CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To:

Sharianne Dotson, Principal Planner, Land Development & Community Services

From:

Jimmy Love, Major Projects Coordinator, Department of Public Works

Subject:

FDP-04-2023

Tropical Losee Phase I & II

Date:

July 12, 2023

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-07-2021.

Jimmy Love, Major Projects Coordinator Department of Public Works

ORDINANCE NO. 3075

AN ORDINANCE RELATED TO ZONING; AMENDING AND REPLACING ORDINANCE NO. 2011; AN EXISTING PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-07-2021, NIGHTINGALE), BY ALLOWING A 140-LOT SINGLE-FAMILY SUBDIVISION; A 246-UNIT MULTI-FAMILY DEVELOPMENT ON 38.65 ACRES AND A 3.15 ACRE COMMERCIAL DEVELOPMENT CONTAINING A PHARMACY LOCATED ON THE NORTHEAST CORNER OF LOSEE ROAD AND TROPICAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 3075 the following described parcel of land shall be reclassified as follows:

AMENDING AND REPLACING AN EXISTING PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ORDINANCE NO. 2011) TO ALLOW A LAND USE MODIFICATION (ZN-07-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-25-201-001 AND 003

Exhibit 'A'

Explanation: This legal description the boundary for the "Tropical Losee" Project.

Legal Description

Being the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 19 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada.

Excepting therefrom that certain parcel of land as described in deed to Clark County recorded May 7, 1979 in Book 1052, Instrument Number 1011605 in the Office of the Clark County, Nevada Recorders.

Also Excepting therefrom that certain parcel of land as described in a Final Order of Condemnation recorded November 25, 2014 in Book 20141125, Instrument Number 00771 in the Office of the Clark County, Nevada Recorders.

Said parcel contains 41.8 acres, more or less.

End of Legal Description.

SECTION 2: The Planned Unit Development District (PUD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

Planning and Zoning:

- 1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
- 2. A Final Development Plan for the 140-lot single-family residential is required.
- 3. A Final Development Plan for the 246-lot multi-family residential is required.
- 4. A Final Development Plan for the commercial site is required.
- 5. The following amenities shall be provided within the open space areas: age appropriate playground equipment with EPDM surfacing; turfed open play areas; shaded picnic areas; and dog stations.

Public Works:

- 6. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
- 7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
- 8. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
- 9. The property owner is required to grant roadway easements where public and private streets intersect.

- 10. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
- 11. The twenty-four (24) foot wide private drives shall be increased to twenty-eight (28) feet to comply with the City of North Las Vegas Private Streets Policy.
- 12. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* Section 17.24.040. Conformance may require modifications to the site.
- 13. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings* for Public Works' Construction Off-Site Improvements Drawing Numbers 222.1 and 222.
- 14. A raised median shall be installed along Tropical Parkway to a point 425 feet east from the center of the Tropical Parkway and Losee Road intersection.
- 15. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets* and/or *Highways* and *City of North Las Vegas Municipal Code* Section 16.24.100:
 - a. Tropical Parkway
 - b. Azure Avenue
 - c. McCarran Street
 - d. Losee Road (sidewalk, street lights)
- 16. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
- 17. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
- 18. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AN	D ADOPTED THIS 19 day of May, 2021.
AYES:	Mayor Pro Tempore Barron, Council Members Black, Cherchio, and Goynes-Brown
NAYS:	None
ABSENT:	Mayor Lee
ABSTAIN:	None
	APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

CATHERINE A. RAYNOR, MMC CITY CLERK



June 21, 2023

Mr. Robert Eastman
Planning and Zoning Department
City of North Las Vegas
2250 Las Vegas Blvd. North
North Las Vegas, NV 89030

Subject: Final Development Plan

Tropical and Losee Ph I & II

Greetings Mr. Eastman,

Please let this letter serve as the Letter or Intent as part of the Final Development Plan for the Tropical Losee Ph I & II project (CLV Project #s 428-2021 for Ph I ("<u>SFR</u>") & 427-2021 for Ph II ("<u>TH</u>")). This project is located on the NEC of Tropical and Losee and was approved, subject to conditions, on May 19, 2021. This submittal contains:

- 1. Application
- 2. Letter of Intent
- 3. APN Map
- 4. Site Plan
- 5. Landscape Plans
- 6. Floor Plans and Elevations

Site Plan

Per the NOFA, the site was approved with a single-family subdivision with 140 lots, a multi-family subdivision with 246 lots combined on 38.65 acres, and a commercial development on 3.15 acres. There have been no deviations from the tentative map. The residential portion of the project has been approved and the lot count remains the same. Internal private drives were increased to 28' per the NOFA as well.

Landscape Plans

Per the NOFA, landscaping shall include age appropriate playground equipment with EPDM surfacing, turfed open play areas, shaded picnic areas, and dog stations. DR Horton has exceeded this minimum requirement. The SFR subdivision includes a large central park with two playground areas for different age groups, a 9,455sf turfed open play area, a shade ramada, seating areas, and dog stations. The TH subdivision includes a large central park with two turfed open play areas approximately 13,500sf, a large community pool, a shaded ramada, seating areas, dog stations, and walking paths.

1081 Whitney Ranch Drive · Henderson, NV 89014
Phone: (702) 635-3600
www.drhorton.com
State Contractors License #39179

Architecture

D.R. Horton will be offering (3) 2-story plans with 3 elevations with a square footage band of 1700-1800sf for the SFR subdivision, and (4) 2-story plans with 3 elevations for the TH subdivision with a square footage band of 1300-1400sf.

In closing, D.R. Horton is meeting all criteria from the May 20, 2021 NOFA for the AMP-03-2021 (nightingale), ZN-07-2021 (Nightingale), and Ordinance No. 3075. The current contraction schedule for both SFR and TH is:

• Start Land Development

June 2023

Start Vertical Development

March 2024

Open Models/Sales Start

June (SFR) & July (TH) 2024

If you have any questions or need any additional information, please reach out to me in any method as provided below.

Thank you!

Amanda Williams Project Manager

alwilliams@drhorton.com

(O) 702-413-0946

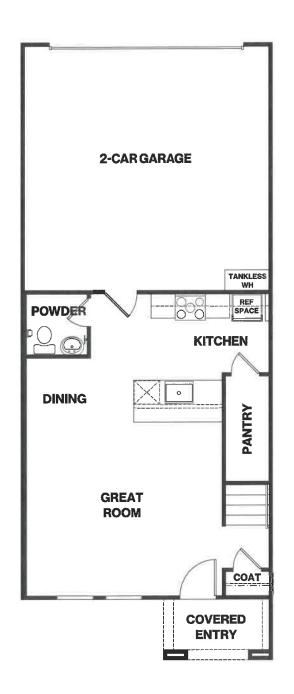
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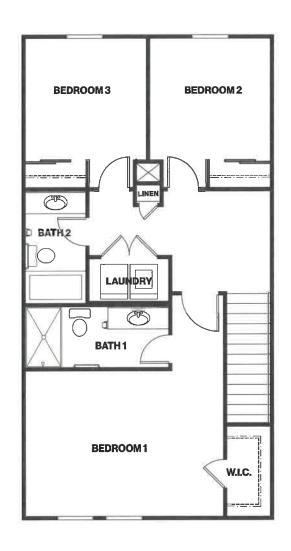


SITE PLAN
TROPICAL LOSEE
DR HORTON
CITY OF NORTH LAS VEGAS







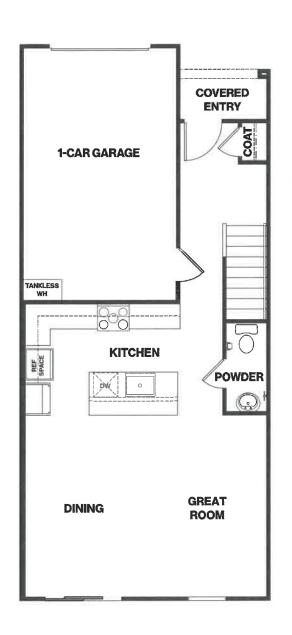


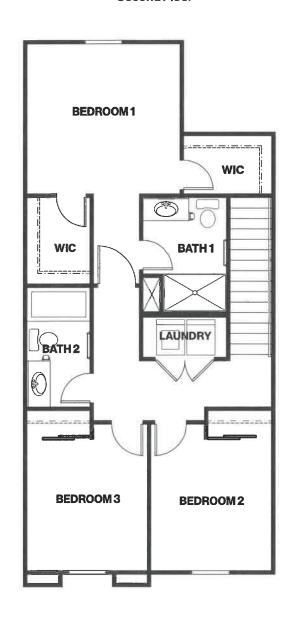
First Floor

Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details. Equal Housing Opportunity, D.R. Horton, Inc.: Nevada Real Estate Division License #B.0146246. CORP; Contractors License #0039179.







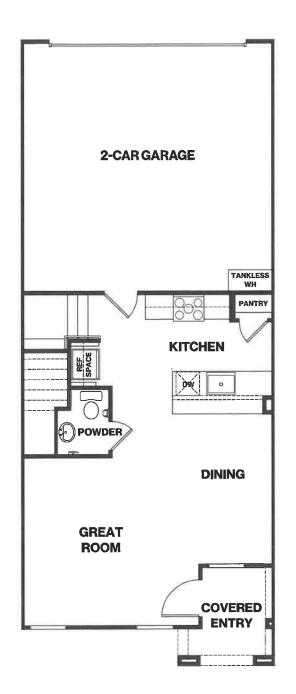


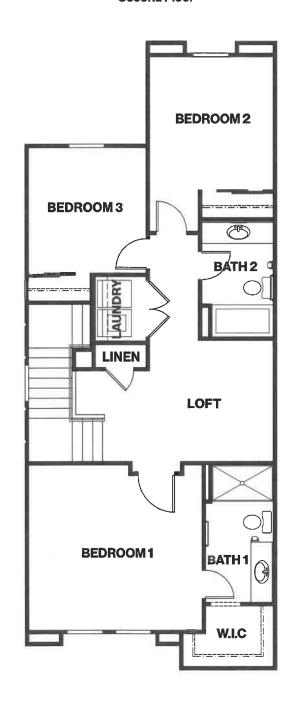
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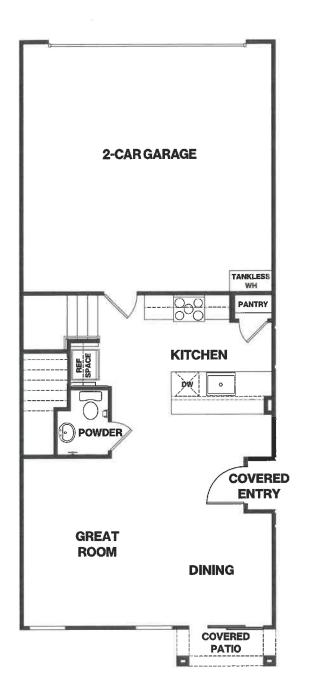


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DIAMOND RANCH TRAILS

Feature Sheet

PRELIMINARY

QUALITY CONSTRUCTION

- · Ten Year Structural Warranty*
- · Flat Tile Roof
- Post Tension Slab
- Soft Water Loop
- Designer Selected Exterior Paint Schemes
- · Common Area Landscaping
- · Hose Bib in Front Yard
- Finished 1 or 2-Car Garage w/7' Steel Garage Door
- Wi-Fi Garage Door Opener w/2 Remotes
- · 225 Amp Electrical Panel
- Lighted Address Numbers

GOURMET KITCHEN

- Whirlpool Stainless Steel Appliances: Refrigerator, Range, Microwave, Dishwasher
- Granite Slab Countertop w/ Flat Polished Edge and 4" backsplash
- · 30" Upper Cabinets
- · Brushed Nickel Pulls on Cabinets
- Single Bowl Stainless Steel Undermount Sink
 w/ Garbage Disposal
- · Moen Pull Out Kitchen Faucet
- Ultra Pur Single Stage Drinking Water System
- · LED Lighting

ENERGY & SAFETY PACKAGES

- HVAC System
- R/13 Insulation in Walls and R/30 in Ceilings
- Dual Pane and Low "E" Viny! Windows
- Weather Stripping on All Exterior Doors
- Sealed HVAC Duct Work and Receptacles
- Entry Door w/ Single Cylinder Deadbolt
- · Coach Lights on Photo Cell
- LED Lights at Entry, Hallways, Kitchens & Bathrooms
- Smoke Detectors in Bedrooms & Smoke/Carbon Monoxide Detectors in the Hallways

ELEGANT BEDROOM 1 SUITE

- Granite Countertops at Raised Height Bath Vanity
- Walk-in Shower
- Moen Chrome Bath Fixtures
- · 36" Full View Mirror
- · Elongated Toilet
- Walk-in Closet

Homeis

SMART HOME PRODUCTS
INCLUDED WITH YOUR NEW
D, R, HORTON HOME**

- Touch Screen Smart Home Control Panel
- · Smart Video Doorbell
- Kwikset Smart Deadbolt
- · Smart Switch
- · Honeywell ZWave Thermostat
- · ADT Security System Ready
- · Amazon Echo and Dot

DISTINCTIVE INTERIORS

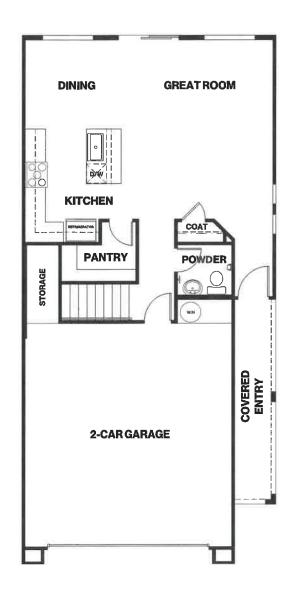
- Vinyl at Entry, Wet Areas, Dining and Common Areas on First Floor
- · 8' Ceilings on First Floor
- · Light Textured Walls and Ceilings
- · Rounded Dry Wall Corners
- 2-Panel Interior Doors w/ Chrome Hardware
- Granite Countertops at Bath Vanities w/ 4" Backsplash
- Mounted Light at Secondary Bedrooms
- · Cable Outlets at all Bedrooms
- · Washer & Dryer
- 2" Faux Blinds

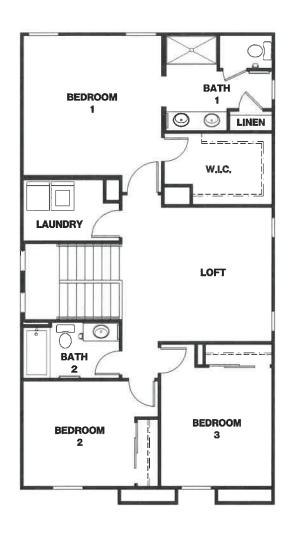
*SeeaD.R.Hortonsalesagentforcompletewarranty details.**AD.R.HortonSmartHomeisequipped with technology that includes the following: a Z-Wave programmable thermostat manufactured by Honeywell; a Z-Wave door lock manufactured by Kwikset; Smart Switch; a Qolsys, Inc. touch screen Smart Home control device; an automation platform from ADT; a SkyBell video doorbell; and an Amazon Echo Dot. D.R. Horton reserves the right, without prior notice, to substitute other products for those listed above. Features, colors and sizes are approximate and will vary from the home sas built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. Other Smart Home technology features may be offered for an additional charge. For Smart Home technology included in the home to work, homeowners must obtain and pay for their own Internet service and may need to purchase compatible devices and to maintain accounts with third parties for the services. D.R. Horton makes no representation or warranty that any or all of the Smart Home technology is secure, will meet any homeowner needs or will provide any level of physical or cyber security for the home – even if the technology is working as intended. See a D.R. Horton sales agent for complete information, D.R. Horton is a registered trademark of D.R. Horton, Management Company, Ltd. All other trademarks shown are the property of their respective owners. Amazon, Alexa, and all related logos are trademarks of Amazon.com, inc. or its affiliates, D.R. Horton, inc.: Nevada Real Estate Division License #B.0146246.CORP; Contractors License #0.039179.









