

DEVELOPMENT STANDARDS

BUILDING SETBACK TABLE (RPD7)

MAIN STRUCTURE SETBACKS (MINIMUM)	LOTS ≤ 20,000 SF	LOTS > 20,000 SF
MINIMUM LOT SIZE	10,000 SF	20,000 SF
FRONT YARD TO PRIVATE STREET OR ACCESS EASEMENT	30'	35'
SIDE YARD	5'	7.5'
CORNER SIDE YARD	12.5'	15'
REAR YARD	25'	30'
LOT COVERAGE	DICTATED BY SETBACKS	DICTATED BY SETBACKS

ACCESSORY STRUCTURES SETBACKS (MINIMUM)	LOTS ≤ 20,000 SF	LOTS > 20,000 SF
PORTE COCHERE TO PRIVATE STREET	15'	15'
SIDE LOAD GARAGE TO SIDE YARD PL	15'	15'
PATIO COVERS/ 2ND STORY DECKS	20'	20'
SEPARATION FROM MAIN BUILDING	6'	6'
CORNER SIDE YARD	5'	5'
REAR YARD	5'	5'
SIDE YARD	5'	5'

ACCESSORY STRUCTURES MAY HAVE TRELLIS/CANOPY/COVERED WALKWAY CONNECTING TO MAIN STRUCTURE

BUILDING HEIGHTS TABLE (RPD7)

BUILDING HEIGHTS	LOTS ≤ 20,000 SF	LOTS > 20,000 SF
MAIN STRUCTURE	40'	50'
ACCESSORY STRUCTURES	25'	30'

OF FLOORS - SINGLE AND TWO STORY ON SLAB OR OVER BASEMENT
OF FLOORS - ON LOTS > 35,000 SF, A THIRD STORY IS ALLOWED

USES - SINGLE FAMILY RESIDENCES AND ACCESSORY STRUCTURES

INDIVIDUAL COMMON LOT AREAS	PRIVATE PARK	PRIVATE ROADWAYS/ ENTRY	LANDSCAPE AREAS
CL-A	0.15 AC.		0.15 AC.
CL-B	0.30 AC.		0.30 AC.
CL-C	0.80 AC.	0.80 AC.	
CL-D	0.09 AC.		0.09 AC.
CL-E	0.03 AC.		0.03 AC.
CL-F	0.28 AC.		0.28 AC.
CL-G	0.09 AC.	0.09 AC.	
CL-H	0.24 AC.	0.24 AC.	
CL-I	0.04 AC.		0.04 AC.
CL-J	4.26 AC.	4.26 AC.	
CL-K	0.05 AC.		0.05 AC.
CL-L	0.04 AC.		0.04 AC.
TOTAL	6.33 AC.	1.13 AC.	0.98 AC.

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UTILITY SERVICE BY
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
REPUBLIC SERVICES OF SOUTHERN NEVADA
NV ENERGY
CENTURYLINK
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS LAS VEGAS, INC.

RECORD OWNER
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1215 S. FORT APACHE ROAD
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DEVELOPER
EHB COMPANIES, LLC AS MANAGER FOR
180 LAND COMPANY, LLC
1215 S. FORT APACHE ROAD
LAS VEGAS, NV 89117
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TENTATIVE MAP FOR PARCEL 1 @ THE 180

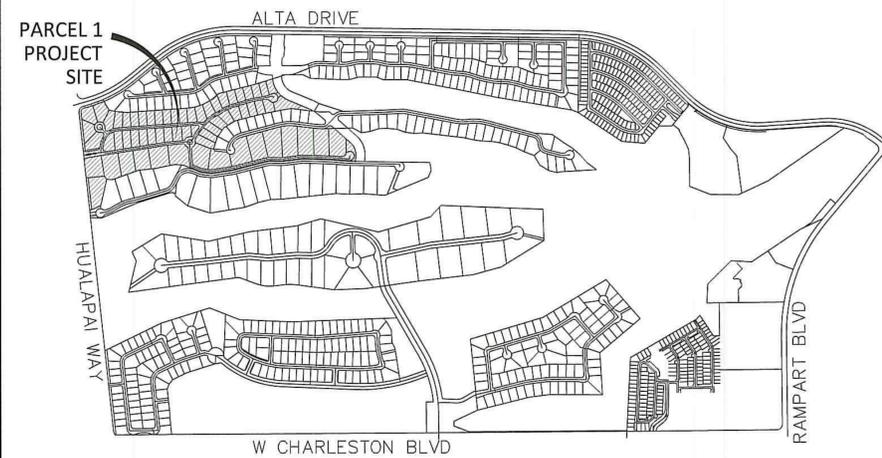
A PORTION OF APN 138-31-702-002

BUILDING ELEVATIONS AND FLOOR PLANS

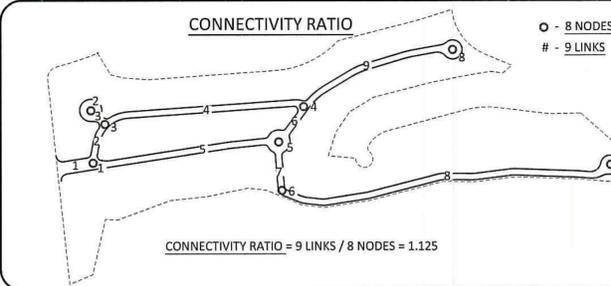
THE LOTS ARE CUSTOM LOTS AND THEREFORE, ELEVATIONS AND FLOOR PLANS ARE NOT PROVIDED

