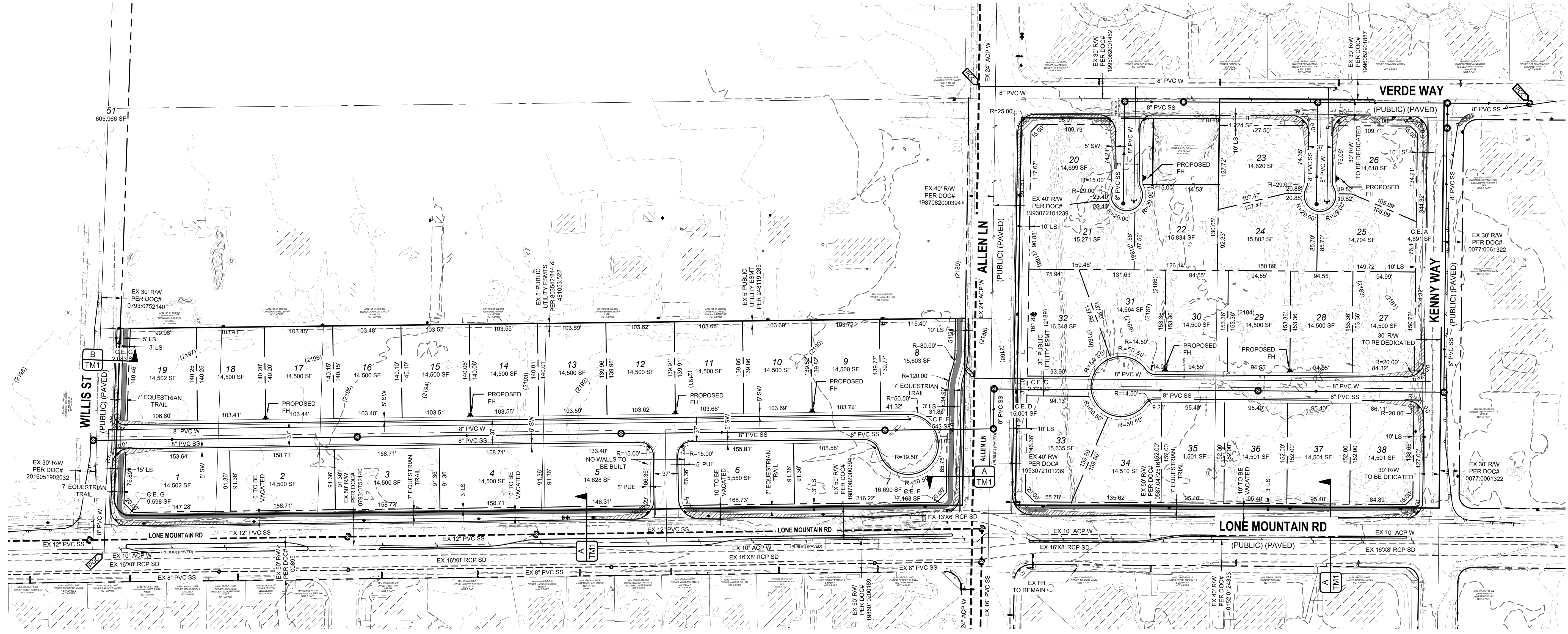


TANEY ENGINEERING & LAND SURVEYING  
CIVIL ENGINEERING  
6030 S. JONES BLVD  
LAS VEGAS, NV 89118  
(702) 362-8844  
INFO@TANEYCORP.COM

LONE MOUNTAIN & ALLEN  
SINGLE-FAMILY RESIDENTIAL  
PRELIMINARY DEVELOPMENT PLAN



DATE: 5/24/2022  
SCALE: 1"=30'  
JOB NO: ACK-21-001  
DESIGNED BY: JS | CHECKED BY: RC  
SHEET NAME: PDP  
SHEET NUMBER: 01 OF 01  
ONLY



OWNER: ACAK IRREVOCABLE TRUST, 3635 S. FORT APACHE RD., #200-437, LAS VEGAS, NV 89147, (702) 355-1400

DEVELOPER: BLEND COMMUNITIES, LLC, 9875 WEST LA MANCHA AVENUE, LAS VEGAS, NV 89149, (702) 355-1400

VICINITY MAP: NOT TO SCALE. Shows the project location relative to surrounding streets like Rainbow, Elkhorn, Decatur, and Lone Mountain.