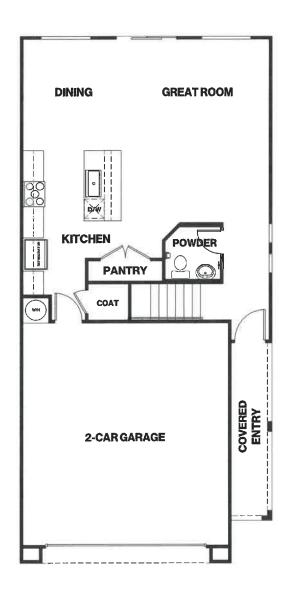


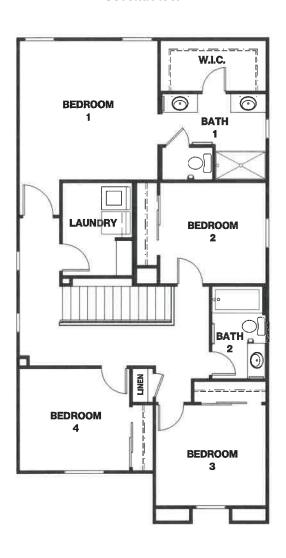
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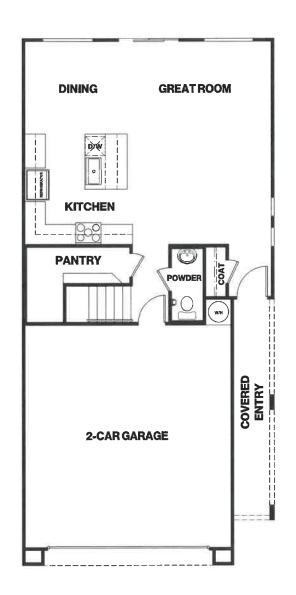


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BEDROOM BEDROOM 2 **BEDROOM BATH** LOFT LAUNDRY **BATH BEDROOM** LINEN 1 W.I.C. **Elevation A & B BEDROOM** W.I.C. 1 **Elevation C**

First Floor

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QUALITY CONSTRUCTION

- Ten Year Structural Warranty*
- · Boral Sor Flat Tile Roof
- Post Tension Slab
- Soft Water Loop
- Designer Selected Exterior Paint Schemes
- · Front Yard Landscaping
- · Hose Bib in Front and Back Yard
- Enclosed Rear Yard w/ Mesh Covered Dual Side Access Gates
- · Paver Driveway and Walkways
- Finished 2-Car Garage w/ 7' Steel Garage Door
- Wi-Fi Garage Door Opener w/2 Remotes
- · 225 Amp Electrical Panel
- Lighted Address Numbers

GOURMET KITCHEN

- Whirlpool Stainless Steel Appliances: Refrigerator, Range, Microwave, Dishwasher
- Granite Slab Countertop w/Flat Polished Edge and 4"backsplash
- · 30" Upper Cabinets
- Soft Close Cabinet Doors w/ Brushed Nickel Pulls
- Single Bowl Stainless Steel Undermount Sink
 w/ Garbage Disposal
- · Moen Pull Out Kitchen Faucet
- Ultra Pur Single Stage Drinking Water System
- LED Lighting

ENERGY & SAFETY PACKAGES

- HVAC System
- · High Efficiency Gas Furnace
- R/13 Insulation in Walls and R/30 in Ceilings
- Dual Pane and Low "E" Vinyl Windows
- Weather Stripping on All Exterior Doors
- Sealed HVAC Duct Work and Receptacles
- ThermaTru Entry Door w/ Single Cylinder Deadbolt
- · Coach Lights on Photo Cell
- LED Lights at Entry, Hallways, Kitchens & Bathrooms
- Smoke Detectors in Bedrooms & Smoke/Carbon Monoxide Detectors in the Hallways

ELEGANT BEDROOM 1 SUITE

- · Granite Countertops at Bath Vanity
- · Raised Height Vanity w/ Dual Sinks
- · Walk-in Shower
- · Moen Chrome Bath Fixtures
- · 36" Full View Mirror
- · Elongated Toilet
- Walk-in Closet
- · Ceiling Fan w/ Light Kit
- · Flat Screen Prewire



- Touch Screen Smart Home Control Panel
- · Smart Video Doorbell
- · Kwikset Smart Deadbolt
- DEAKO Plug-n-Play Light Switches
- · Honeywell ZWave Thermostat
- ADT Security System Ready
- · Amazon Echo and Dot
- Flat Screen Prewire at Great Room and Bedroom 1

DISTINCTIVE INTERIORS

- 18"x18" Ceramic Tile at Entry, Wet Areas, Dining and Common Areas on First Floor
- · Washer and Dryer
- Window Coverings
- · 9' Ceilings on First Floor
- · Light Textured Walls and Ceilings
- · Rounded Dry Wall Corners
- 2-Panel Interior Doors w/ Chrome Hardware
- Granite Countertops at Bath Vanities w/ 4" Backsplash
- Ceiling Fan and Light Kit at Bedroom 1 & Great Room
- Ceiling Fan Prewire w/ Ceiling Mounted Light at Secondary Bedrooms
- · Cable Outlets at all Bedrooms

*See a D.R. Horton sales agent for complete warranty details. **A D.R. Horton Smart Home is equipped with technology that includes the following: a Z-Wave programmable thermostat manufactured by Honeywell; a Z-Wave door lock manufactured by Kwikset; DEAKO Plug-n-Play Light Switches; a Qolsys, Inc. touchscreen Smart Home control device; an automation platform from ADT; a SkyBell video doorbell; and an Amazon Echo Dot. D.R. Horton reserves the right, without prior notice, to substitute other products for those listed above. Features, colors and sizes are approximate and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. Other Smart Home technology features may be offered for an additional charge. For Smart Home technology included in the home to work, homeowners must obtain and pay for their own Internet service and may need to purchase compatible devices and to maintain accounts with third parties for the services, D.R. Horton makes no representation or warranty that any or all of the Smart Home technology is secure, will meet any homeowner needs or will provide any level of physical or cyber security for the home – even if the technology is working as intended. See a D.R. Horton sales agent for complete information, D.R. Horton is a registered trademark of D.R. Horton, Management Company, Ltd. All other trademarks shown are the property of their respective owners. Amazon, Alexa, and all related logos are trademarks of Amazon.com, Inc. or its affiliates, D.R. Horton is an Equal Housing Opportunity Builder, Included features, availability and amenities, are subject to change at any time without notice or obligation, D.R. Horton, Inc.: Nevada Real Estate Division License #B.0146246.CORP; Contractors License #0039179.







BAY EXPRESS SERIES**

1,715 sq. ft. | 3 BED 2.5 BATH 2 STORY 2 CAR



Elevation A







Elevation C

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BAYEXPRESS SERIESSM

1,795 SQ.FT. | 4BED 2.5BATH 2STORY 2CAR



Elevation A







Elevation C

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BAY EXPRESS SERIESSM

1,865 SQ.FT. | 4BED 2.5BATH 2STORY 2CAR



Elevation A







Elevation C

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TRAILS EXPRESS SERIESSM

1,319 sq.ft. | 3 bed 2.5 bath 2 story 2 car 1,417 sq.ft. | 3 bed 2.5 bath 2 story 2 car



Elevation C



Elevation C

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TRAILS EXPRESS SERIESSM

1,344 sq.ft. | 3 bed 2.5 bath 2 story 1 car 1,437 sq.ft. | 3 bed 2.5 bath 2 story 2 car



Elevation B



Elevation B

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Tropical & Losee - SF Streetscape and Common Areas

APN 124-25-201-001 & 003 Northeast corner of Tropical Parkway and Losee Road North Las Vegas, NV 89084.

DEVELOPER:



1081 Whitney Ranch Dr, Suite #141 Henderson NV, 89104

PROJECT ENGINEER:

ACTUS

3283 Warm Springs Road, Suite 300, Las Vegas NV 89120

	OF S	NDEX OF SHEETS
SHEET No.	DAYS No.	DESCRIPTION
-	CVR	COVER SHEET
N	٤	OVERALL SITE PLAN
ω	Z	HANDSCAPE CONSTRUCTION PLAN & NOTES & GENERAL NOTES
	٤	HARDSCAPE CONSTRUCTION DETAILS
5	ጀ	HARDSCAPE CONSTRUCTION DETAILS
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12	6	IRRIGATION OVERALL PLAN
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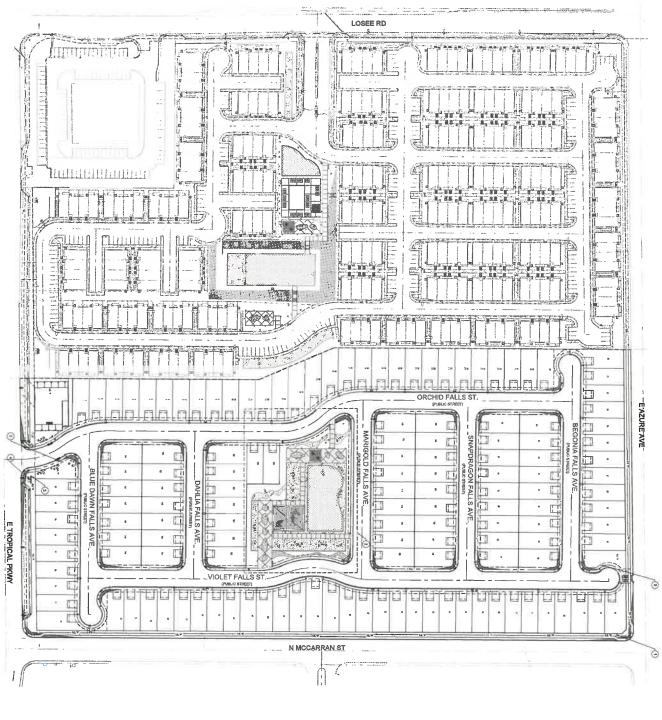
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TITAL
ORDORERS **COVER SHEET**

TROPICAL LOSEE - SF

• STREETSCAPE & COMMON AREAS
D.R. HORTON

1081 Whitney Ranch DR, Suite #141, Menderson NV, 8011.









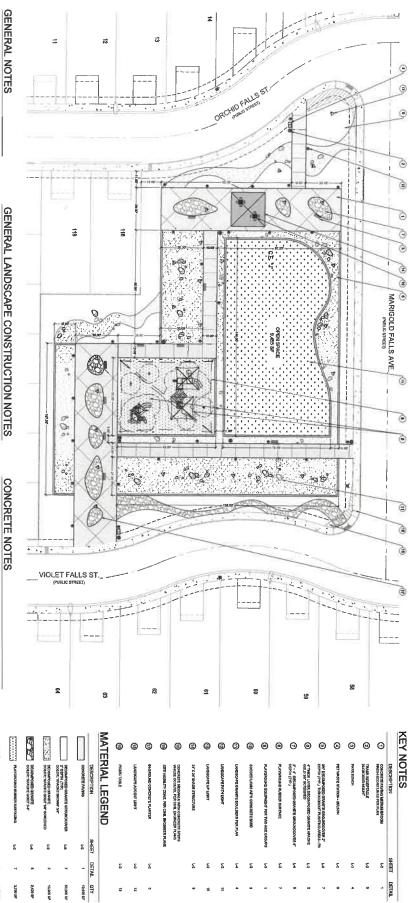


OVERALL SITE PLAN



TROPICAL LOSEE - SF
STREETSCAPE & COMMON AREAS
D.R. HORTON





GENERAL LANDSCAPE CONSTRUCTION NOTES

SYANGES NADE BY THE CONTRACTOR THAT ARE NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL RELEASE THE W.B. GROUP FROM NY LABILITY ASSOCIATED WITH WORK APPECTED BY THE CHANGE,

antractor agrees to hold harbress the oraner and lardscape architect from any clars atissns out of his Ticks on the operations of any of his subcontractors, material buppliers or agents. LINCALENTAS, CIRCITOR TO VERBY REID CONTINUE AND MAIG ADJUSTMENTS IN TIDITS BID CHALL REALIST DOEST OF INSTALLATION OF MATERIALS, AS GHOWN IN FED IN SEPARATE SID OPTION.

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- STATEMENT OF STATE
- TO THE START OF ANY WORK, A MEETING BHALL BE HELD WITH THE OWNER, LANDSCAPE ARCHITECT AND CONTRACTOR TO SPROJECT PLANS AND SITE CONDITIONS. HTHACTOR SHALL OSTAR) AND REVIEW A SET OF THE APPROPRIATE ARCHITECTURAL, ELECTRICAL, AND CAYL ENGINEETING. TO DECREBED WORK.

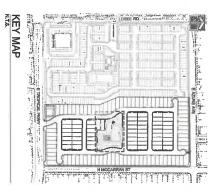
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- , MORE ADARST DESCRIVE MATERIAL AND WORKDAMASHE FOR BODAYS FROM DATE OF FRAIL L'THE CONTRACTOR AGREES TO REPLACE ANY DEFECTIVE MATERIAL ANDOR WORKDAMARINE
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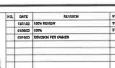






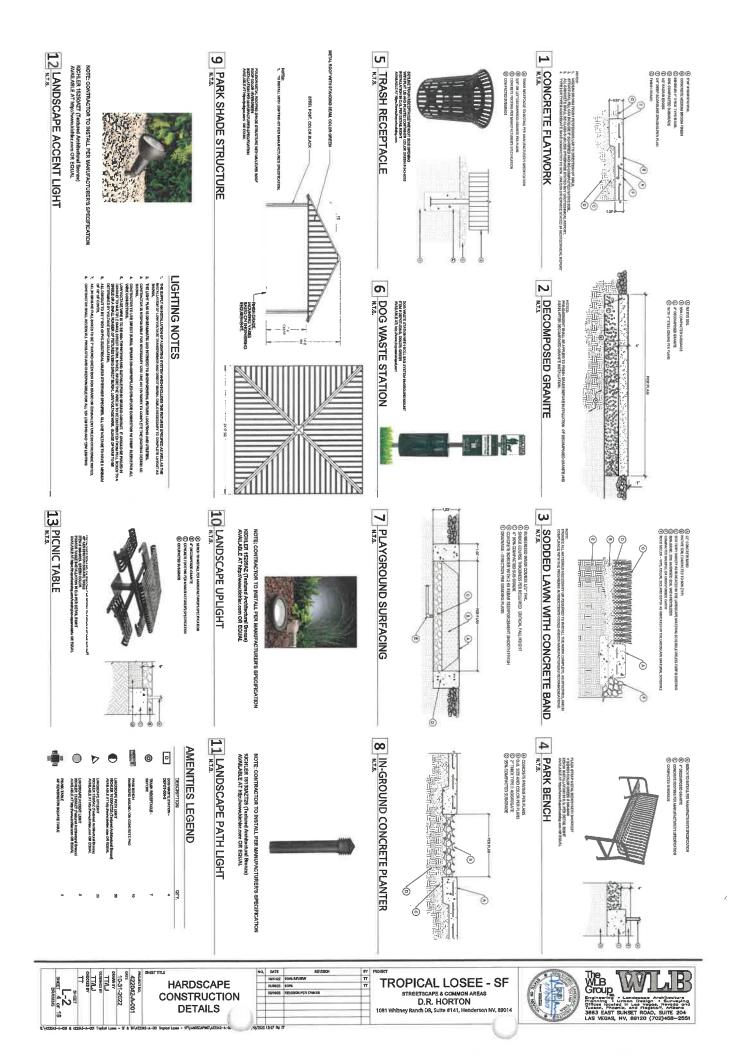
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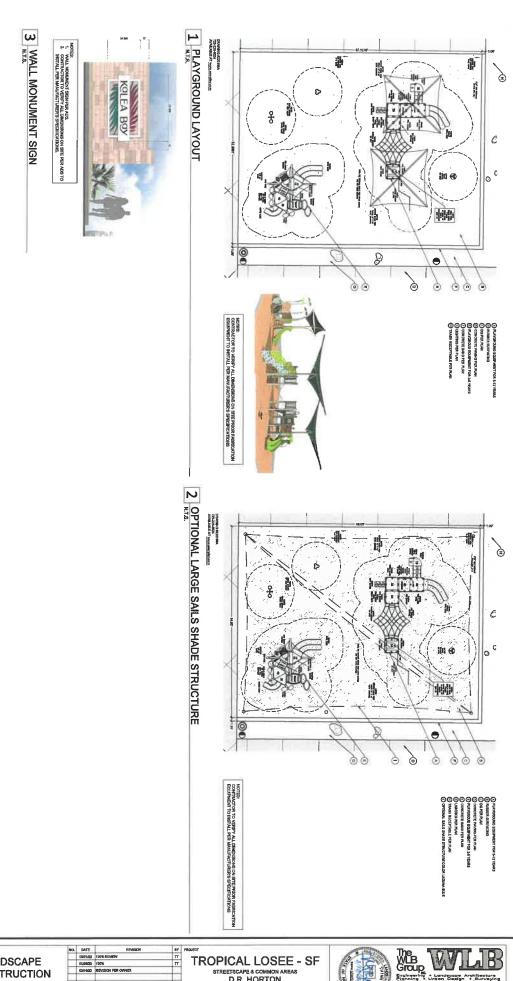
HARDSCAPE CONSTRUCTION PLAN & NOTES & **GENERAL NOT**



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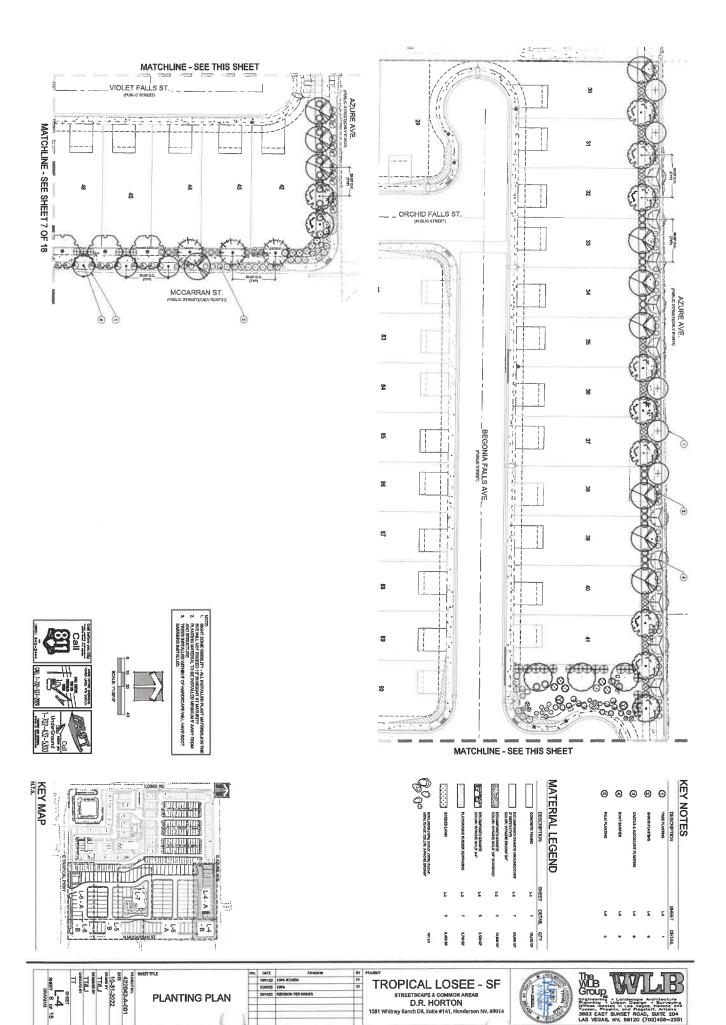
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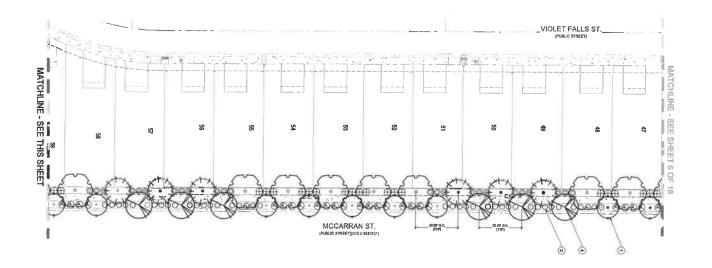
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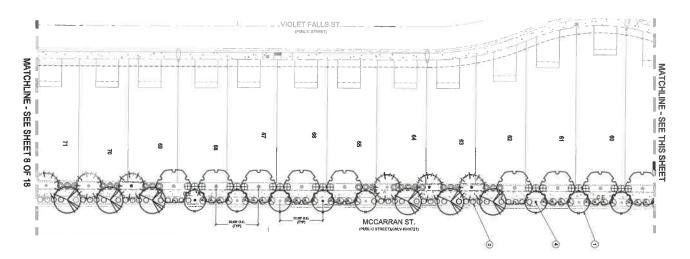


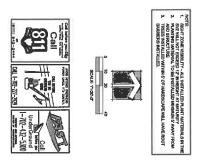
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	DECOMPOSED ORANITE COLOR: NANCHE GOLD 14" SCREEMED	Σ	84
9	DECOMPOSED GRANDS	Σ	
	PLAYGROUND RUBBER SURFACING	Σ	**
	SODOED LAVAN	£	u
	(MA) 2742, COTOS, ANGCES MOSONA.		