LOCATION MAP

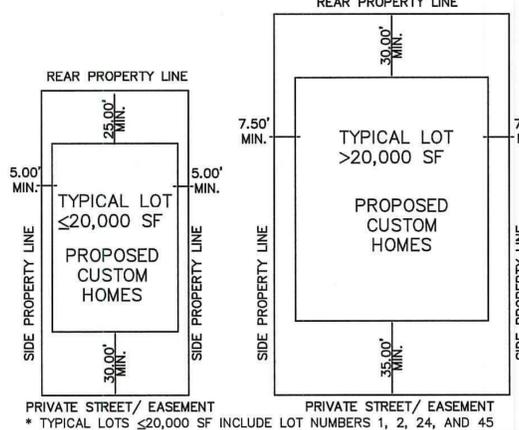
NOT TO SCALE



CONNECTIVITY RATIO



TYPICAL BUILDING SETBACK



DEVIATION FROM CITY STANDARDS

- OVER-LENGTH CUL-DE-SACS LENGTHS: "E" STREET TO "D" AVENUE = 18670' "C" AVENUE = 1016'
- ON-SITE PRIVATE STREET WIDTH IS 30' B/C TO B/C WITH 30' ROLL CURB, WHERE 37' IS REQUIRED WITH 2' "L" TYPE CURB.
- 30' ROLL CURB ON ALL ON-SITE PRIVATE STREETS.

ABBREVIATIONS

AC	ASPHALT CONCRETE	PC	POINT OF CURVATURE
ADD'L	ADDITIONAL	PCC	PRESSURE CLASS
AP	ANGLE POINT	POT	POINT OF TANGENT
APN	ASSESSOR'S PARCEL NUMBER	PROP	PROPOSED
APPROX	APPROXIMATELY	PRVC	POINT OF REVERSE CURVE
AVAR	AIR VALVE, AIR RELEASE ASSEMBLY	PSI	POUNDS PER SQUARE INCH
BC	BACK OF CURB	P.T.	POINT OF TANGENCY
BCR	BEGIN CURB RETURN	P.D.E.	PUBLIC DRAINAGE EASEMENT
BM	BENCHMARK	PVC	POLYVINYL CHLORIDE
BO	BLOW-OFF	PVI	POINT OF VERTICAL INTERSECTION
BVCE	BEGIN VERTICAL CURVE ELEVATION	PWMT	PAVEMENT
BVCS	BEGIN VERTICAL CURVE STATION	PZ	PRESSURE ZONE
BW	BACK OF SIDEWALK	R, RAD	RADIAL RADIUS
C/L	CENTERLINE	RCB	REINFORCED CONCRETE BOX
CATV	UNDERGROUND CABLE TV	RCP	REINFORCED CONCRETE PIPE
CE	COMMON ELEMENT	RD	ROAD
CE2	CUBIC FEET PER SECOND	RDW/R/W	RIGHT OF WAY
CL	COMMON LOT	SD	STORM DRAIN
CLV	CITY OF LAS VEGAS	SE	SANITARY SEWER
CMU	CONCRETE MASONRY UNIT	SMH	SANITARY SEWER MANHOLE
CO	CLEANOUT	SS	CONCRETE
CONC	CONCRETE	STD	STANDARD
CONST	CONSTRUCT OR CONSTRUCTION	SWG	SOUTHWEST GAS
Δ	DEFLECTION	TEMP	TEMPORARY
DEFL	DEFLECTION	UAE	UTILITY ACCESS EASEMENT
DIST	DISTANCE	UTL	UTILITY
DTL	DETAIL	VAR	VARIABLE/VARIES
DWG	DRAWING	VC	VERTICAL CURVE
ELEV	ELEVATION	VERT	VERTICAL
EP, EOP	EDGE OF PAVEMENT	VERT	VERTICAL
ESMT	EASEMENT	W	WEST
EVC	END VERTICAL CURVE	W/	WITH
EXIST, EX	EXISTING	WTR	WATER
FF, FFE	FINISH FLOOR ELEVATION	YD	YARD, YARD DRAIN
FG	FINISH GRADE		
FH	FIRE HYDRANT		
FL	FLOW LINE		
FT	FOOT/FEET		
FUT	FUTURE		
G	GAS		
GA	GAGE, GUY ANCHOR		
GB	GRADE BREAK		
OFF	GARAGE FINISHED FLOOR		
GRD	GRADE, GROUND		
H, HGT	HEIGHT		
INV	INVERT		
LF	LINEAR FEET		
LS, LSCP	LANDSCAPE LAS VEGAS VALLEY		
LVWD	LANDSCAPE		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
NVE	NEVADA ENERGY		
NTS	NOT TO SCALE		

PARKING TABLE

REQUIRED OFF STREET PARKING
2 PARKING SPACES PER DWELLING UNIT
1 PARKING SPACE PER CASITA
ASSUME: 61 RESIDENTIAL LOTS W/ A CASITA
61 DWELLING UNITS + CASITA = 183 SPACES
PROVIDED OFF STREET PARKING
2 SPACES PER GARAGE
61X4=244 OFF STREET PARKING SPACES
ON STREET PARKING WILL NOT BE ALLOWED WITHIN THIS SUBDIVISION.

