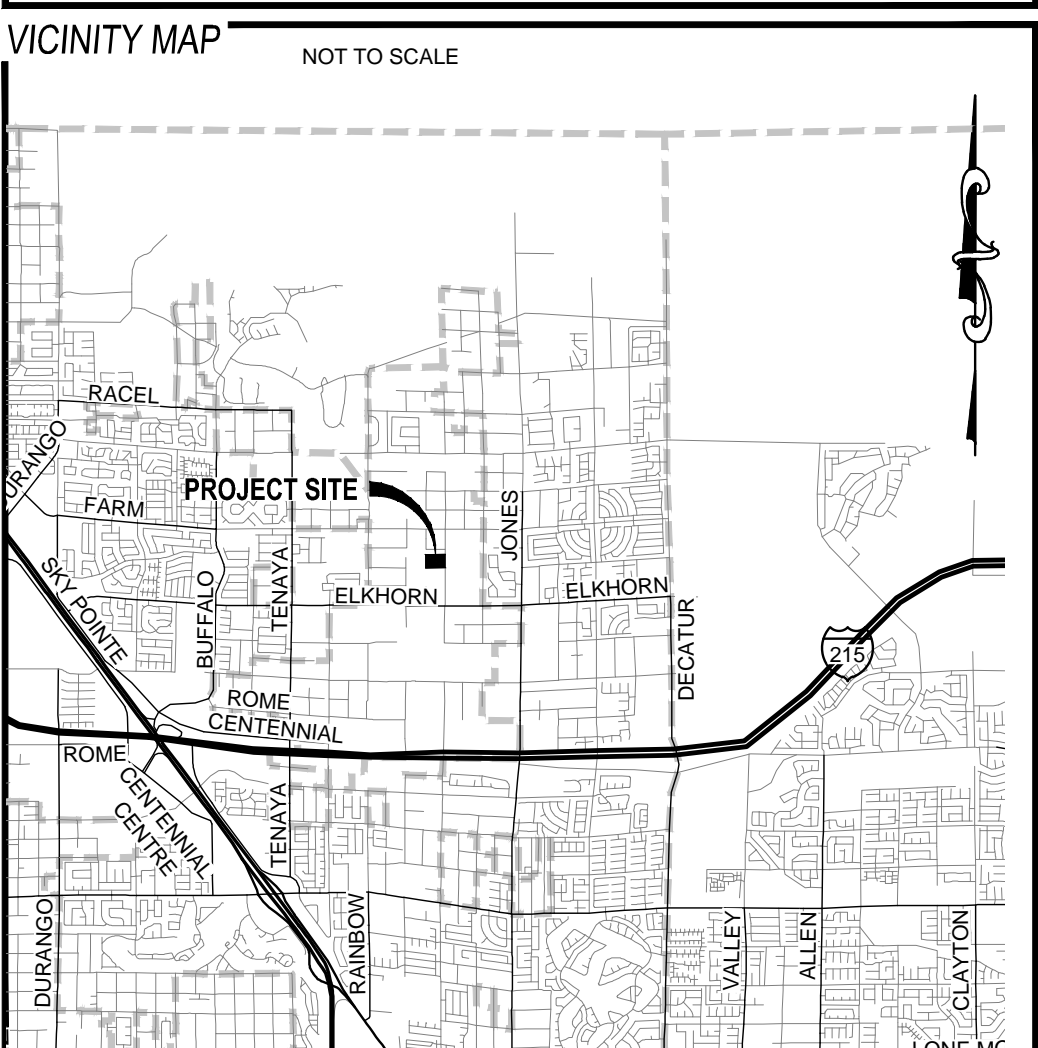
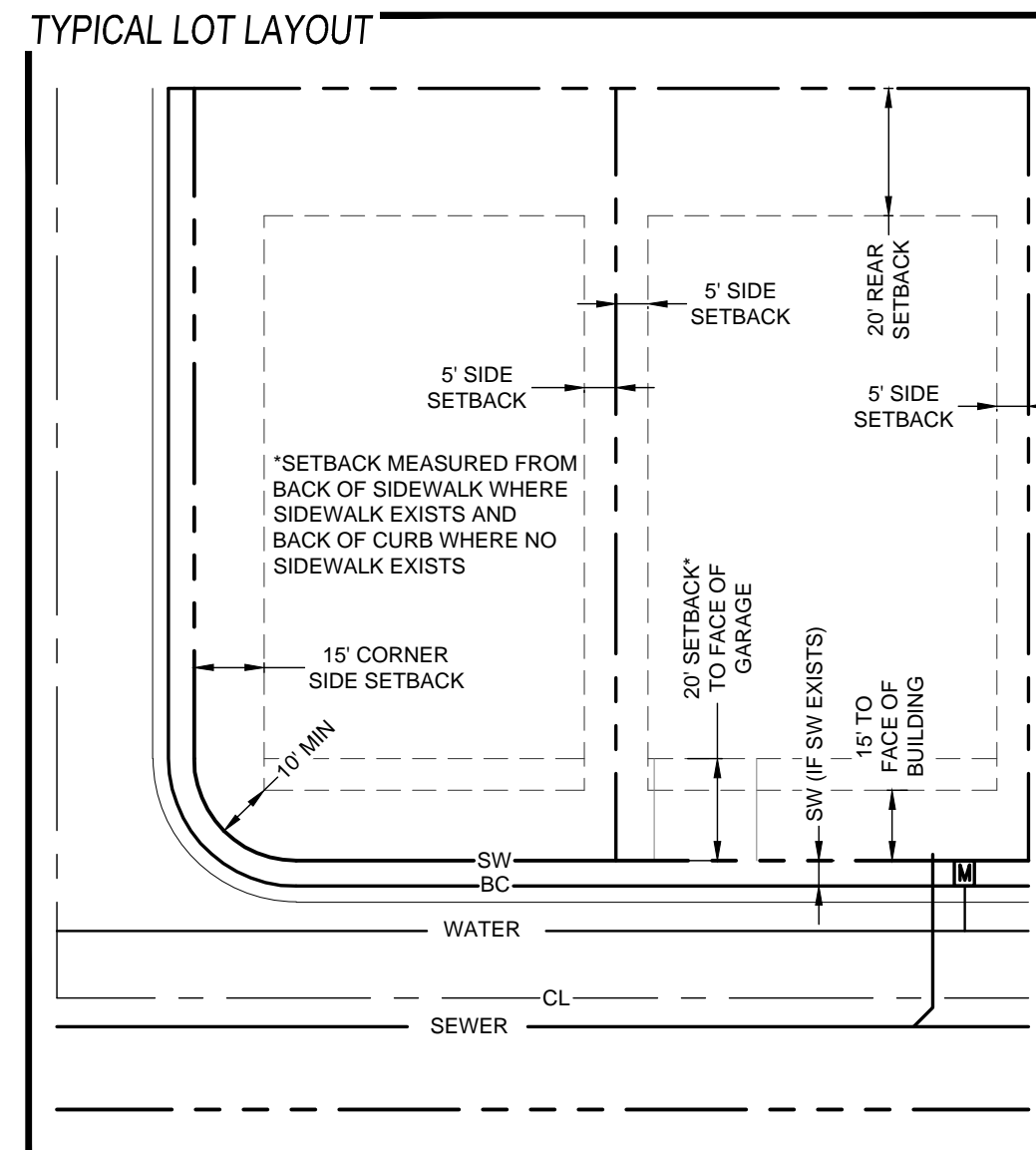