	DESCRIPTION	SHEET	DETAIL
Θ	TREE PLANTING	٤	-
0	SHRUB PLANTBNO	Σ	•
0	CACTUS & SUCCULENT PLANTING	Σ	-
Θ	FOOT MARRIA	2	
0	PAUS PLOSTENO	Ξ	•

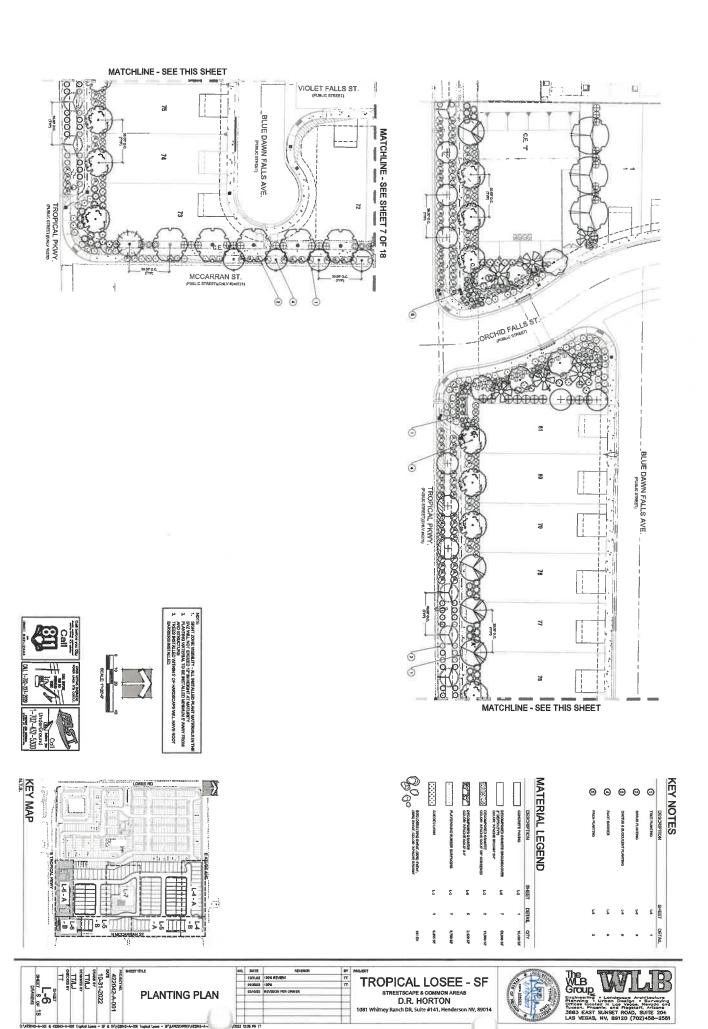
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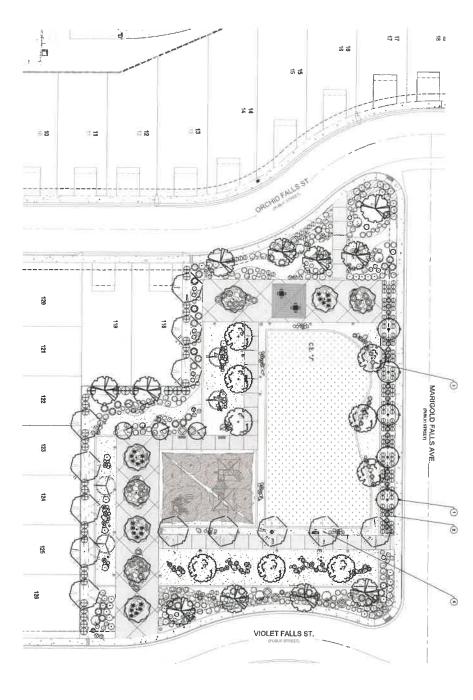
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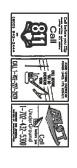
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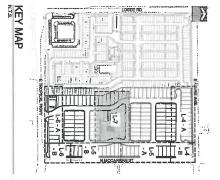












O CO CONTRACT COLOR VANCE BOOM	SOCIED LAWN	PLAYGROUND MUBBER BURNACING	COLON WANCHE BOLD 24	COLOR: VANCHE BOUT AN' SCREENED	ORCOMPOSED GRAWTE GROWNDCOVER 2" DEPTH (TYP) COLOR: "WANCHE BROWN SHE	CONCRETE PAYING	DESCRIPTION	MATERIAL LEGEND
	Σ	٤	ī	٤	Σ	Σ	SHEET	
	u	7		N	4	-	DETAIL	
161 EA	9,400 SF	3,700 SF	2,420 SF	13,900 SP	53,000 69	10,450 SF	QΤΥ	

	DESCRIPTION	発用	DETAIL
Θ	TREE PLANTING	Σ	
0	SHEUR PLANTING	Σ	
0	CACTUS & SUCCULLINT PLANTING	ī	
©	ROOT BARRIER	ž	
0	PALM PLAKTING	Σ	

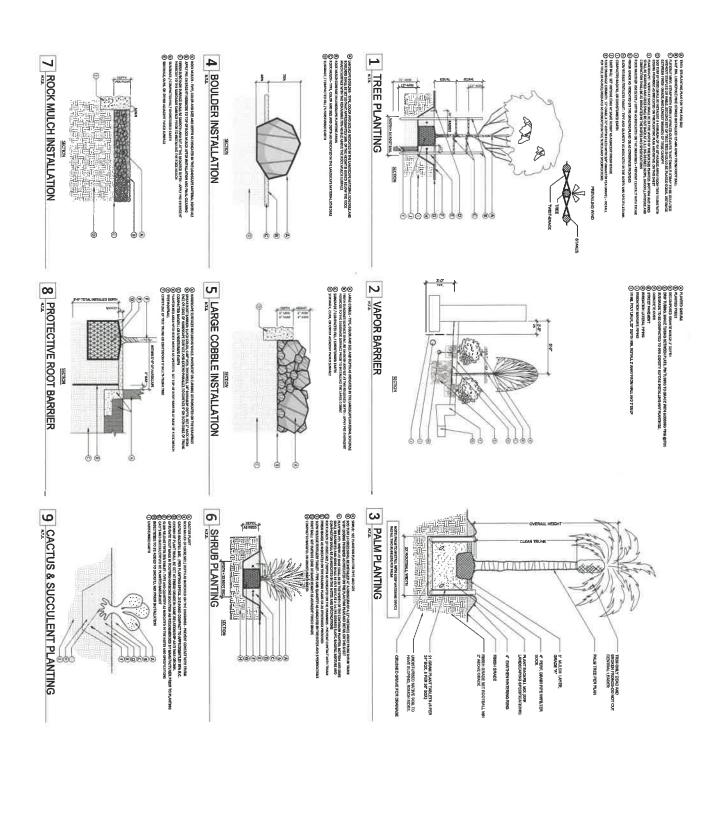
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1081 Whitney Ranch DR, Suite #141, Henderson NV, 89014













GENERAL LANDSCAPE PLANTING NOTES

- RACTOR TO INSTALL LANDSCAPE, HARDSCAPE AND IRRUGATION PER PROJECT GEOTECH REPORTS MAINDATIONS.
- QUARTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE CIANES. THE LANDSCAPE CONTRACTOR IS NSBLE FOR FOR PLANT QUARTITIES AS THEY APPEAR ON THE PLAN.
- REES PLANTED WITHIN TIVE (5) FEET OF HARDSCAPE SHALL RECEIVE DEEP ROOT BARRIERS
- SHRUB AREAS SHALL RECEIVE $\mathbb Z$ animalia thick layer of decorative crushed rock color to be determined by landscape architect.
- all plants shall be netalled for plantno detal a proved in these plan, plant antibial shall not be groot boad, the gallon plants and larges shall have deposition in containing for a angama of a languary and anabalan of that teams. Plants shall exhibit healthy denaith and be freez of deelbees and period.
- PLANT BACKFILL SHALL BE 75% REJECT SAND AND 25% MILCH, SOIL TEST MAY BE RECOMMENDED PRIOR TO PLANTING.
- STAKE ALL TREES PER DETAIL, REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK
- PRIOR TO THE START OF ARY WORK, A MEETING SWALL BE HELD WITH THE OWNER, CONSTRUCTION CONTRACTOR TO DISCUSS PROJECT GOAL, PLANS AND SITE CONDITIONS. PRIOR TO PLANTING OF HEM PLANT IMPREVAL AS DESCRIPTED ON PLAS, CONTRACTOR SHALL HAVE ALL PLANT SPOTTED, ON SITE SEP PLAN TO SE RECHEMED AND APPROVED BY THE CONSTRUCTION MANAGER PRIOR TO DIGGING OR BACKFILLING OF PLANTING PTS.
- VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE SITE PRIOR TO ISSUMNCE OF ANY BIDS, OR PROCREENING WITH MYT CONSTRUCTION.
- ITE CONTRACTOR SHALL MOTITY THE CONSTRUCTION MANAGES OF MAY EXCERPANCES, WHICH COOKE BETWEEN THE EXISTING CONSTRUCTION CONSTRUCTION COMPRIES OF THE CONSTRUCTION CONSTRUCTION OF THE CONSTRUCTION WAVARDE SHALL COMING I LANGUAGE MAY EXPENDED AND THE CONTRACTION WAVARDE SHALL COMING I LANGUAGE CONTRACTION WAVARDE SHALL CONTRACT OF THE PLANS. EXPLAIN A PERCEPTORION, USHAU MOTOGRAPHED NA MANAGEMENT ACCORDANCE WITH THE SEST RETINATES OF THE TRUCE.
- THE CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEMATIONS FROM THE FINAL DRAWINGS WITHOUT THE PERLIESSION OF THE CONSTRUCTION MANAGER.
- THE CONTRACTION BY TO PROMOTE COMMULAIS REFECTIONS DUBBLIC CONTRACTION AND SHALL COORDINATE AND BE RESPONDED FOR THE ACTIONS OF HIS OR HER ABSCOMMENTORS.

 THE CONTRACTION BULLY ACTION THE CONSTRUCTION HANGER A REMAIN OF 48 HOURS PRIOR TO THE OWNERWISH ALTIMORITY SHALL MOTEY. THE CONTRACTION AND ANY OTHER WAVENATED SITE YESTS.
- THE CONTRACTOR SHALL WARRANT ALL WORK AGAINST DEFECTINE MATERIAL AND WISHGMANSHEP ISIN SHARK THE CONTRACTOR ANALY WARRANT ALL WORK AGAINST DIFFECTINE MATERIAL AND WARRANT ALL WORK AGAINST MOTER TO REPLACE ANY DEFECTINE MATERIAL ANDION WORKSMANDIAP AT NO ADDITIONAL COST TO THE OWNER.
- MATURE HERGHT OF ALL PLANTING MATERIAL WITHA VASIBILITY TRANSLET SHALL NOT EXCRET 2F, HEIGHT OF ALL SHRUBS AND GROUNDCOVER WITHIN THE VASIBILITY TRANSLET TO BE MAINTAINED AND TRIMMED LOWER THAN 2F.

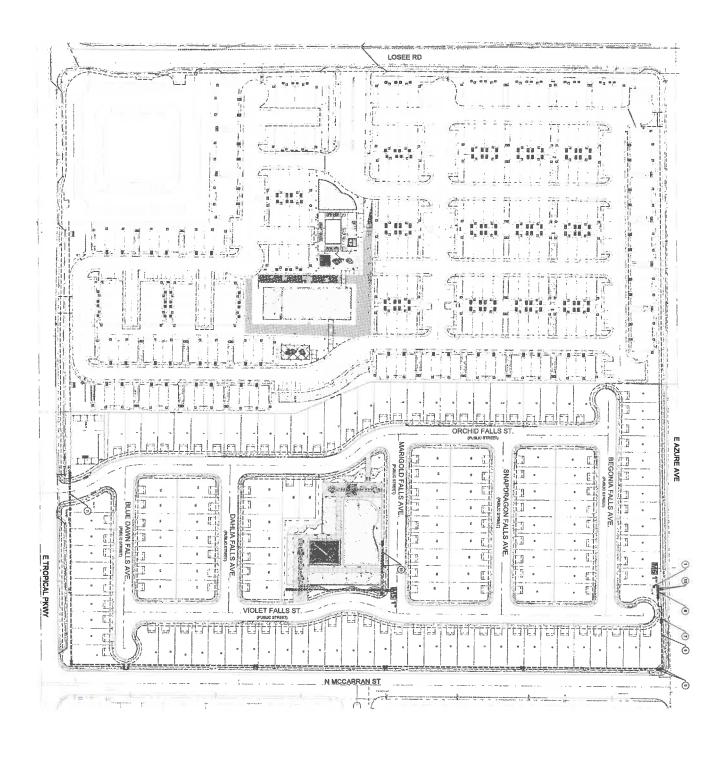
PLANT SCHEDULE

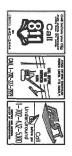
OTMOUL	OC LANGUAGE INCOME.	COMMON MANUE	ORGE	
Q	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24° BOX	27
Ø	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	20
) (LAURUS NOBILIS	BAY LAUREL	24° BOX	29
3	FRAXINUS VELUTINA 'FAN TEX'	FAN TEX ASH	24" BOX	25
3	LAGESTROMIA INDICA	CRAPE MYRTLE	24" BOX	ů
Э,	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	24° BOX	1
*	PHOENIX DACTYLIFERA ZAHIDI	DATE PALM ZAHIDI	16" BTH	en en
	PINUS ELDARICA	MONDELL PINE	24 BOX	10
	PISTACIA CHINENSIS	CHINESE PISTACHÉ	24 BOX	w
3)(PROSOPIS CHILENSIS	CHILEAN MESQUITE THORNLESS 24" BOX	24" BOX	=
3	QUERCUS ILEX	HOLLY OAK	35"/48" BOX	W
3	RHUS LANCEA	AFRICAN SUMAC	24" BOX	90
	ULMUS PARVIFOLIA STD	EVERGREEN ELM	24" BOX	13
⊕	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	13
((*)	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	5 GAL	œ
Ø	AGAVE BLUE GLOW	BLUE GLOW AGAVE	SGAL	30
*	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL	24
0	CALLISTEMON CITRINUS 'NANA'	LITTLE JOHN BOTTLEBRUSH	5 GAL	32
0	CHRYSACTINIA MEXICANA	DAMIANITA DAISY	5 GAL	å
*	DASYLIRION WHEELERI	DESERT SPOON	SGAL	88
0	ENCELIA FARINOSA	BRITTLE BUSH	S GAL	106
Θ	EUPHORBIA RIGIDA	GOPHER PLAN	5 GAL	12
0	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 CAL	w
⊗	FOURQUIERIA SPLENDENS	осопцо	5 GAL	co
0	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	92
8	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL	58
٥	LEUCOPHYLLUM ZYGOPHYLLUM	CUP LEAF TEXAS SAGE	5 GAL	56
(LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	æ
o O	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	5 GAL	147
⊕	MYRTUS COMMUNIS BOETICA	TWISTED MYRTLE	5 GAL	99
0	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	205
0	NOLINA MICROCARPA	BEAR GRASS	5 GAL	8
()	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	33
0	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	37
Φ	TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	168
B	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	5 GAL	200
*	YUCCA BACCATA	BANANA YUCCA	SGAL	23

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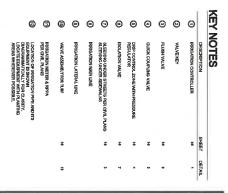
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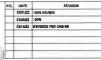






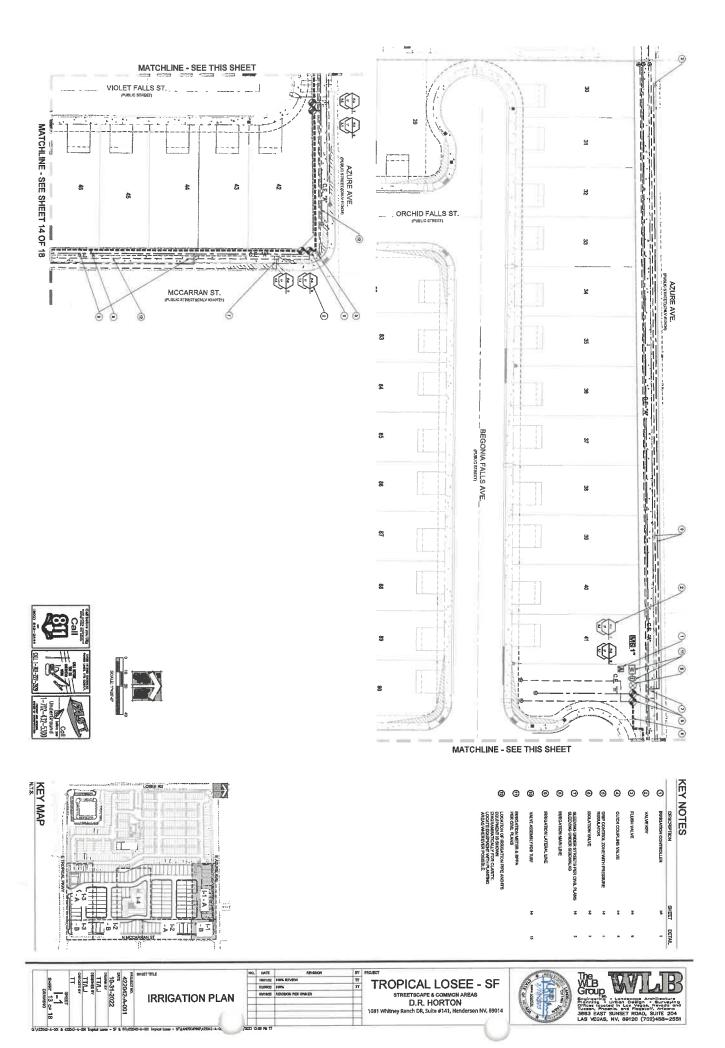


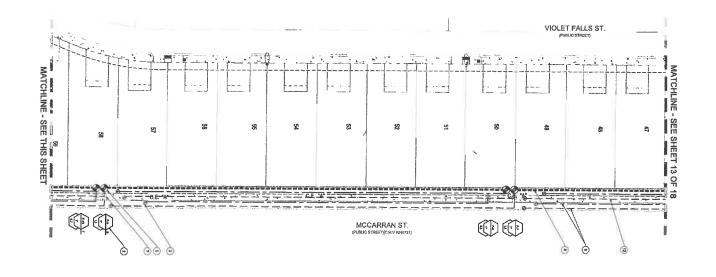
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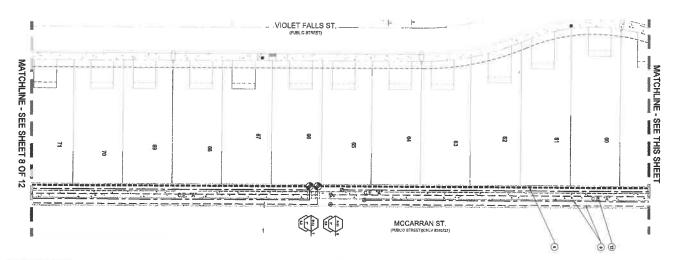