Call before you Dig  
Avoid cutting underground utility lines. It's costly.

CALL 811 OR 1-800-227-2600

UTILITIES: GAS: SOUTHWEST GAS CORP.; WATER: CITY OF NORTH LAS VEGAS; SOLID WASTE DISPOSAL: REPUBLIC SERVICES; SEWER: CITY OF NORTH LAS VEGAS; CABLE TELEVISION: COX CABLE; POWER: NV ENERGY; TELEPHONE: CENTURYLINK

- DEVELOPMENT NOTES
- THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
  - THE SITE CONTAINS NO KNOWN FAULTS AND FISSIONS. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
  - THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
  - THE PROJECT IS LOCATED OUTSIDE OF THE ZONE X, 100-YEAR FLOOD PLAIN PER FIRM PANEL NO. 30062C155F, REVISED NOV. 16, 2011.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LWWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
COWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLY	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	RW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	SLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EF	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HFG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

UTILITY DISCLAIMER  
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 EXISTING LOCATIONS.

BASIS OF BEARING  
NORTH 89°58'34" WEST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 06, TOWNSHIP 20 SOUTH RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY A MAP OF SKYVIEW NORTH - UNIT 2 ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 44 OF PLATS, PAGE 86.

BENCHMARK  
NORTH LAS VEGAS PIN AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF CRAIG RD. AND ALLEN LN. NEAR THE PC OF CRAIG ROAD.  
ELEV: 2182.78 (FEET), NAVD 88  
665.31 (METERS), NAVD 88

LEGAL DESCRIPTION  
THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 31, AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 61 EAST M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE		
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

CONNECTIVITY  
14 LINKS  
9 NODES  
RATIO: 1.49=1.56  
12 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	20'	20'
FRONT GARAGE:	20'	20'
INTERIOR SIDE:	5'	5'
CORNER SIDE:	10'	10'
REAR:	20'	20'

WASTEWATER CALCULATIONS  
FACILITY TYPE: SINGLE FAMILY RESIDENTIAL  
TOTAL UNITS AT BUILD OUT: 39 HOUSES  
AVERAGE FLOW = 0.0096 MGD (39 ERUS)  
PEAK FLOW = 0.0336 MGD (137 ERUS)  
PEAK + WET WEATHER = 0.041 MGD (171 ERUS)  
CALCULATIONS:  
AVG FLOW = 39 X 90,000 GAL X 1 MG = 0.0096 MGD  
365 DAYS X 1,000,000 G  
PEAK FLOW = 0.0096 X 3.5 = 0.0336 MGD  
PEAK + WET WEATHER FLOW = 0.0329 MGD X 1.25 = 0.042 MGD

UTILITY LOCATIONS  
WATER: THE NEAREST WATER CONNECTIONS ARE AN EXISTING 24" MAIN IN ALLEN STREET AND AN EXISTING 10" PUBLIC MAIN IN LONE MOUNTAIN ROAD TO THE EAST AND SOUTH OF THE PROJECT. THE CNLV IS THE PURVEYOR.  
SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 12" SEWER PROVIDED IN LONE MOUNTAIN ROAD TO THE SOUTH OF THE PROJECT. THE CNLV IS THE PURVEYOR.

PROJECT INFORMATION

ASSASSORS PARCEL NUMBERS:	124-31-802-008 THRU -011, 124-32-401-005 & -006
PROPOSED USE OF PROPERTY:	SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING:	PUD
PROPOSED ZONING:	R-EL
TOTAL PROPOSED LOTS:	39 LOTS (TYPE) / 0 LOTS (COMMON LOTS)
GROSS ACREAGE:	16.5 ACRES
NET ACREAGE:	12.9 ACRES
DEVELOPMENT STANDARDS:	REQUIRED
(PER TITLE 17, SECTION 24, FOR R-EL ZONING)	
DENSITY (BASED ON GROSS ACREAGE):	2.3 LOTS/ACRE
SMALLEST LOT SIZE:	10,000 SF
LARGEST LOT SIZE:	16,348 SF
AVERAGE LOT SIZE:	14,795 SF
MAXIMUM HEIGHT ALLOWED:	28 FT
OPEN SPACE:	N/A
PARKING:	2 SPACES/UNIT