OWNER
 APN 125-14-305-001
 ZSKASAZM FAMILY TRUST
 11510 MYSTIC ROSE CT
 LAS VEGAS, NV 89138
 APN 125-14-305-004
 MUKHTAR SHAHID
 11540 VIA PRINCESSA CT
 LAS VEGAS, NV 89138

- TENTATIVE MAP NOTES**
- ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS.
 - UTILITIES:
 GAS: SOUTHWEST GAS CORP.
 WATER: LAS VEGAS VALLEY WATER DISTRICT
 SEWER: CLARK COUNTY WATER RECLAMATION DISTRICT
 SOLID WASTE DISPOSAL: PUBLIC SERVICES
 CABLE TELEVISION: COX CABLE
 POWER: NV ENERGY
 TELEPHONE: CENTURYLINK
 - UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
 - THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
 - PEAK SEWAGE CONTRIBUTION: 4.438 GPD AVERAGE / 15.534 GPD PEAK
 - ACCORDING TO FIRM PANEL 32003C1765F, DATED NOVEMBER 16, 2011, THE SITE IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED, IF REQUIRED.
 - THE SITE IS SITUATED IN A SPECIAL GEOTECHNICAL CONSIDERATION AREA (8%-12% HIGH).
 - THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
 - THERE IS NO KNOWN GROUND WATER AT A DEPTH LESS THAN 20-FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUND.
 - PERIMETER TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