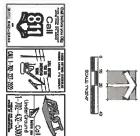
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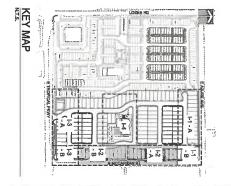












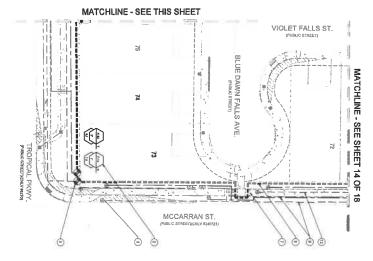
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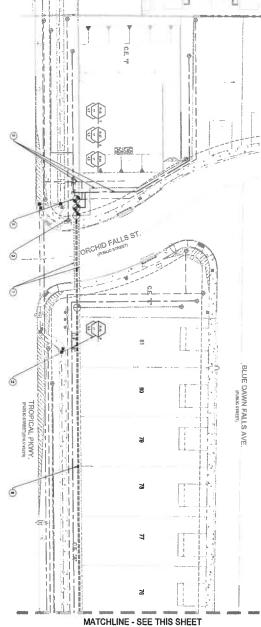
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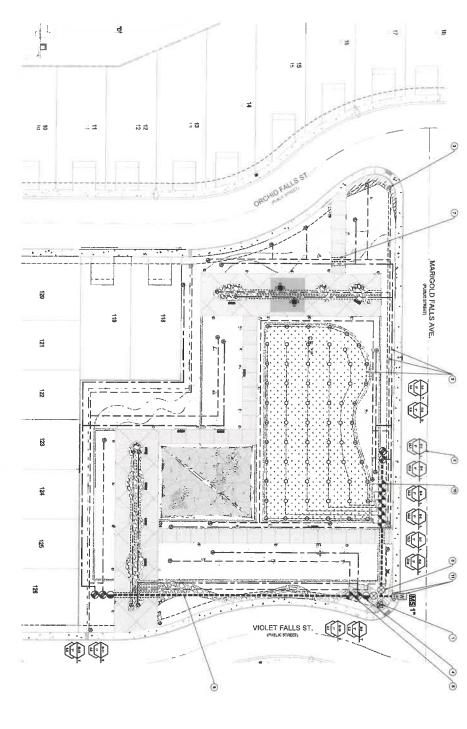
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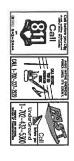
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DESCRIPTION	SHEET	DETAIL
BURIGATION CONTROLLER	£	-
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LOCATION OF IRRIGATION PIPE AND ITS EQUIPMENT IS SHOWN DIAGRAMMATICALLY FOR CLARITY, LOCATE EQUIPMENT WITH PLANTING AREAS WHERENER POSSISIE		
	DESCRIPTION REGIATION CONTROLLER WAVE REV FLISH WAVE COUR COUPLAND WALVE REGIAL/TON REGIAL/TON	COMPROLLER COLONE WITH PRESSURE LANDE LAN

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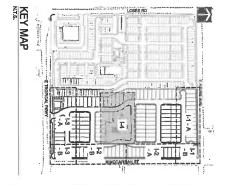
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 _	D.R. HORTON
-	1081 Whitney Ranch DR, Suite #141, Henderson NV, 89014
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	DESCRIPTION	SHEET	DETAIL
Θ	IRRIGATION CONTROLLER	£	_
0	VALVEKEY		
Θ	FLUSH VALVE	Σ	_
Θ	QUICK COUPLING VALVE	8	40
0	DRIP CONTROL ZONE WITH PRESSURE REGULATOR	ī	
0	ISOLATION VALVE	ī	7
9	SLEEVING UNDER STREETS PER CIVIL PLANS SLEEVING UNDER SIDEWALKS	£	
0	IRRIGATION MAIN LINE		
0	IRRIGATION LATERAL LINE		
a	VALVE ASSEMBLY FOR TURF	Ē	
3	IRRIGATION METER & RPPA PER CIVIL PLANS		
(3)	LOCATION OF BRREATION PIPE AND ITS EQUIPMENT IS SHOWN. DIAGRAMMENTCALLY FOR CLARITY, DIAGRAMMENTCALLY FOR CLARITY, LOCATE EQUIPMENT WITH PLANTING AREAS WHEREFORE POSSIBLE.		

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D.R. HORTON
1081 Whitney Ranch DR, Suite #141, Henderson NV, 897



GENERAL LANDSCAPE IRRIGATION NOTES

- ALL LOCAL MURHIPHA, AND SET LEWIS, MULES AND METERS AND MEDICAL TRIBES AND THE SET AND ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASS
- THE COMPACTOR SHALL YEARY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMERCINE WAS THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND DISERVICES BEFORE COMMERCINES WAS THE LOCATIONS OF UTILITIES, STRUCTURES AND BEFORE BEFORE THE SERVICES BETWEEN THESE TANKS AND AND ASSEMBLY AND ASSEMBLY AND ASSEMBLY AND ASSEMBLY AND ASSEMBLY BEFORE THE OTHER OWNERS.

 FOR PRESENTATIVE.
- CONTRACTOR TO VERIETY PRESSURE CHASTIE AND NOTIFY LANDSCAPE ARCHITECT OR OWNERS ANTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALATION OR ORDING OF MATERIALS, IF CONTRACTOR STORING OF CONTRACTOR OF STORING OF CONTRACTOR O
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL SOUTHWEST BYOMM IN SOVERED ASEAS SO DESIGNED CARRY. ONLY AND IS TO SE RESTALLED WITHIN A PLATING AREAS, THE CONTROLOGY SHALL BE RESPONSIBLE OF ALL PAINT MATERAL INCLUDING THE, SHOLE LINES SHOWN FOR FLILL RESPONSIBLE OF ALL PAINT MATERAL INCLUDING THE, SHOLE LINES SHOWN MAY REPRESENT MOVING LINES SHOWN FOR THE AREAS OF THE CONTROLOGY OF THE AREA SHOWN FOR THE MATERIAL PROPERTIES AND A CONTROLOGY OF THE AREA SHOWN FOR THE AREA SHOWN F
- DO NOT YMLIFULY, MISTALL ANY EQUIPMENT AS SHOWN ON THE FLAWS WHEN IT IS GORDIUS IN THE FIELD THAT UNKNOWN CONDITIONS SUST THAT VERSE NOT SHOULD IT THE TIME THE SEE PLANS WERE REPRESENTATIONE PROVIDED ANY SUCH CONDITIONS SHALL SE SHOULDN'T TO THE ATTENTION OF THE COMMENS REPRESENTATIONE FLOOR TO ANY WARK OR THE IRRANTON CONTROVOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED HELDESARY BY THE COMMENS. GONTROTOR SHALL ASSUME ALL
- RESPONDED TO COMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS, CONTRACTOR BOTH RESPONDED TO COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- LOCATION OF EXISTING ELECTRICAL AND WATER CONNECTIONS (POC) MAY ALTER LAYOUT SHOWN FIELD VERIFICATION OF EXISTING UTILITIES REQUIRED PRIOR TO INSTALLATION.
- ACTUAL COATRON FOR THE MISTALLATION OF THE BACKSCOWPRETENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE. IS CONTROLTER IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MANLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER.
- "I.AL PIPE UNDER PAYED AREAS TO BE INSTALLED MI. ASCH, 40 SLEEVE TWAE: THE DIMETERS OF THE FIPE CARRED, ALL WARE UNDER PAYED AREAS TO BE INSTALLED MI. ASCH, 40 SLEEVE THE SIZE REQUIRED TO SAELY PILL WIRE THROUGH, ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DEPTH AS SHOWN ON THE SLEEVING DEPTH. AS SHOWN ON THE SLEEVING DEPTH.
- 22. ALI CUINCK COUPLER VALVES TO BE INSTALLED IN SHRUBOR GROUND COVER AREAS WHERE POSSIBLE. ALL QUINCK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS, INSTALL ALL QUINCK COUPLER VALVES WHITHIN 18" OF HARDSCAPE.
- ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
 VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER
- S. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER: THO WRETCHES FOR DISASEBURLY AND ADJUSTING OF EACH TYPE OF SPRINGLES HEAD AND VALVE SUPPLIED, TWO KEYS FOR EACH OF THE CONTROLLERS, TWO VALVE BOX KEYS.
- B. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS,
- 18. FLUSHWO OF ALL LIBES PRIOR TO INSTALLATION OF SPRINKLENS AND EMITTERS IS REQUIRED.

 TO THE COMPRECATOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPIPALT AND COMPRISED TO THE RIFICIATION SCHEDULE.
- LO CONTROLLER TO DE INSTALLER ÁS PER MANIPÁCIURERS SPECIFICATIONS. CONTROLLER SIZE COMMECTIONS MEDICAL CONTROLLER SIZE DE CONTROLLER SIZE DE CONTROLLER SIZE COMMECTIONS ALL EL ECCIPICAL CONNECTIONS SIANL DE MACE AT THE REMOVE ELECTRICA. VALVE CONNECTIONS, THE CONTROLLER SIANL DE RESPONSIBLE CON HETCHICAL WRITH FROM THE DECENT TREAL FOR ATTE CONTROLLER SIANL DE RESPONSIBLE CON HENDAL UND ALL WRITH FROM THE DECENT TREAL FOR THE CONTROLLER SIANL DE RESPONSIBLE CON METAL UND ALL WRITH FROM THE DECENT TREAL FOR THE CONTROLLER SIANL DE SIANL HAVE A 24" LOOP TIED IN ALL DECENT TREAL FOR THE CONTROLLER SIANL DE SIANL HAVE A 24" LOOP TIED IN ALL SIANT SIANL FOR THE CONTROLLER SIANL DE SIANL HAVE A 24" LOOP TIED IN ALL SIANT SIANL FOR THE CONTROLLER SIANL SIANT SIA
- OR, ALL HEADS ARE TO BE RESTALED WITH THE NOZZLE SCREEN AND ARCS SEROM OF THE FAME,
 ALL HEADS ARE TO BE ADJUSTED TO PREVENT OF CREENAY ONTO BUILDINGS, WALLS, FERVESS AND
 HARDSCAPE. THIS INCLUDES, BUT NOT LAWTED TO, ADJUSTMENT OF DIFFLIES HE PREVES FAME
 ADJUSTMENT SCREWA, REPLACEMENT OF PRESSURE OAMPENSATING SCREENS, REPLACEMENT OF
 NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH
 ADJUSTMENT ASSEMBLY.
- 11. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAMESIZE AS THE METER SERVICE LINE.
- 22. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AM HEI/ADA, CERTIFIED BACKELOW DEWICE TESTER SHALL TEST THE BACKELOW PREVIENTION DEWICE AND GINE A COPY OF THE PAOSESD TEST RESULTS TO THE PROPER GOVERNING AGENCIES, AFTER INITIAL TESTING, ALL BACKFILOW DEVICES SHALL BE TESTED ANNUALLY.
- 23. ALL LINES LAYOUTS ARE SCHEMATIC, CONTRACTOR TO BID ON ACTUAL NEEDED QUANTITY/LENGTH.

IRRIGATION MAINTENANCE NOTES:

- CONTRACTOR IS RESPONSIBLE TO PROCRAM CONTROLLERS IN ORDER TO APPLY ADEQUATE MONITOR TO MAINTAIN WRONGUS PLANT GROWTH IN LANDSCAPE AREAS, OR AS REQUIRED BY THE LANDSCAPE AREAS, TO THE LANDSCAPE AREAS, OR CONTRACTOR SHALL BE RESPONSIBLE FOR TURNING OFF CONTROLLERS DURING
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR TURNING OFF CONTROLLERS DURING
 INCLEMENT WEATHER.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGULARLY MISPECT AND EXAMINE THE BPRIMALES SYSTEM WITH RESPECT TO PROPER FUNCTION AND MUST CLEAN NEADS TO ASSURE PROPER ENVICTION.
- THE CONTRACTOR SHALL INFORM THE OWNER IMMEDIATELY OF ANY PARTS WHICH NEED REPAIR OR REPAIR CREEN ACSMENT GOOSTS OR OWNED ALSO, REPLACEMENT COOSTS COORS DUE TO VANDALISM OR THEFF VIRL BE SORRIE BY THE OWNER.
- THE CONTRACT ASSESSMENT FROM THE FOR WINDSHAME, REPORTED FOR COSTS DUE TO WANDLASM OR THEF TYLL EE BORNE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT COSTS DUE TO DAMAGE RESULTING FROM HIS OPERATIONS.
- CONTRACTOR SHALL PERFORM ALL REPAIRS, REPLACEMENTS, STRAIGHTENING, RAISING, ETC., OF THE SPRINKLER SYSTEM AS IS APPLICABLE. TO RISEES AND STRINKLER HEADS, ANY REPAIR OR REPLACEMENT MAIST COMPROMIT ON TYPE MONDHO CHREATINY BEING USED. ANY DEVIATION MAIST BE APPROVED BY THE OMMER AND LANDSCAPE ARCHITECT.
- ALL PAVED AREAS SHALL BE KEPT FREE OF TRASH AND DEBRIS AND WILL BE SWEPT, VACUUMED, YWSHED, OTHERWISE CLEANED EACH VISIT TO ASSURE A CLEAN AND NEAT APPERANCE.
- PROTECT BUILDINGS FROM WATER SPLASHING AND SOIL STAINING.

SYMBOL (TEM DESC) PTIC	ITEM DESCRIPTION
-512	POC IPCHIT OF CONNECTION) 1**WITTER METERS REPORT PER AUSO COULT PLANS-FRELD VERSEY SIZE AND LOCATION SEE CHAIL DRAWNINGS FOR ADOMENAL PREPORMATION
A	IRRIANTION CONTROLLER HAMTER LOOSE WILL LOOVINED CONTROLLER ALTERIANTE LET ESOLAR CONTROLLER IF "TOV POWER NOT AVAILABLE
•	1* DRIP VALVE ASSEMBLY HINTER FOY WITH 2004/ESH PRESSURE REGULATING BASKET FILTER & SPEARS 150 PSI RATED PC DALL VALVES*
ð	HAMTER POY-161 (SIZE ON PLAN) SPEARS 150 PSI RATED PVC BALL VALVE-1"
⊕	1-1/2" PALM VALVE ASSEMBLY HUMTER POV-151 (SIZE ON PLAN) SPEARS 150 PSI RATED PVC BALL VALVE-1"
8	ISOLATION VALVE (SZZE TO MATCH MAINLINE SZZE) NISCO T-413-K BRONZE GATE VALVE WITH CROSS HANDWHEEL AND NON-RISING STEM
•	HUNTER HOS ATTACHED WITH SYMNO JOINT ASSEMBLY
€	HUNTER APV
***************************************	PRIDATION WAIN LINE 2" SCHEDULE 40 PVC, SEE IRRIGATION DETAILS FOR TRENCHING
	NATH LATERAL TIME 60XT 50 A. MIN CCT 500 LITHER THE 60XT 50XT 50 A. MIN CCT 500 LITHER THE 60XT 60XT 50 A. MIN CCT 500 LITHER THE 60XT 60XT 60XT 60XT 60XT 60XT 60XT 60XT
11 11 11 11 11 11 11 11 11 11 11 11 11	IRRIGATION SLEINE - SIZE AS NICICATED ON DRAWINGS SOLEDULE, O PYCHISTALLED AT DEPTHS RECURRED FOR MAIN LINES, LATERAL LINES AND DRIP LINES, SIZET OD ET WAY THESE THE SIZE OF PIPE BEING SLEEVED, IRRIGATION COMPROLIES THINE TO BE SLEEVED IN 1" SLEEVING.
LATERAL 1/4" FLEXIBLE TUBING	POP 2015 - ENERGY STREET OF THE THE CONTROL AND THE PRODUCTS TO THE PROPERTY OF THE PRODUCTS TO THE PROPERTY OF THE PROPERTY O
EMITTER LAYOUT { PER DETAIL LATERAL }	COPE ZOME, TREES. QUED DATTESS PRESSURE COMPENSATING (I ON-) WITH ALT FLORILE SANEAD DATTESS SCHALLE DATO OF DISCULLATE ON HAVE DOED BLOWNOT AGRICULTURAL FRED BATTESS SCHALLE DATO OF DISCULLATE ON HAVE DOED BLOWNOT AGRICULTURAL FRED DATES SCHALLED (FOR DE OF THE PROPERTY OF HAVE DOED BLOWNOT AGRICULTURAL FRED DATES SCHALLED (FOR DE OF THE
PALMS X	DNP ZONE - PALNS PALNITRES BUBBLESS: HUNTER MODEL RZWS-38 RFA FOR DATECLAWRIS PALIA, HUNTER MODEL RZWS-18 NETA FOR FAN PALIA, TWO BUBBLENS PER PALM TREE
Ф	VALVE KEY: 9 ** NAVE SECURIORE RUDKER* 9 ** NAVE SECURIORE RUDKER* 1 ** VALVE SECURIORE RUDKER* 1 ** VA

23-36	12-22	P41	8	GPM		24" BOX & LARGER TREES	15 GAL	5GAL	1 GALLON	PLANT SIZE		MOT SHOWN EMITTER	MOT SHOWN EMITTER	DESCRIPTION	OLUMPOT.
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											end			ВРМВРН	
												HUNTER	налитен	HANUFACTURER	
												HE-10-B (FOR SHRUBS)	HE-20-8 (FOR TREES)		
												H6-10-8	HE-20-8	HUNTER	