BENCHMARK

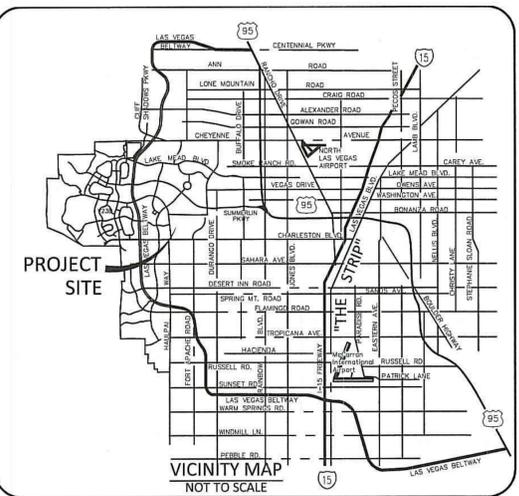
BM #	DESCRIPTION	NAVD 88	NAVD 88
9LV-106NW6	CITY OF LAS VEGAS VERTICAL CONTROL POINT "9LV106NW6" BEING A RIVET & PLATE IN TOP OF CURB AT SW CORNER OF CHARLESTON & HUALAPAI IN PORK CHOP ISLAND.	2914.54 (FEET)	888.355 (METERS)

NOTE

CITY OF LAS VEGAS VERTICAL CONTROL 2008 ADJUSTMENT (UPDATED 05/24/2010) BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

BASIS OF BEARINGS

NORTH 89°41'18" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN THE BOOK 77, PAGE 23 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.



LEGEND

---	EASEMENT LINE
---	EXISTING DROP INLET
---	EXISTING FIRE HYDRANT
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SEWER LINE W/MH
---	PROPOSED SEWER LINE W/MH
---	EXISTING GAS MAIN
---	SANITARY SEWER FLOW DIRECTION
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	CENTERLINE
---	PROPOSED LOT LINE
---	PROPERTY LINE
---	COMMON ELEMENT
---	RESIDENTIAL LOT
---	ROAD SLOPE
---	DRAWING NUMBER FOR DETAIL W/ REF. TO THE SHEET WHERE IT IS SHOWN
---	EXISTING STREET LIGHT (STLT)
---	EXISTING MANHOLE
---	EXISTING CONTOUR
---	PROPOSED STREETLIGHT (STLT)
---	FEMA FLOOD ZONE "X"
---	PAVEMENT
---	RESIDENTIAL BUILDINGS
---	LANDSCAPE

1. PARCEL 1 LIES WITHIN ZONE "X", WHICH IS OUTSIDE THE 100 YEAR FLOOD PLAIN.
2. BUILDING SETBACKS TO COMPLY WITH THE BUILDING SETBACK TABLE SHOWN ON THIS SHEET.
3. ALL INTERIOR PUBLIC SEWER AND PUBLIC WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
4. ALL CURB RETURN RADII ARE A MINIMUM OF 15'.
5. ALL INTERIOR STREETS ARE PRIVATE DRIVE AISLES WITH PUBLIC UTILITY EASEMENTS.

LAND USE

A PORTION OF APN # 138-31-702-002
EXISTING ZONING = R-PD7
TOTAL ACREAGE = 34.07 ACRES GROSS
COMMON LOT ACREAGE
TOTAL PARK ACREAGE = 1.13 ACRES GROSS
TOTAL LANDSCAPE ACREAGE = 0.98 ACRES GROSS
TOTAL PRIVATE STREET ACREAGE = 4.26 ACRES GROSS
TOTAL COMMON LOT AREA = 6.37 ACRES
NUMBER OF COMMON LOTS = 12
NUMBER OF DWELLING UNITS = 61
DENSITY (61 DU/34.07 AC) = 1.79 DU/ACRES GROSS
SEWAGE CONTRIBUTION:
AVERAGE: 61 ERU'S X 250 GPD/ERU = 15,250 GPD
PEAK FLOW: 15,250 GPD X 3.4 (PF) = 51,850 GPD

LEGAL DESCRIPTION

PARCEL 1 AS SHOWN BY MAP THERE OF FILED IN THE OFFICE OF CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NV.



PROJECT NO. 840-054
DESIGN: TPD
DRAWN: TPD
CHECK: TPD
PLOT DATE: 1-29-17
PLOT TIME: 13:08:35
REVISIONS: [Table with 3 columns: REV, DATE, DESCRIPTION]

180 LAND COMPANY, LLC
PARCEL 1 @ THE 180
COVER SHEET

DRAWING TM-1
1 OF 6 SHITS

HTE: 00-00000

PRJ-67184
01/25/17