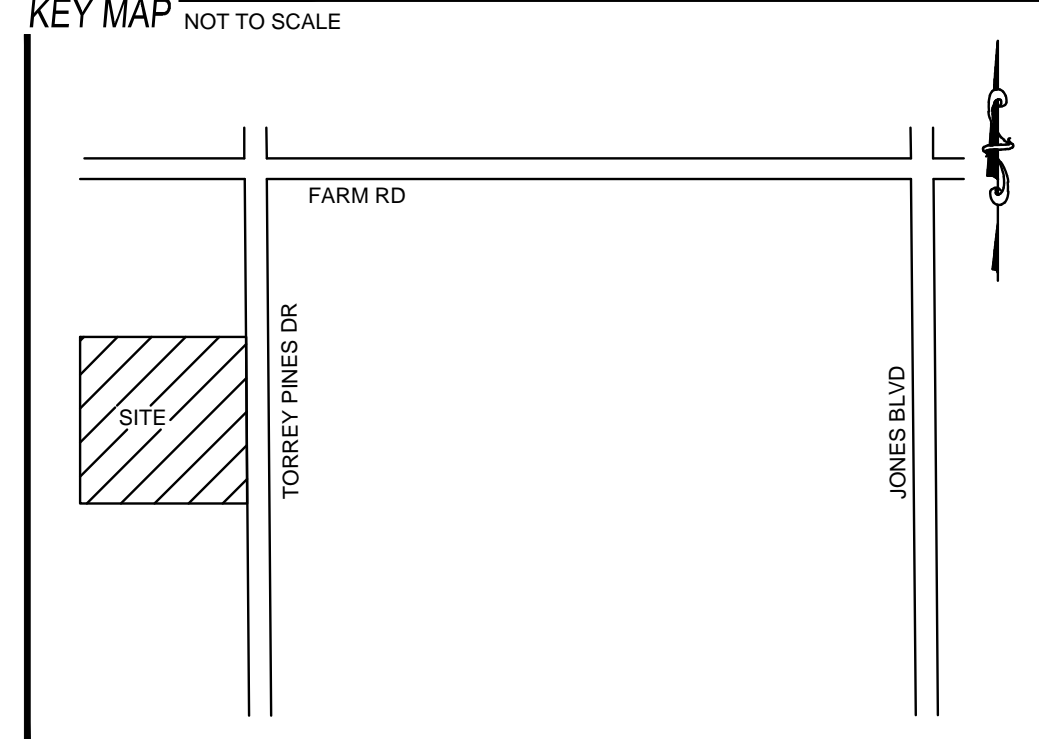


PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS: 125-14-305-001 & 004
 PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL
 EXISTING ZONING: R-E
 PROPOSED ZONING: R-E
 TOTAL PROPOSED LOTS: 18 LOTS (TYPE) / 0 LOTS (COMMON LOTS)
 GROSS ACREAGE: 10.16 ACRES
 NET ACREAGE: 9.48 ACRES
 DENSITY (BASED ON GROSS ACREAGE): 1.77 LOTS/ACRE
 SMALLEST LOT SIZE: 20,439 SF GROSS / 18,031 SF NET
 LARGEST LOT SIZE: 28,218 SF GROSS / 26,954 SF NET
 AVERAGE LOT SIZE: 21,883 SF GROSS / 19,469 SF NET

PARKING REQUIRED: 2 SPACES/UNIT
 PARKING PROVIDED: 36 SPACES

DEVELOPER
 LENNAR
 9275 WEST RUSSELL ROAD, 4TH FLOOR
 LAS VEGAS, NV 89148
 (702) 821-4603



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 01°29'47" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 11, T19 S, R 80 E, 10M, AND SHOWN IN THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER IN FILE 113, PAGE 92 OF SURVEYS

BENCHMARK
 CC BM NO. 5LV908SWS - CITY OF LAS VEGAS RIVET AND ROUND PLATE IN TOP OF CONCRETE HEADWALL, NORTHWEST CORNER OF OSO BLANCA RD. AND GRAND TETON DR.
 ELEVATION: 810.700M/2659.78FT (NAVD 88 V.2018)