SYMBOL	SPRINGLE				
0 8 7 4	MODELDESCRIPTION	SAD	8	друудр н	MANUFACTL
4 4 4 4	Nozzie 5 Blue	46	뇀	37, 40, 1,10, 1,20	PRO FIXED NOZZLES - HUNTER
0 0 0 E	Nazia 8 Brown	eFT.	8	JZ, 1.18, 1.55, 1.70	PRO FIXED NOZZLES - HUNTER
8 4 8	Nazie 10 Red	1007	z	JS, 14S, 240, 240	PRO FIXED NOZZUES - HUNTES
	Nezzie 12 Green	19.01	22	.55, 1.98, 1.77, 2.36	PRO FIXED NOZZLES - HUNTED
9 6 0	Nozzie 15 Bleck	15FT	88	JRI, 1.85, 2.70, 3.70	PRO FIDED NOZZLES - HUNTER

36.50

NOTES:

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2 NISTILL FER WISS, SPESS,

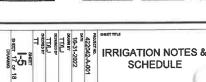
3 PROVIDE REST AND OPERATING RISTRUCTIONS TO HOM,

4 NISTILL ALL INDEGRACIONS SAURHIGHT IN A VIALVE BOX PER

JAMAN ACTURIER'S APPER

4. INSTALL FLOW SENSONS AFTER MASTEN VALVE.

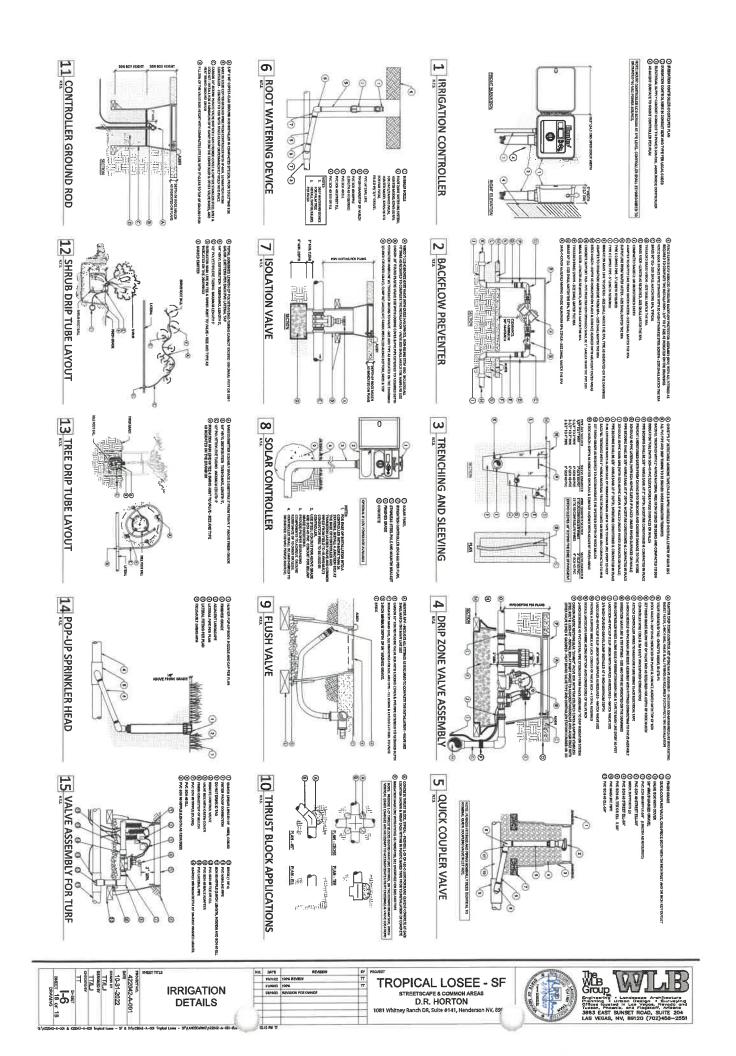






TROPICAL LOSEE - SF
STREETSCAPE & COMMON AREAS
D.R. HORTON
(081 Whitney Ranch DR, Suite #141, Henderson NV, 89)





PROJECT: Tropical & Losee - T Streetscape and Common Areas APN 124-25-201-001 & 003 Northeast comer of Tropical Parkway and Losee Road North Las Vegas, NV 89084.





1081 Whitney Ranch Dr. Suite #141 Henderson NV, 89104

PROJECT ENGINEER:

ACTUS

3283 Warm Springs Road, Suite 300, Las Vegas NV 89120

	OF S	INDEX OF SHEETS
SHEET No.	DWG Na.	DESCRIPTION
-	CVR	COVER SHEET
2	2	OVERALL SITE PLAN
ω	Z	HARDSCAPE CONSTRUCTION PLAN & NOTES & GENERAL NOTES
•	រួ	HARDSCAPE CONSTRUCTION DETAILS
on.	٤	HARDSCAPE CONSTRUCTION DETAILS
ф	£	HARDSCAPE CONSTRUCTION DETAILS
7	٤	PLANTING PLAN
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2	E	PLANTING PLAN
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ü	=	PLANTING DETAILS
ź	12	PLANTING NOTES & SCHEDULE
15	£	OVERALL IRRIGATION PLAN
16	ī	IRRIGATION PLAN
17	z	IRREGATION PLAN
5	ឆ	IRRIGATION PLAN
10	ľ	IRRIGATION PLAN
8	ጆ	IRRIGATION PLAN
23	ፔ	IRRIGATION PLAN
B	FJ	IRRIGATION PLAN
8	Σ	IRRIGATION NOTES & SCHEDULE
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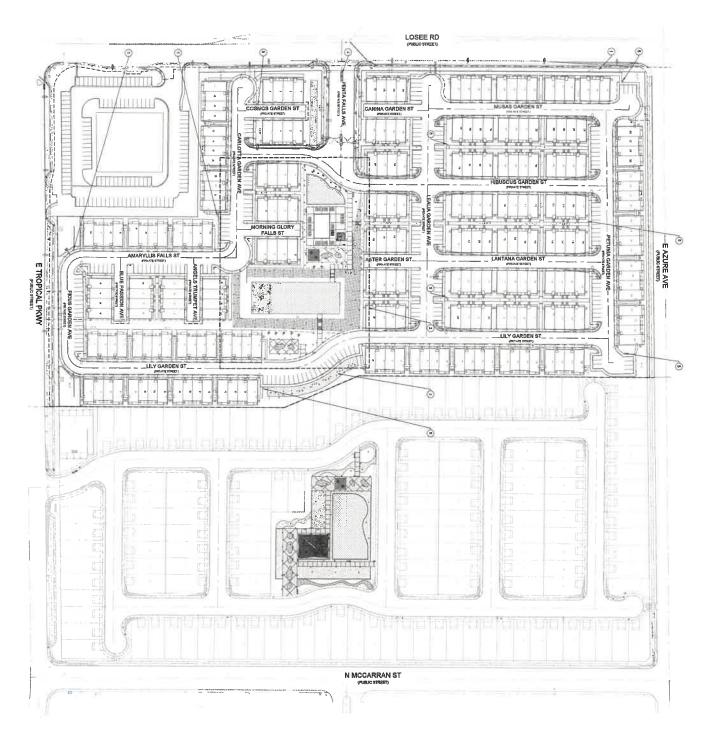
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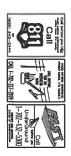
TROPICAL LOSEE - TH

STREETSCAPE & COMMON AREAS
D.R. HORTON

1081 Whitney Ranch DR, Suite #141, Henderson NV, 897



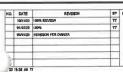






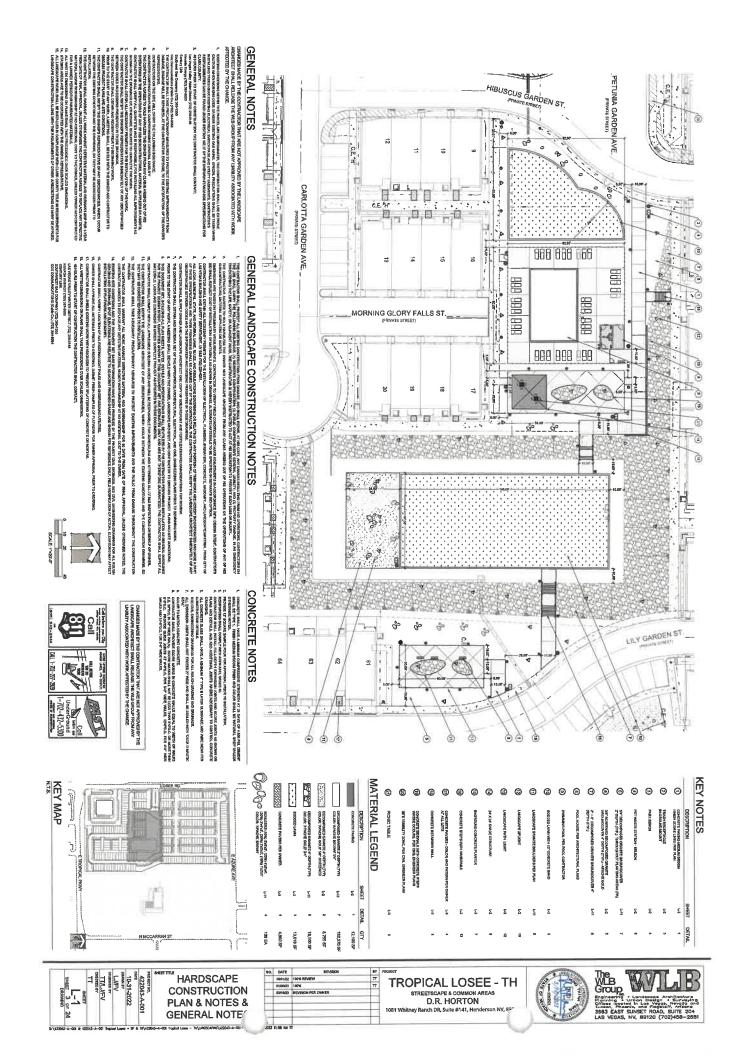


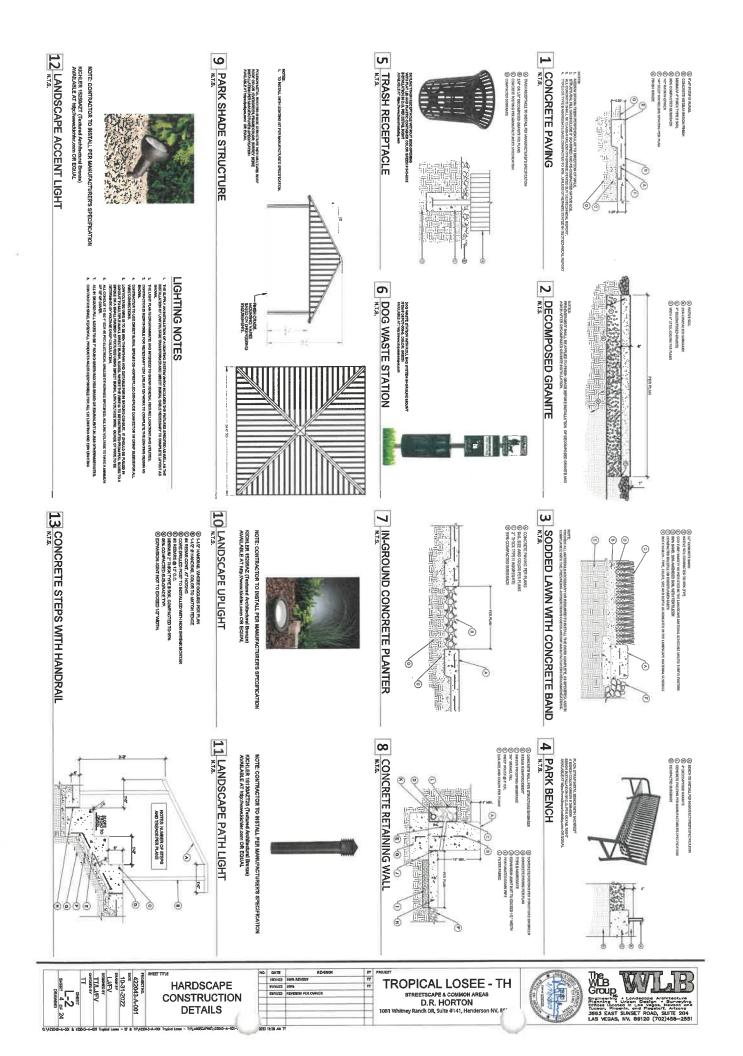
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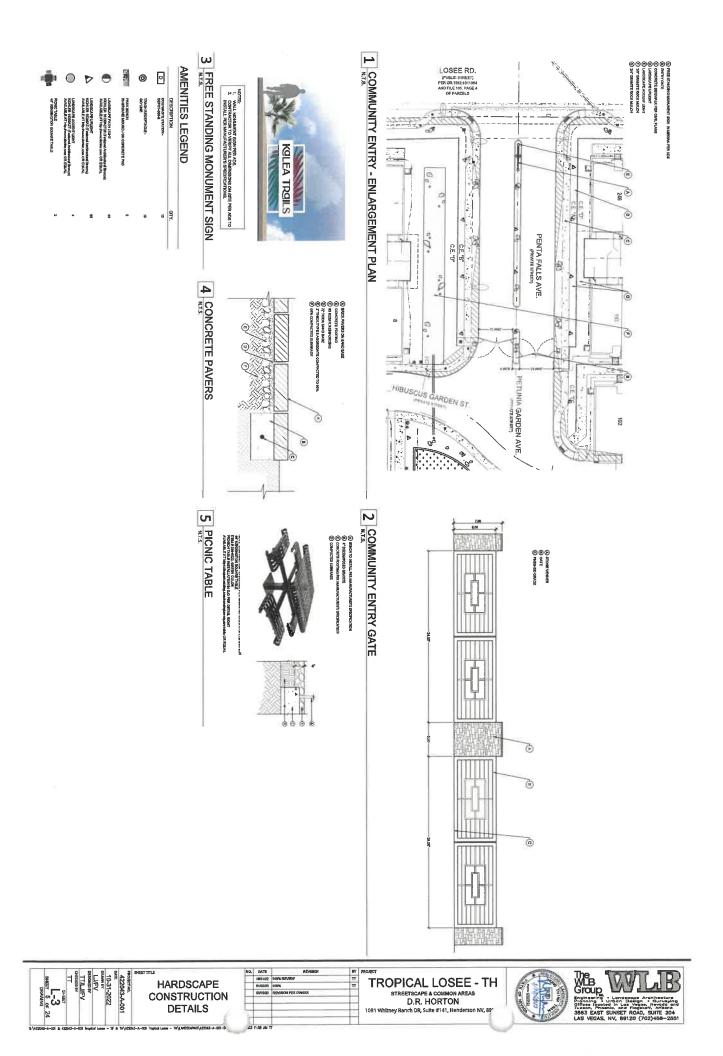


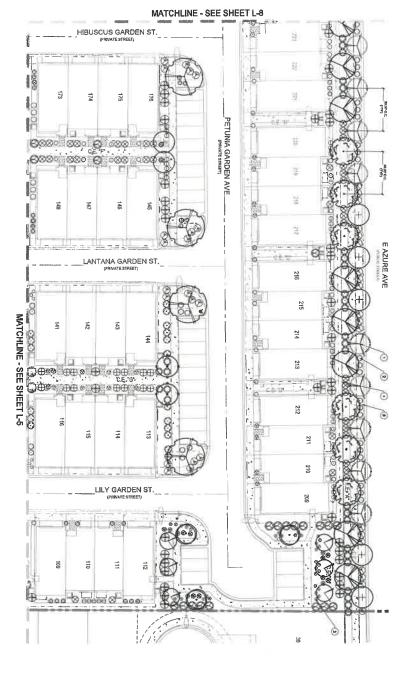
TROPICAL LOSEE - TH
STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch OR, Suite #141, Henderson NV, 89**



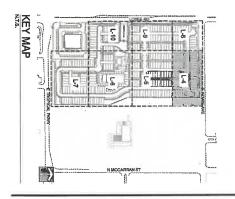








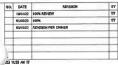




BOULDERS (1994) STATAS, COULDR: APACHE BROWN	CONCRETE PAYERS PER OWNER	SODOED LAWN	DECOMPOSED GRANTE OF DEPTH (TYP)	DECOMPOSED GRANTE 4" DEFIN (TYP) COLOR: WPACHE GOLD 38" SCREENED	DECOMPOSED GRANTE 2' DEPTH (TYP) COLOR: APACHE BROWN 34"	CONCRETE PAVING	DESCRIPTION	MATERIAL LEGEND
Ž	Σ	۶	Ž	ī	ž	٤	SHEET	
*		ω	(n	ы	7	-	DETAIL	
8	4,847 85	13,018.5	15,751 8	8,755 GF	203,614	11,558 5	Ą	

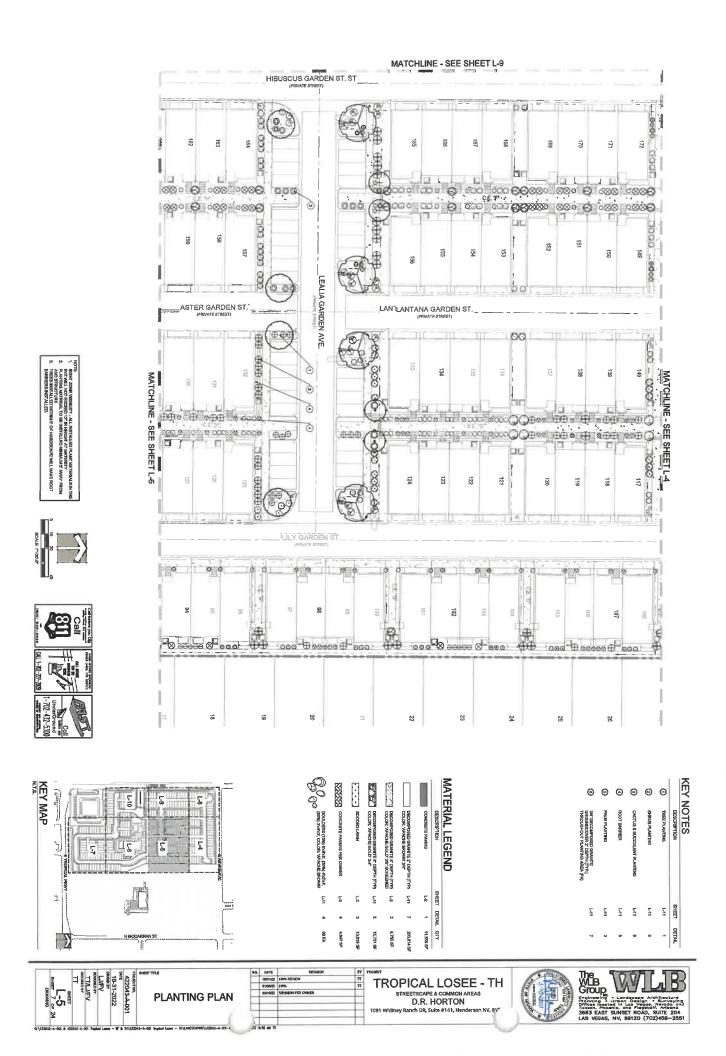
	DESCRIPTION	经用	DETAIL
Θ	TREE PLANTING	14	-
0	SHRUB PLANTING	3	а
0	CACTUS & SUCCULENT PLANTING	3	49
Θ	ROOT BARRIER	Ē	60
0	PALM PLANTING	Ξ	9
0	SA* DECOMPOSED GRANTE GROUNDCOVER 2" DEPTH (TYP.) THROMEHOM THE MATTING AREA (PA)	Ξ	7

