

WASTEWATER CALCULATIONS

CALCULATIONS:

AVG FLOW = $222 \times 90,000 \text{ GAL} \times \frac{1 \text{ MG}}{365 \text{ DAYS} \times 1,000,000 \text{ G}}$ = 0.0547 MGD

PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD

PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2395 MGD

ASSESSOR'S PARCEL NUMBERS:	140-30-503-001, 140-30-503-002, 140-30-520-017 140-30-520-18 THRU 033
PROPOSED USE OF PROPERTY:	MEDIUM LOW ATTACHED
EXISTING ZONING:	RESIDENCE ESTATES DISTRICT (R-E)
PROPOSED ZONING:	SINGLE FAMILY ATTACHED (R-TH)
TOTAL PROPOSED LOTS:	222 LOTS (TYPE) / 23 LOTS (COMMON LOTS)
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE):	12.43 LOTS/ACRE
SMALLEST LOT SIZE:	2075 SF
LARGEST LOT SIZE:	3105 SF
AVERAGE LOT SIZE:	2,288.75 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	45 FT
OPEN SPACE PROVIDED:	66,765 SF
PARKING REQUIRED:	2 PER UNIT PLUS 1 GUEST PER 6 LOTS (477)
PARKING PROVIDED:	477 SPACES (440 IN GARAGES, 37 STALLS)

OWENS AVE

SANDHILL RD

WASHINGTON AVE

PROJECT SITE

N LAMB BLVD

VEGASGREEN TRL

VAN BUREN AVE

AC	ASPHALTIC CONCRETE	LWVW	LAS VEGAS VALLEY WATER DISTRICT
AV	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	PC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
COWD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CELINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CM	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLY	CITY OF NORTH LAS VEGAS	RC	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	RD	RIGHT-OF-WAY
CD	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SH	SHEET
EG	EXISTING GRADE	STL	STREETLIGHT
ELEC	ELECTRICAL	SWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TEL	TELEPHONE
FI	FIRE HYDRANT	TYE	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANDSCAPE	VSP	VITRIFIED GLAY PIPE
LS	LANDSCAPE	W	WATER

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

25 LINKS
19 NODES
RATIO: 25/19=1.31
1/2 LINK PROVIDED BY ADDITIONAL UNGATED
VEHICULAR CONNECTION (BEYOND THE FIRST TO A
CONNECTOR STREET)

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

1. THE SUBDIVIDEE INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. 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.

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON OWENS AVE). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

A detailed map of the Project Site area in Las Vegas, Nevada. The map shows a grid of streets including Main, Bruce, Eastern, Belmont, Carey, Cheyenne, Mt. Hood, Owens, Washington, Bonanza, Stewart, Christy, Wyoming, Palm, Fremont, Boulder, McLeod, Eastern, Maryland, and Sahara. Major highways are marked with shields: 15, 63, 604, 159, 15, 615, and 937. A thick black line indicates the Project Site, which runs along the eastern side of the map, starting near the intersection of Main and Bruce, and extending south towards the intersection of Stewart and Wyoming. A north arrow is located in the top right corner. The map also shows the location of the MGM CityCenter and the MGM CityCenter Hotel. The Project Site is located in the area bounded by Main, Bruce, Eastern, Belmont, Carey, Cheyenne, Mt. Hood, Owens, Washington, Bonanza, Stewart, Christy, Wyoming, Palm, Fremont, Boulder, McLeod, Eastern, Maryland, and Sahara.

BROOKFIELD HOLDINGS LLC
C/O TOLL SOUTH LV LLC
TOLL BROTHERS
1140 N TOWN CENTER DR STE 250
LAS VEGAS, NV 89144

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.

NORTH 88°51'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

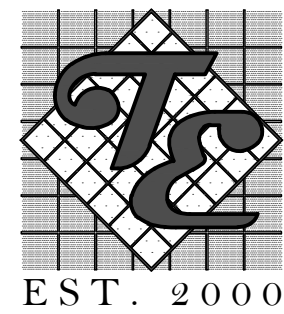
CITY OF LAS VEGAS BENCHMARK ID NUMBER: 7C0219SSE6
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL
ESTATES
ELEVATION = 547.543 METERS (NAVD 88) 1976.40 FEET

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION
30, T 20 S, R 62 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

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

[illegible]

TOLL SOUTH LV, LLC

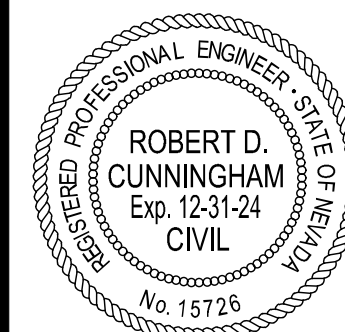


TANEY ENGINEERING
CIVIL ENGINEERING
& LAND SURVEYING

**6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM**

**LAMB & OWENS PHASE 1
A RESIDENTIAL SUBDIVISION**

VACATION SITE PLAN



DATE:		7/16/2024	
SCALE:		1"=80'	
JOB NO:		TLS-23-002	
DESIGNED BY:	SM	CHECKED BY:	JT
SHEET NAME:		SP	
SHEET NUMBER:		01 OF 01	
CNLV		---	