LEGAL DESCRIPTION
 X

ABBREVIATIONS

AC ASPHALTIC CONCRETE	LWVD 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	PDC POINT OF CONNECTION
CCFD CLARK COUNTY FIRE DEPARTMENT	PP POWER POLE
CCWRD CLARK COUNTY WATER RECLAMATION DISTRICT	PROU PROJECT
CL CENTERLINE	PVC POLYVINYL CHLORIDE
CLV CITY OF LAS VEGAS	R RADIUS
CMP CORRUGATED METAL PIPE	RCB REINFORCED CONCRETE BOX
CONLY CITY OF NORTH LAS VEGAS	RCP REINFORCED CONCRETE PIPE
COH CITY OF HENDERSON	ROW RIGHT-OF-WAY
DIP DUCTILE IRON PIPE	SD STORM DRAIN
DR DRIVE	SHT SHEET
EG EXISTING GRADE	SILT STREETLIGHT
ELEC ELECTRICAL	SNWA SOUTHERN NEVADA WATER AUTHORITY
EP EDGE OF PAVEMENT	SS SANITARY SEWER
EX EXISTING	ST STREET
FF FINISH FLOOR ELEVATION	SW SIDEWALK
FG FINISH GRADE	TELE TELEPHONE
FH FIRE HYDRANT	TYP TYPICAL
HPS HIGH PRESSURE GAS	USD UNIFORM STANDARD DRAWING
LN LANE	VCP VITRIFIED CLAY PIPE
LS LANDSCAPE	W WATER

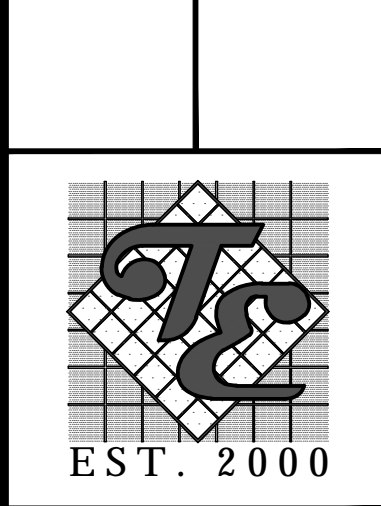
LEGEND

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

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

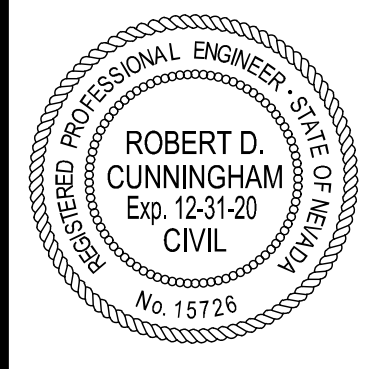
LENNAR
 9275 WEST RUSSELL ROAD, 4TH FLOOR
 LAS VEGAS, NV 89148
 702-821-4603 FAX

TANEY ENGINEERING
 6030 S. JONES BOULEVARD
 LAS VEGAS, NV 89118
 (702) 362-8844 FAX: (702) 362-5233

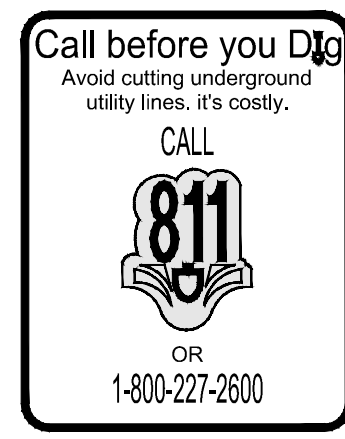


AREA 5 - TORREY PINES & FARM
SINGLE FAMILY RESIDENTIAL

SITE PLAN



DATE: 6/28/2019
 SCALE: 1:40
 JOB NO: LEN-19-019
 DESIGNED BY: KE CHECKED BY: RC
 SHEET NAME: SP1
 SHEET NUMBER: 1 OF 1



LAST PLOT: Metairie Bluffs
 FILE NAME: S:\ACTIVE\LENNAR\19-019 - TORREY PINES & HORSEHEAD\DUPLICATE\ENGINEERING\AREA 5.DWG