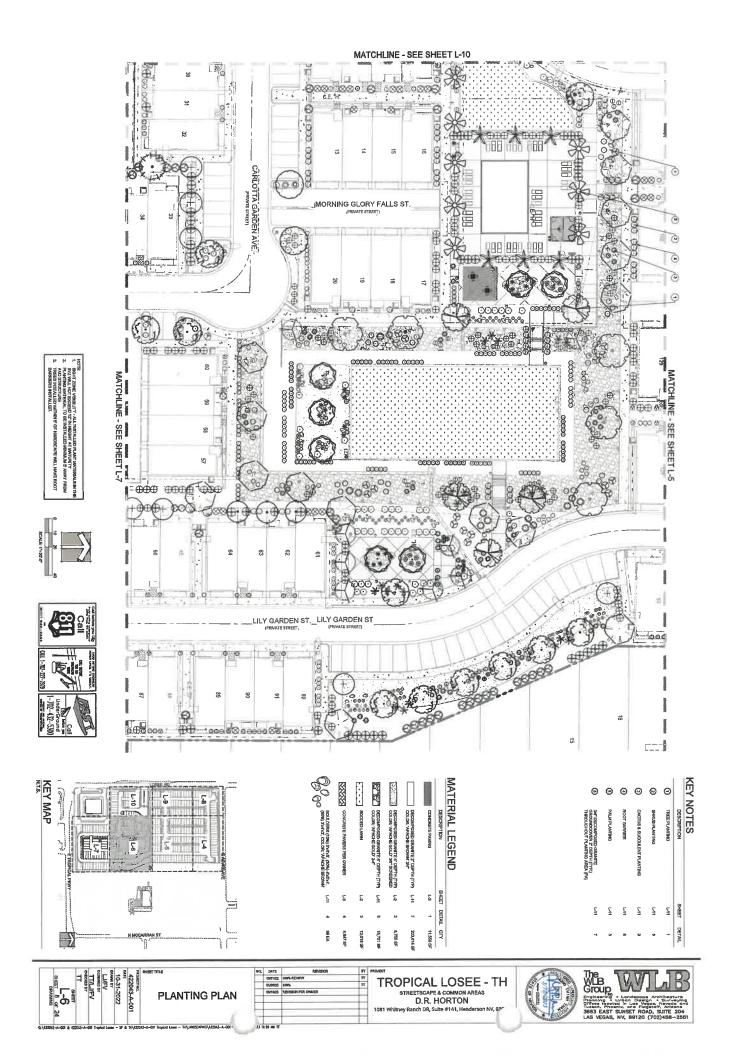
8	181	DESIGN	10 1	42°	SHEET TITLE
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**	7001-1-00	Toroland I ann	1 - 5	BA eta	ist. a. (fill Tresion Lame - Di\LabottaPMC\477043-a-001-i

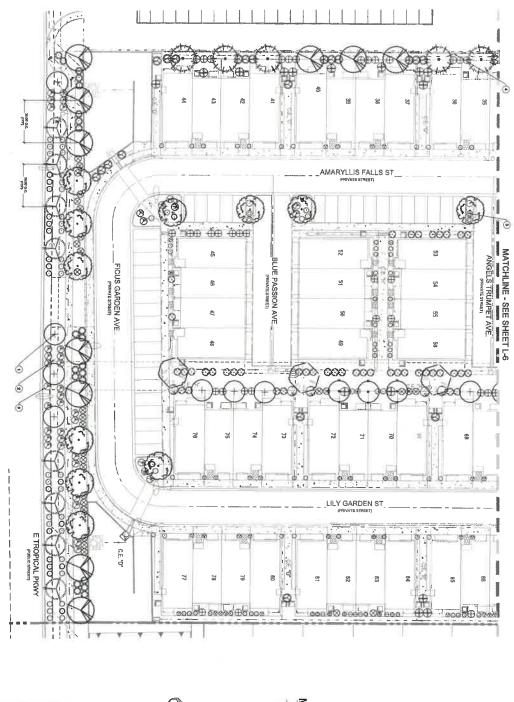


TROPICAL LOSEE - TH
STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch DR, Suite #141, Henderson NV, 82











SIGHT ZONE VISIBILITY , ALL INSTALED PLANT MATERIALS IN THE SEY ML, INST EXCESD ITS IN HEIGHT AT MATURITY PLANTING MATERIAL. TO BE INSTALED MINIMUM S'AMEY FROM AND STRUCTURE TREES INSTALED MITTALS OF HARDSCAPE WILL HAVE ROOT BARRIERS INSTALED.

BOULDERS (10%) SWARS, DOWN ANDW.	COMORETE PAVENS PER OWNER	SODOED LAWN	DECOMPOSED GRANTE & DEPTH (TYP)	DECOMPOSED GRANTE AT DEPTH (TYP)	DECOMPOSED GRANTE 2' DEPTH (TYP)	CONDRETE PAYING	DESCRIPTION	MATERIAL LEGEND
7	٤	ົ້	Ī	Σ	Ξ	۶	SHEET	
4	*	ω	65	ю	7		DETAIL	
8	4,847 8	13,016	15,751	0,755 8	203,61	11,558	ą	

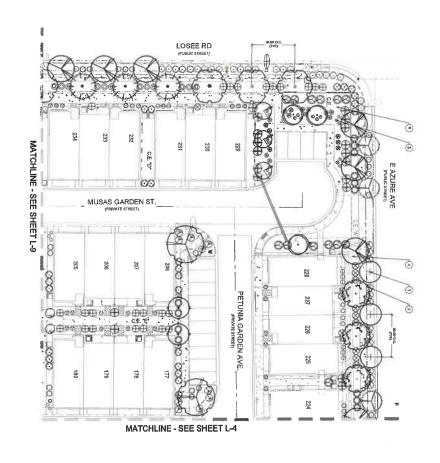
	DESCRIPTION	器田
Θ	TREEPLATING	Ē
0	SHRUB PLANTING	<u>₹</u>
Θ	CACTUS & SUCCULENT PLANTING	Ξ
Θ	ROOT BARRIER	ž
0	PALMPLANTING	Ž
Θ	34" DECOMPOSED GRANTE GROUNDCOVER 2" DEPTH (TYP.) TUBOLICIAN IT ELANTIMO ASSA (ZA)	<u> </u>

DRAWING	L-7	7	CHECKED BY	DESIGNACIO BIX	L/FV	DEWANNEY.	10.31.3033	422043-A-0	PROJECT NO.	PLANTING PLAN
122043	7 2 4 	2043	A-001	Tropi	cai Lo		SF (01	1220	45-A-001 Treplant Lanna - Th'(LondSSEAPHIC)42043-A-004



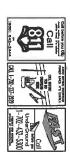
TROPICAL LOSEE - TH
STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch Dr. Suite #141, Henderson NV, 89°

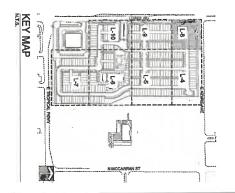












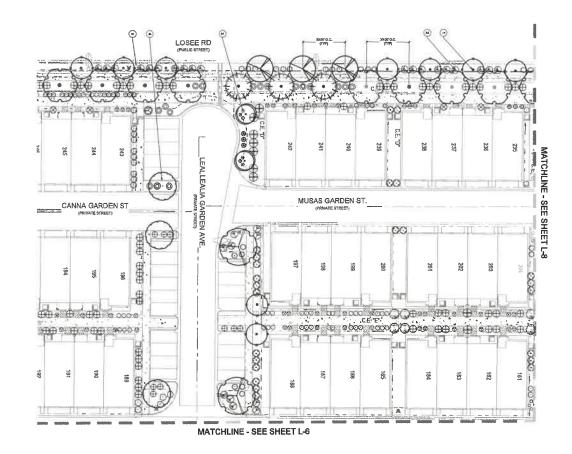
BOULDERS (10%) SWASS, COLOR: WONCHE BROWN	CONCRETE PAVERS PER DWAVER	SODDED LAWN	DECOMPOSED GRAVATE OF DEPTH (TYP)	COLOR: WPACHE GOLD 38" SCHEENED	DECOMPOSED GRANTE 2" DEPTH (TYP) 111 COLOR: WPACHE BROWN 34"	CONCRETE PANEWS	DESCRIPTION	MATERIAL LEGEND
Ž	٤	Σ	Ξ	Σ	Ž	£	SHEET	
	4	cal	Oh.	ы	7	_	DETAIL OTY	
89 EA	4,847 SF	13,016 SF	15,751 SF	8,755 SF	203,614 SF	11,538 SF	QT/	

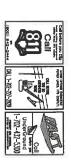
KEY NOTES	DESCRIPTION	① TREEPLANTING	SHRUB PLANTING	 CACTUS & SUCCULENT PLANTING 	(d) ROOT BARRISER	(S) PALIAPLANTING	SAF DECOMPOSED GRANTE GROUNDOOVER 2" DEPTH (TYP.) THROUGHOUT PLANTING AREA (PA)
	SHEET	4	<u> </u>	5	<u>₹</u>	2	£
	DETAIL	_	۰	•	۰	u	7

NO.	CATE	REVISION	BY	PR
	10/31/22	100% REVIEW	TT	
	81/30/23	100%	π	
	63/10/23	REVISION PER OWNER		
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	0		- J.	
13 13	2:00 PM 11			

TROPICAL LOSEE - TH STREETSCAPE & COMMON AREAS D.R. HORTON









MATERIAL LEGEND DESCRIPTION CONCRETEDAMNS DESCRIPTION	E 2 2 2 8	DETAIL 2	QIY 11,558 SF 203,614 S 2,755 SF 4,755 SF
CONCRETE PAVING DECOMPOSED GRANTE 2' DEPTH (TYP) DOUGN: NOACHE BROWN 34"	3 2	7 4	11,558 SE
-	Σ	N	8,755 SF
DECOMPOSED GRANTE & DEPTH (TYP) COLOR: WANCHE GOLD 2-F	Ĩ	on	16,761 83
SOCIOED LAWAI	ឱ	(4)	13,018.58
CONCRETE PAVERS PER OWNER	٤	•	4,847 SS
BOULDERS (10M) SHESTS (20M) ASSAF, 10M) AS	Ĕ	•	99 EA

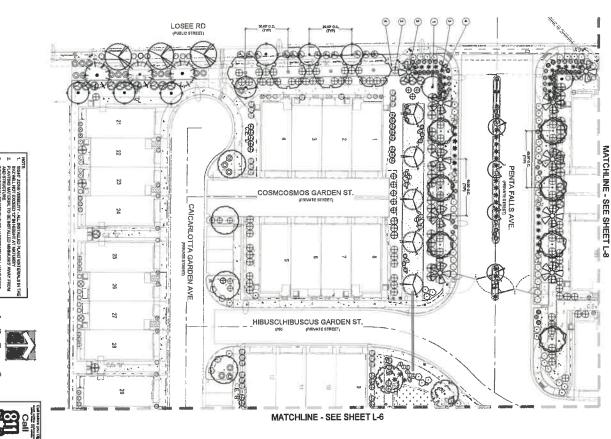
	DESCRIPTION	SHEET	DETAIL
Θ	TREE PLANTING	7	
0	SHRUB PLANTING	ž	
ၜ	CACTUS & SUCCULENT PLANTING	ጀ	
(ROOT BARRIER	ž	
6	PALM PLANTING	ž	
0	SA® DECOMPOSED GRANITE GROUNDCOWER Z' DEPTH (TYP.) THROUGHOUT PLANTING AREA (P.A)	Ē	

	2	1 00	⊒ 88	LJ/	p A	42:	SHEET TITLE
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NQ,	DATE	REVISION	81
	10/31/22	100% REVSEW	17
	01/30/23	100%	T1
	03/19/23	REVISION PER OWNER	
			_
-	_		-
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TROPICAL LOSEE - TH
STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch DR, Suite #141, Henderson NV, 8"





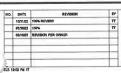




MATERIAL LEGEND			
DESCRIPTION	SHEET	DETAIL	QTY
CONCRETE PANING	٤	-	11,558 SF
DECOMPOSED GRANTE 2" OEPTH (TYP) COLOR: 'APACHE BROWN 3/4"	\vec{z}	7	203,614 8
DECOMPOSED GRANTE 4" DEPTH (TVP) COLOR: APACHE GOLD 38" SCREENED	ជ	ы	8,755 SF
DECOMPOSED GRANTE & DEPTH (TYP)	Ξ	61	15,751 SF
SODDED LAWN	Z	ų	13,018 50
CONCRETE PAYERS PER OWNER	ឌ	•	4,847 67
BOLIDES (IOM) SHA'S, COLOR: APAGE BROWN	Ž		®EA

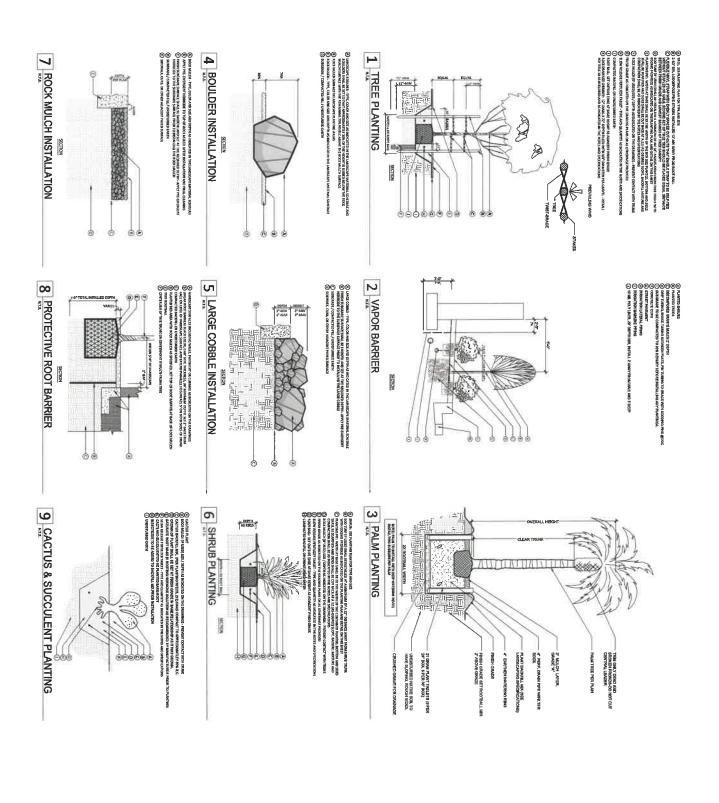
KEY NOTES	
DESCRIPTION	SHEET
① TREE PLANTING	2
② SHRUB PLANTING	ž
CACTUS & SUCCULENT PLANTING	Ξ.
ROOT BARNIER	ž
S PALMPLANTING	Ξ.
	5

















GENERAL LANDSCAPE PLANTING NOTES

- CONTRACTOR TO INSTALL LANDSCAPE, HARDSCAPE AND INVIGATION PER PROJECT RECOMMENDATIONS.
- ALL TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE SHALL RECEIVE DEEP ROOT BARRIERS. T CHANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE OWNER. THE LANDSCAPE CONTRACTOR IS CHANTLE FOR FOR FLANT CHANTITIES AS THEY AFFEAR ON THE FLAN.
- THERE LOCATIONS SHOWN ON PAYS MAY REQUIRE ADMORTERS IN THE FIELD, MEMORITHE FEMALE SHEEL, CHEEL SHOULD SHEEL SHOWN ON PAYS MAY REQUIRE ADMORTER IN THE FIELD, MEMORITHE ADMORTER SHEEL SHEEL SHEEL SHEEL AND ALL IN DECEMBERATION OF THE ATTEMPT OF THE ADMORTER SHOULD THE HOUSE AND ALL IN DECEMBER AND ALL IN THE CHEEL SHEEL SHE
- SHRUB AREAS SHALL RECEIVE Z^{\prime} MINIMAM THICK LAYER OF DECORATIVE CRUSHED ROCK, COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.
- PLANT BACKFILL SHALL BE 75% REJECT SAND AND 25% MULCH, SOIL TEST MAY BE RECOMMENDED PRIOR TO PLANTING.
- STAKE ALL TREES PER DETAIL REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK
- PRIOR TO THE START OF ANY WORK, A MEETING SHALL BE HELD WITH THE OWNER, CONSTRUCTION MANAGER AND CONTRACTOR TO DISCUSS PROJECT GOAL, PLANS AND SITE CONDITIONS. PRIOR TO PAINTING OF HEM PLANT MATERIAL, AS DESGUNITED ON PLAN, CONTRACTOR SMALL HAVE ALL PLANT PROTIED ON SITE PRE YAM, TO BE REGINEND AND APPROMED BY THE CONSTRUCTION MANAGER PRIOR TO DIOCING OR BACKPILLIAN OF PLANTING PTS.
- VERUPY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE SITE PRIOR TO ISSUANCE OF ANY BIDS, OR PROCEEDING WITH ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION HANAGER OF ANY DESCRIPTION WHICH DOORS TERMED THE DESIGNATION CONSTITUENT OF THE THE STATE OF THE CONTRACT OF THE THE STATE OF THE STAT
- THE CONTRACTOR SHALL CARRY OUT THE FULL INTERT OF THE PLANS, DETAILS AND SPECIFICATIONS, USING WORKMANISHEN IN A MAINER IN ACCORDANCE WITH THE BEST METHODS OF THE TRADE.
- THE CONTRACTOR IS TO PROVIDE CONTINUOUS INSPECTIONS DURING CONSTRUCTION AND SHALL COORDINATE AND BERESPONSIBLE FOR THE ACTIONS OF MIS OR HER SUBCONTRACTORS. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATIONS FROM THE FINAL DRAWNES WITHOUT THE PERMISSION OF THE CONSTRUCTION MANAGER,
- THE CONTRACTOR SHALL HARBAHT ALL HARB KANANTS DEFECTIVE MISTERLA HAR INCOMMISTER FOR ON DAYS FROM LANTE OF THAT APPROPRIAL MALES ON DEFENSE ON THE ON THE CONTRACTOR AVERES TO REPLACE MY DEFECTIVE MISTERIAL AND/ON HOMBOUNDAMENS AT HO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SMALL NOTIFY THE CONSTRUCTION NAVAGER A MINIMAIN OF 48 HOURS PRIOR TO THE GOVERNING AUTHORITYS FINAL INSPECTION AND MY OTHER WARRANTED SITE VISITS,
- MITURE HERRIT OF ALL PLANTING MATERIAL WITHIN YSSBUTY TRANSLE SHALL NOT DICED 27. HERRIT OF ALL SHRUBS AND GROUNDOWER WITHIN THE VISIBLITY TRANSLE TO BE MAINTAINED AND TRANSED LOWER THAN 24",

PLANT SCHEDULE

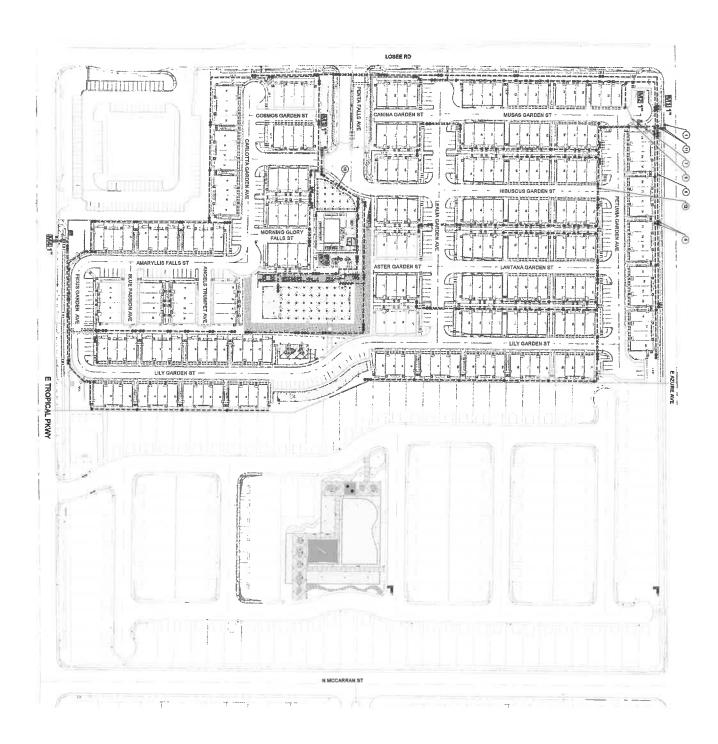
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STENOCEREUS MARGINATA	ECHINOCACTUS GRUSONII	DALEA CAPITATA SIERRA GOLD'	YUCCA BACCATA	ROSMARINUS OFFICIANALIS TUSCAN BLUE'	TEUCRIUM CHAMAEDRYS	PITTOSPORUM TOBIRA "VARIEGATA"	RHAPHIOLEPIS INDICA	NOLINA MICROCARPA	PENNISETUM SETACEUM	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW	MUHLENBERGIA RIGENS	MYRTUS COMMUNIS BOETICA:	MYRTUS COMMUNIS COMPACTA	LIGUSTRUM JAPONICUM	MYOPORUM PARVIFOLIUM	LEUCOPHYLLUM FRUTESCENS	LEUCOPHYLLUM ZYGOPHYLLUM	HESPERALOE PARVIFLORA	ILEX VOMITORIA 'NANA'	FEIJOA SELLOWIANA	EUPHORBIA RIGIDA	ENCELIA FARINOSA	DASYURION WHEELER!	CHRYSACTINIA MEXICANA	CALLISTEMON CITRINUS 'NANA'	AGAVE DESMETTIANA	AGAVE BLUE GLOW	DASYLIRION QUADRANGULATUM	WASHINGTONIA ROBUSTA	VITEX AGNUS-CASTUS	ULMUS PARVIFOLIA	RHUS LANCEA	QUERCUS ILEX	PROSOPIS CHILENSIS	PISTACIA CHINENSIS	PINUS ELDARICA	PHOENIX DACTYLIFERA ZAHIDI	OLEA EUROPAEA 'SWAN HILL'	LAGESTROMA INDICA	FRAXINUS VELUTINA FAN TEX	LAURUS NOBILIS	CHILOPSIS LINEARIS	ACACIA STENOPHYLLA	ACACIA SIVALLI	BOTANICAL NAME
MEXICAN FENCE POST	BARREL CACTUS	SIERRA GOLD DALEA	BANANA YUCCA	TUSCAN BLUE ROSENARY	GERMANDER	VARIEGATED MOCK ORANGE	INDIAN HAWTHORN	BEAR GRASS	GREEN FOUNTAIN GRASS	AUTUMN GLOW GRASS	DEER GRASS	TWISTED MYRTLE	DWARF MYRTLE	JAPANESE PRIVET	CREEPING MYOPORUM	TEXAS RANGER	CUP LEAF TEXAS SAGE	RED YUCCA	DWARF YAUPON HOLLY	PINEAPPLE GUAVA	GOPHER PLAN	BRITTLE BUSH	DESERT SPOON	DAMIANITA DAISY	LITTLE JOHN BOTTLEBRUSH	SMOOTH AGAVE	BLUE GLOW AGAVE	MEXICAN GRASS TREE	MEXICAN FAN PALM	CHASTE TREE	CHINESE ELM	AFRICAN SUMAC	HOLLY OAK	CHILEAN MESQUITE	CHINESE PISTACHE	MONDELL PINE	DATE PALM ZAHIDI	SWAN HILL OLIVE TREE	CRAPE MYRTLE	FAN TEX ASH	BAY LAUREL	DESERT WILLOW	SHOESTRING ACACIA	SWEET ACACIA	COMMON NAME
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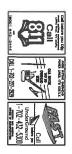
PLANTING NOTES & SCHEDULE

MQ,	DATE	REVISION	91
	19/31/22	100% REVIEW	17
	01/30/23	100%	17
	03/10/23	REVISION PER OWNER	- 19

TROPICAL LOSEE - TH STREETSCAPE & COMMON AREAS
D.R. HORTON
ney Ranch DR, Suite #141, Henderson









OVERALL IRRIGATION PLAN

Sector 1-15 or 2

OVERALL IRRIGATION PLAN

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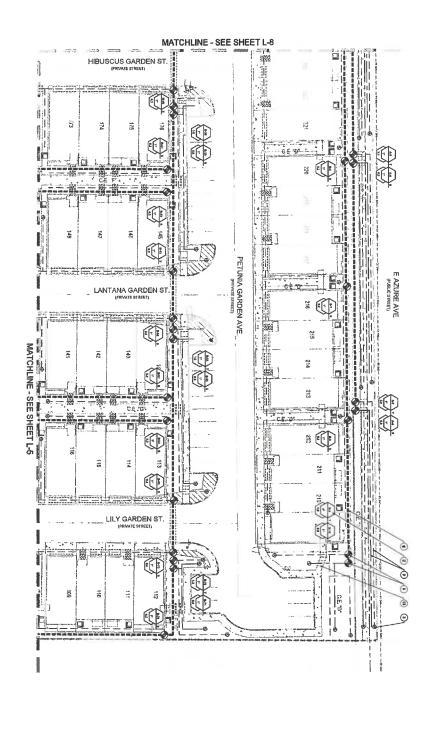
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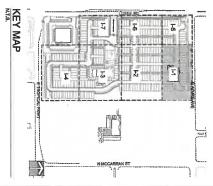


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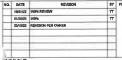






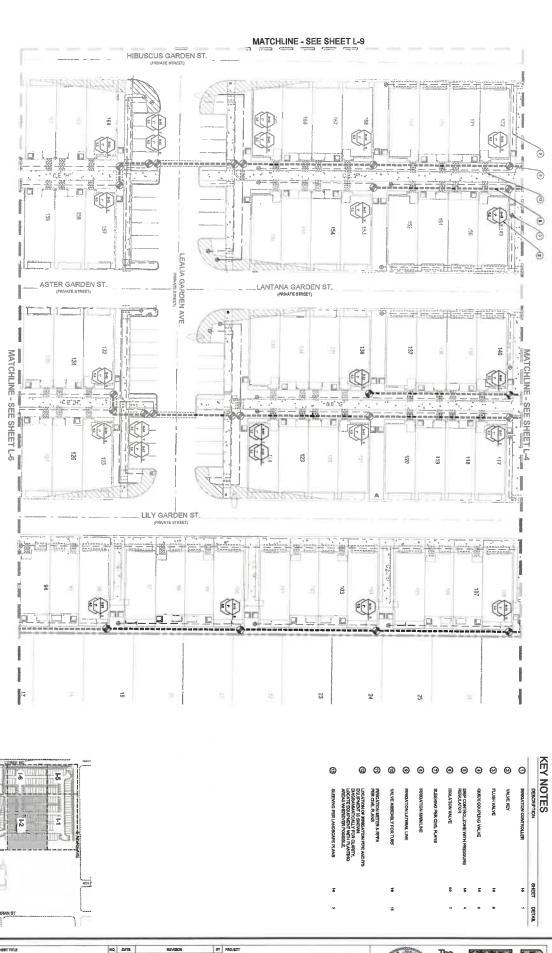
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STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch DR, Suite #141, Henderson NV, 89°*







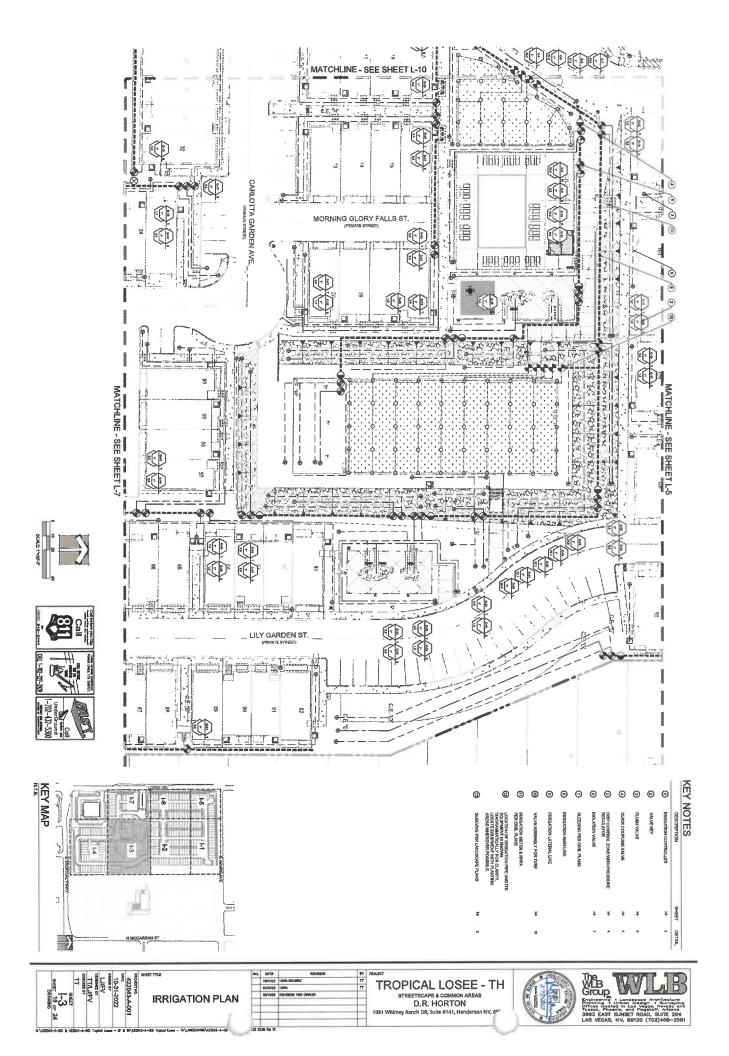
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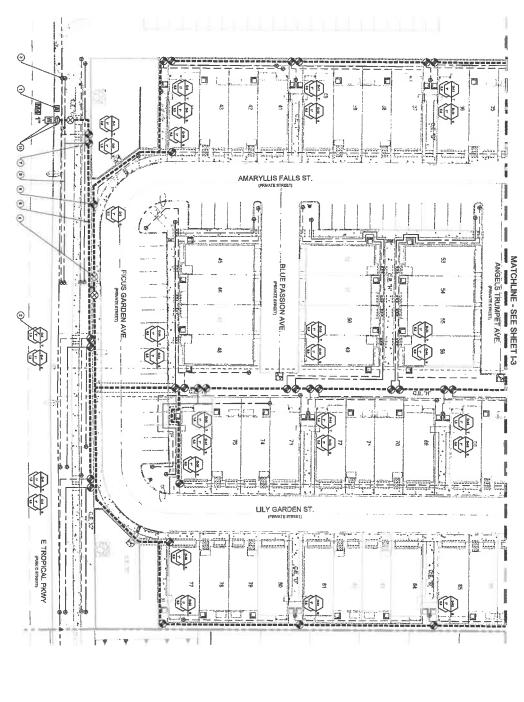
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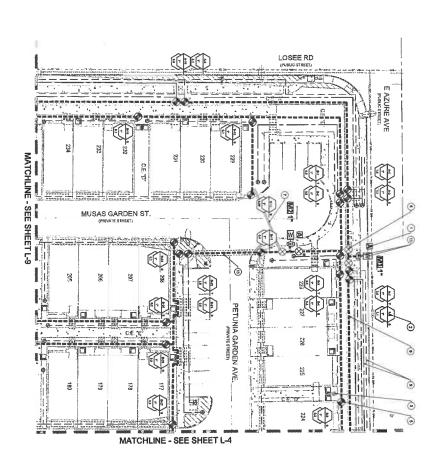




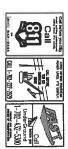
TROPICAL LOSEE - TH
STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch DR, Suite #141, Henderson NV, §*

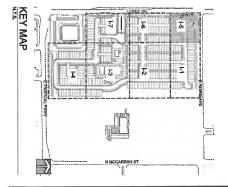












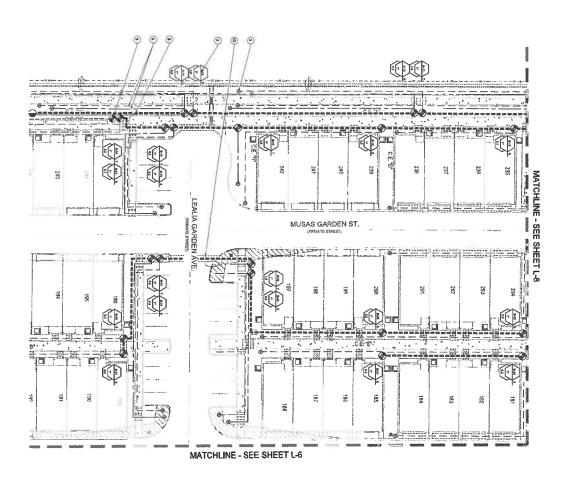
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KEY NOTES	DESCRIPTION	IRRIGATION CONTROLLER	VALVE KEY	HUSH VALVE	CUICK COUPLING VALVE	DRIP CONTROL ZONE WITH PRESSURE REGULATOR	ISOLATION VALVE	SLEEWING PER CIVIL PLANS	IRRIGATION MAIN LINE	IRRIGATION LATERAL LINE	VALVE ASSEMBLY FOR TURF	IRRIGATION METER & RPPA PER CIVIL PLANS	LOCATION OF BRIGATION PIPE AND ITS EQUIPALENT IS SHOWN DIAGRAMMATICALLY FOR CLARITY, LOCATE EQUIPALENT WITH PLANTING AREAS WHEREVEN POSSIBLE.	SLEEVING PER LANDSCAPE PLANS
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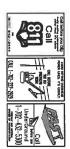


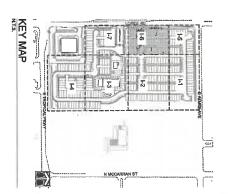
TROPICAL LOSEE - TH
STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch Dr. Suite #141, Henderson NV, 86**











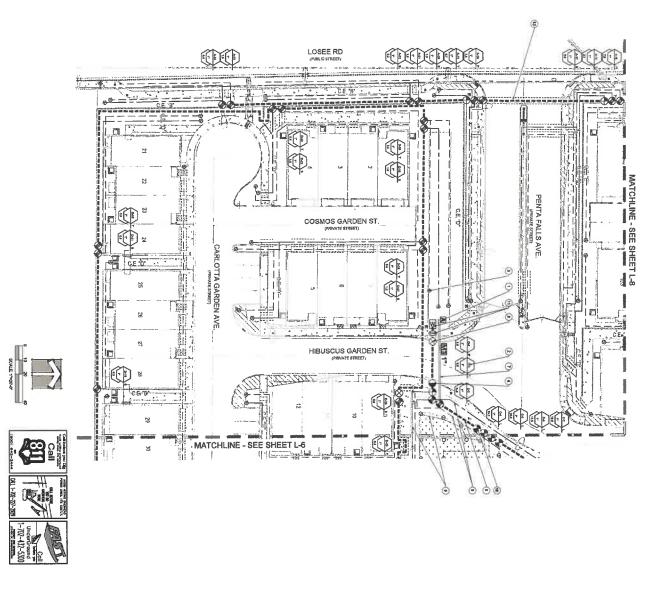
KEY NOTES	DESCRIPTION	IRRIGATION CONTROLLER	2 VALVEREY	LINSH VALVE	 Quick coupling valve 	S DRIP CONTROL 29	ISOTATION NATAE	O SLEEVING PER CIVIL PLANS		(3) IRRIGATION MAIN LINE				
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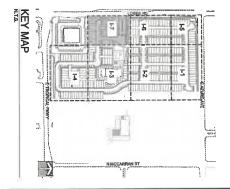
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TROPICAL LOSEE - TH
STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch DR, Suite #141, Henderson NV, §9***







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TROPICAL LOSEE - TH
STREETSCAPE & COMMON AREAS
D.R. HORTON
1081 Whitney Ranch DR, Suite #141, Henderson NV, F



GENERAL LANDSCAPE IRRIGATION NOTES

- ALL LOCAL MUNICIPIAL AND STATE LAWS, RULES AND RECOULTIONS GOMERNING OR RELIGING TO ANY PORTION OF THIS WORK ARE HEILED INCORPORATED MITO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL TERRY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENUING WAYSE, THE LOCATIONS OF ITILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO VERIETY PRESSURE CHASTE AND NOTEY LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESSIRTANTE OF ANY DISCREPANCES PRICE TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR PAILS TO NOTEY THE PROPER PAIRTY, THE CONTRACTOR SMALL BE FRANCIALLY RESPONSIBLE FOR ALL RECESSARY 958 TEM ALTERATIONS REQUIRED TO PACHITATE ALL PERFECTIONAL SYSTEM. ATHORISM REQUIRED TO PACHITATE ALL PERFECTIONAL SYSTEM. ATHORISM REQUIRED A MINIMUM OF 65 TO 75 PSI WAYTER PRESSURE AT WATER METER.
- 1. THE CONTRACTOR SHALL OSTAIN THE PERTINENT ENGINEERING OR ARCHTECTURAL PLANS BEFORE BEGINNING WORK.
- NOT THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLIDING TURF. SINGLE LINES SHOWN MAY REPRESENT INUTIFILE LINES OF CONDUIT, PVC WATER LINES OR PVC SLEEVES DEPENDING ON INSTALLATION DESIGN REQUIREMENTS.
- DO NOT WILLFILLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS COMPAUS IN THE FIELD THAT INVERSION CONDITIONS SIZEST THAT WERE MOTE OFFICE PLANS WERE PLANS SHOWN CONDITIONS SHALL BE SHOUGHT TO THE ATTENTION OF THE OWNERS REPRESENTANCE PRIOR TO ANY WORLD CONDITIONS SHALL SERVICE OF THE ATTENTION SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEELED NECESSARY OF THE CONNER.
- , INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS, CONTRACTOR SHALL BE RESPONSIBLE TO COMMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- Y, LOCATION OF EXISTING ELECTRICAL AND WATER CONNECTIONS (POC) MAY ALTER LAYOUT SHOWN FIELD VERIFICATION OF EXISTING UTILITIES REQUIRED PRIOR TO INSTALLATION.
- 10. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. 3. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- F11, ALL UPIE UNDER PAVED AREAS TO BE RISTALLED IN A SCH. 40 SLEEVE TINGES THE DAMETERS OF THE FIPE CAPRIED, ALL WIRE UNDER PAVED AREAS TO BE RISTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILLY DULL WHEE THROUGH, ALL SLEEVES TO BE INSTALLED WITH A MINIMUM GEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE
- 12. ALL QUICK COUPLER WAVES TO BE INSTALLED IN SHRIBLED REPONDE COVER AREAS WHERE POSSIBLE, ALL QUICK COUPLER WAVESS TO BE INSTALLED, AS HOWN ON THE INSTALLANDED DETAILS, INSTALLAL QUICK COUPLER VALVES WITHIN 15" OF HARDSCAPE.
- 13. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
 14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER
- 15. SUPPLY THE FOLLOMMO INTERIAL TO THE OWNER: TWO WERICHES FOR DISASSISIETY AND ADJUSTING OF EACH TYPE OF SPRINKLES HEAD AND VALVE SUPPLIED. TWO KEYS FOR EACH OF THE CONTROLLERS. TWO VALVE BOX KEYS.
- 18. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
- 18, FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED. '. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- IS CONTROLLER TO BE INSTALLED AS SEE MANIFACTUREES SPECIFICATIONS. CONTROLLER SEZE

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 AND CONTROLL EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL NRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- 20. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS.
 ALL HEADS ARE TO BE ADJUSTED TO PRESENT OVERSEPAY ONTO BUILDINGS, WALLS, FENCES AND
 HARDGOAPE. THIS HEALDLOSS, BUT FOUT JUSTED TO, AULISTRUET, OF DEFFLORE PI, HO DE
 ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPERSATING SCREENS, REPLACEMENT OF
 NOZZLES WITH MORE APPROPRIATE RADJUS UNITS AND THE REPLACEMENT OF NOZZLES WITH
 ADJUSTMENT.
- 21. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAMESIZE AS THE METER SERVICE LINE.
- 22. PRIOR TO PUACING ANY RRIQATION SYSTEM IN SERVICE, AM NEVADA GERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE EASTE AND LIFEST THE BACKFLOW PREVENTION DEVICE AND GAVE A COPY OF THE PASSED TEST REQUITY TO THE REPORT GOVERNING AGENCIES. AFTER NITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- 3), ALL LINES LAYOUTS ARE SCHEMATIC, CONTRACTOR TO BID ON ACTUAL NEEDED QUANTITY/LENGTH.

IRRIGATION MAINTENANCE NOTES:

- CONTRACTOR IS RESPONSISE TO PROBRAM CONTROLLERS IN ORDER TO APPLY ADECUARTE MOSTURE TO MANTANY VIDEORUS PLANT GEOWITH IN LANGEAGE REFUS, OR AS REQUIRED BY THE LANDSCAPE ARCHITECT DUE TO TEMPERATURE DIFFERENCES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TURNING OFF CONTROLLERS DURING INCLEMENT WEATHER.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGULARLY INSPECT AND EXAMINE THE SHRINKLER EVSTEN MYTH RESPECT TO PROPER FUNCTION AND MUST CLEAN HEADS TO ASSURE PROPER FUNCTION.
- THE CONTRACTION SHALL INFORM THE OWNER MANEDATELY OF ANY PARTS WHICH HEED REPAIRS OR REPUACHENT RESULTING FROM THEFT OR VANDALISM, REPLACEMENT COSTS COSTS DUE TO VANDALISM OR THEFT WILL BE BORNE BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT COSTS DUE TO DAMAGE RESULTING FROM HIS OPERATIONS.
- CONTRACTOR SHALL PERFORM ALL REPAIRS, REPACEDENTS, STRAINTENING ASSING ETC., OF THE SPRINKLER KSYEEM AS IS APPLICABLE TO RESEAS AND SPRINKLER HEADS. ANY REPAIR OR REPACKASHT MIST COLOREDAIN TO TYPE AND WIND CURRENTLY BEING USED. ANY DEVIATION MUST BE APPROVED BY THE OWNER AND LYADSCAPE ARCHITECT.
- ALL PAVED AREAS SHALL BE KEPT FREE OF TRASH AND DEBRIS AND WILL BE SWEPT. VACUUMED, WASHED, OTHERWISE CLEARED EACH VISIT TO ASSURE A CLEAN AND NEAT
- PROTECT BUILDINGS FROM WATER SPLASHING AND SOIL STAINING.

IRRIGATION SCHEDULE

0	PALMS XX	PER DETAIL LATERAL	1/4" FLEXIBLE TUBING	H H H H H H H H H H H H H H H H H H H			#	•	8		ð	②	A	RIN
WAVE EGY. BY AN	DOR ZONE-PALIS PALHTREE BURGLES MANTER MODEL IZUNS-38 FFA FOR CIVISCANDES PAUA, HATTER MODEL ROYAL IN FISH ACRE FAMPALIA. TWO BLIBBLESS PER PALIA TREE	DAPE ZOME TREES. BANKED BATTES FORSKARE COMPRISATING (1 OPH) WITH 1,2" FLEXIBLE PAYETIN FLEX TIMEN AUREM FO OR HELPEM METOR FLEXO FRON LINESCAP DIAS FROM THE SET TREES AND ON THE PLEXIST OF MATE DAPS SUPPOUR AND CUTTON. RECOURTS CO-14-POT (SEE SMITTES KS-HEXAL) RECOURTS CO-14-POT (SEE SMITTES KS-HEXAL)	ORF ZORF JORNAS PRESSURE COMPENSATIVO & GPH NITH (ZF FLEVIR.E PARED BHITTEN PRESSURE COMPENSATIVO AC GPH NITH (ZF FLEVIR.E PARED AC GPH NITH (ZF FLEVIR.E PARED AC GPH NITH (ZF FLEVIR.E PARED AC GPH NITH ZORGANI AC GPH NITH ACCOUNTS FOR HAVE ACCOU	IRRIGATION SLETIE: SEZE AS INDICATED ON DOWNING. SCHEDULE OF POLINITALED AT EXPENSE RECOVERED FOR MAIN LINES, LATERAL LINES AND DRIFE DIMES. MEXT DOE IN VOTINGS THE SECTOR FIRST BEST OF SLEENED, RRIGATION CONTROLER WINE TO BE SLEENED IN 1" SLEENING.	AND WALLY MINE SAY OF LINIO 7.200 NOTE: DEAL OF LINE SAY OF LINIO 7.200 NOTE: DATE OF LINIO 7.200 NOTE: DATE OF LINIO 7.200 NOTE: DATE OF LINIO 7.200	PRODUCTION MAIN LINE 2" SCHEDULE 40 PVC, SEE IRRIGATION DETAILS FOR TRENCHING	HAMIER AFY	Y" QUICK COUPLER VALVE HANTER HOS ATTACHED WITH SWING JOINT ASSEMBLY	ISOLATION VALVE (SZZE TO MATCH MANRINE SZZE) NECO T-113-K BROKZE GATE VALVE WITH CROSS HANDWHEEL, AND HON-RISING STEM	HUNTER POW-151 (SIZE ON FILAN) SPEARS 150 PSI RATED PVC BALL VALVE-I"	1-1/2" CONTROL VALVE ASSEMBLY HUNTER POV-151 (SIZE ON PLAN) SPENRS 150 PSI BATED PVC BALL VALVE-1"	TORP VALVE ASSEMBLY HUNTER FOR WITH TAXABLESH PRESSURE REQULATING BASKET FILTER & SPENOS 150 PSI RATED PVC BALL VALVE, "	IRRIGATION CONTROLLER. HAITER LORE WALL MOUNTED CONTROLLER. ALTERNATE: HAITER SOLAR CONTROLLER. F 110V POWER NOT AVAILABLE	PAGE POWER SECONDATION AND FRAME - RELD VEHEY SIZE AND LOCATION SEECHM, DRAWMANS FOR ADDITIONAL INFORMATION

MOT SHOWN EMITTER DRIP - 7 HUNTER	MOT SHOWN EMITTER DRIP . 7 HUNTER	DESCRIPTION PAT. RAD, PS GPWGPH MANUFACTURER	SWECT BALLING
NTER HE-10-B (FOR SHRUBS	NTER HS-20-8 (FOR TREES)	NUFACTURER	

22-35	12-22	28	GPM		24" BOX & LARGER TREES	15 GAL
13	1.25*	347	PIPE SIZE	PIPE SIZING CHART	35 B	2

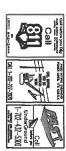
3,45,4,60	17 FT 30	Nozzle 97A GREY	6 + O
1.15, 2.37	1757 30	Notzie 17 GREY	9
92, 185, 278, 3.70	15FT 30	Nozde 15 Black	
.53, 1,18, 1,77, 2,38	12 17 30	Nozzła 12 Green	9 9 9
.75, 545, 215, 230	10FT 30	Nozzia 10 Had	G & G
.72,1.93,1.55,1.70	877	Nazzle d Brown	G = 0
37, 50, 1.10, 1.20	30	Nozzle 5 Blue	444
HADWAD	NAD PS	NOTE THE PROPERTY OF THE PARTY	Dewis D
		SPRINCER	

422043-A-001

SCHEDULE

10-31-2022 DRUMN BY LU/FV DESIGNED BY

PROVIDE ALL REMANDON RECURRED EQUIPMENT PER MEGG, INSTALL PER MEGG, SPECK,
NEXTALL PER MEGG, SPECK,
PROVIDE EXTS AND OPERATING INSTALLATIONS TO HOA,
NEXTALL ALL INCORROBACIONO EQUIPMENT IN A VALVE BOX PER
MANUFACTURERS SPECK,
NEXTALL FLOW ASSISSISS AFTER MASTER VALVE.

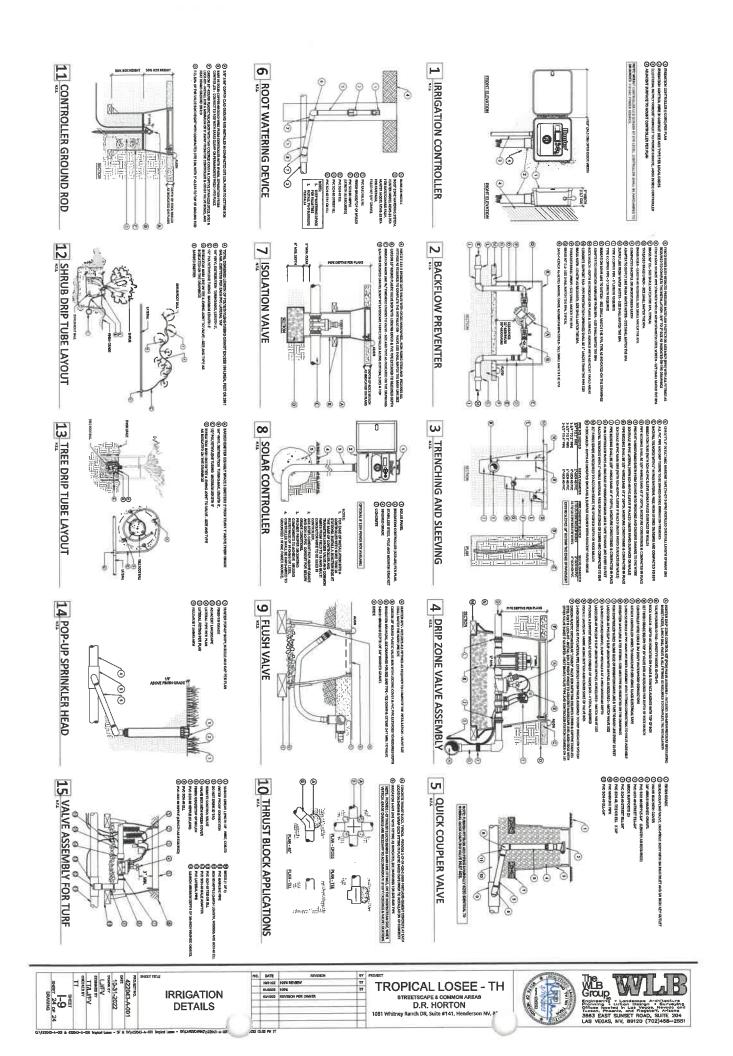


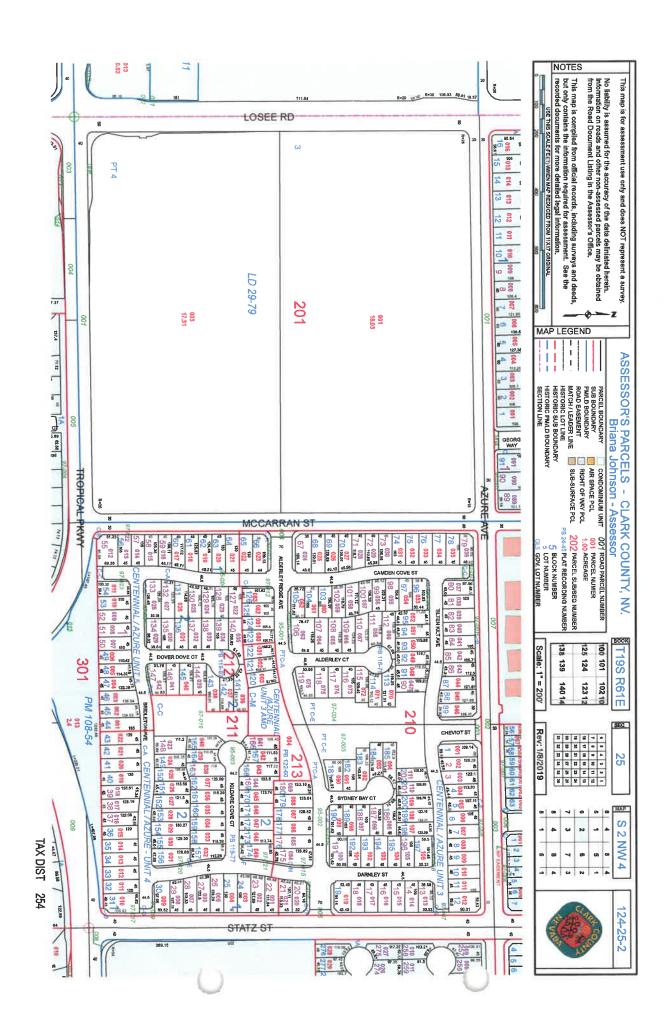
SHEET 23 OF 24

DATE 10/31/22 91/30/23 93/10/23 **IRRIGATION NOTES &**

TROPICAL LOSEE - TH STREETSCAPE & COMMON AREAS D.R. HORTON



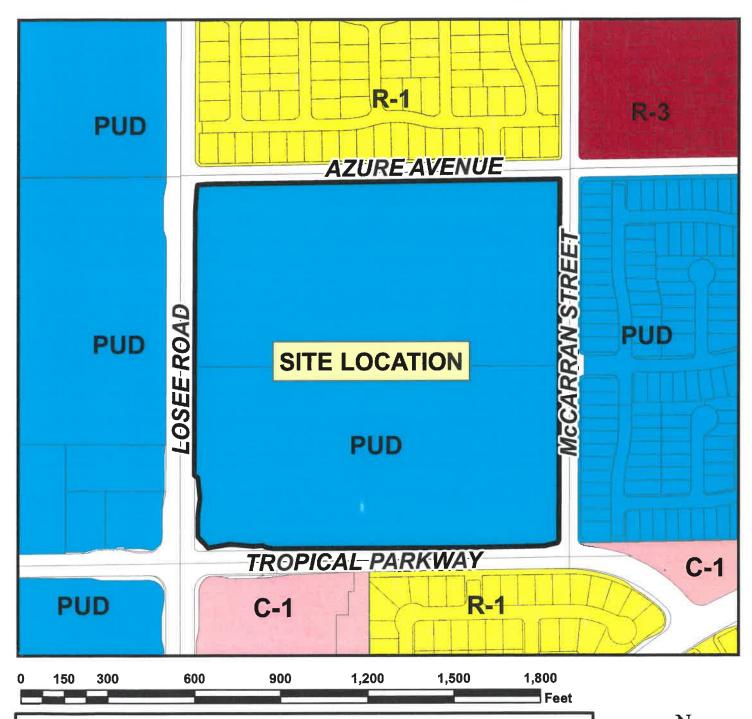




CITY OF NORTH LAS VEGAS Your Community of Choice

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R. Horton, Inc.

Application: Final Development Plan

Request: PUD (Planned Unit Development District) to Develop

140-Lot Single-Family Residential Subdivision and a

246-Unit, Multi-Family Residential Subdivision

Project Info: Northeast Corner of Losee Road and Tropical Pkwy.

Case Number: FDP-04-2023

W E

07/03/2023