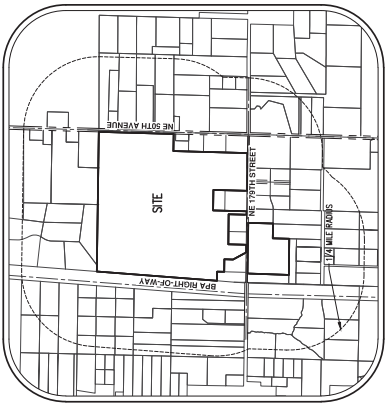
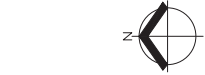




DATE: 2/27/2024
 JOB NUMBER: 237/2024
 DRAWN BY: J.M.
 CHECKED BY: J.M.



PHASE 1A	PHASE 1B	PHASE 1C	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 3	PHASE 4A	PHASE 4B	PHASE 5	PHASE 6	PHASE 7	PHASE 8	TOTAL
# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS	# SINGLE FAMILY (FRONT) LOTS
# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS	# TURNHOME (REAR) LOTS
# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS	# PARK STATION TRACTS
# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS	# STORMWATER TRACTS
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SITE DENSITY CALCULATION (ZONE R1-7.5)
 GROSS AREA (SHEETED): 6,184,132 SF (142.24 AC)
 FRONT-TO-REAR AREA: 1,484,552 SF (33.96 AC)
 PRIVATE STREET AREA: 5,443 SF (0.12 AC)
 NET AREA: 4,694,137 SF (111.16 AC)

MINIMUM PUD UNITS ALLOWED (1116 AC X 4.1 DU/AC): 456
MAXIMUM PUD UNITS ALLOWED (10116 AC X 5.8 DU/AC): 644
MAXIMUM WOODS PER UNITS ALLOWED: 750-751
TOTAL PROPOSED UNITS: 653

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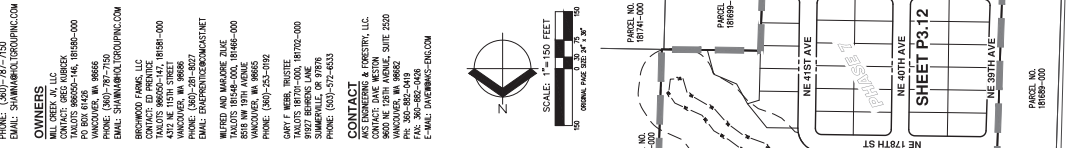
OWNERS
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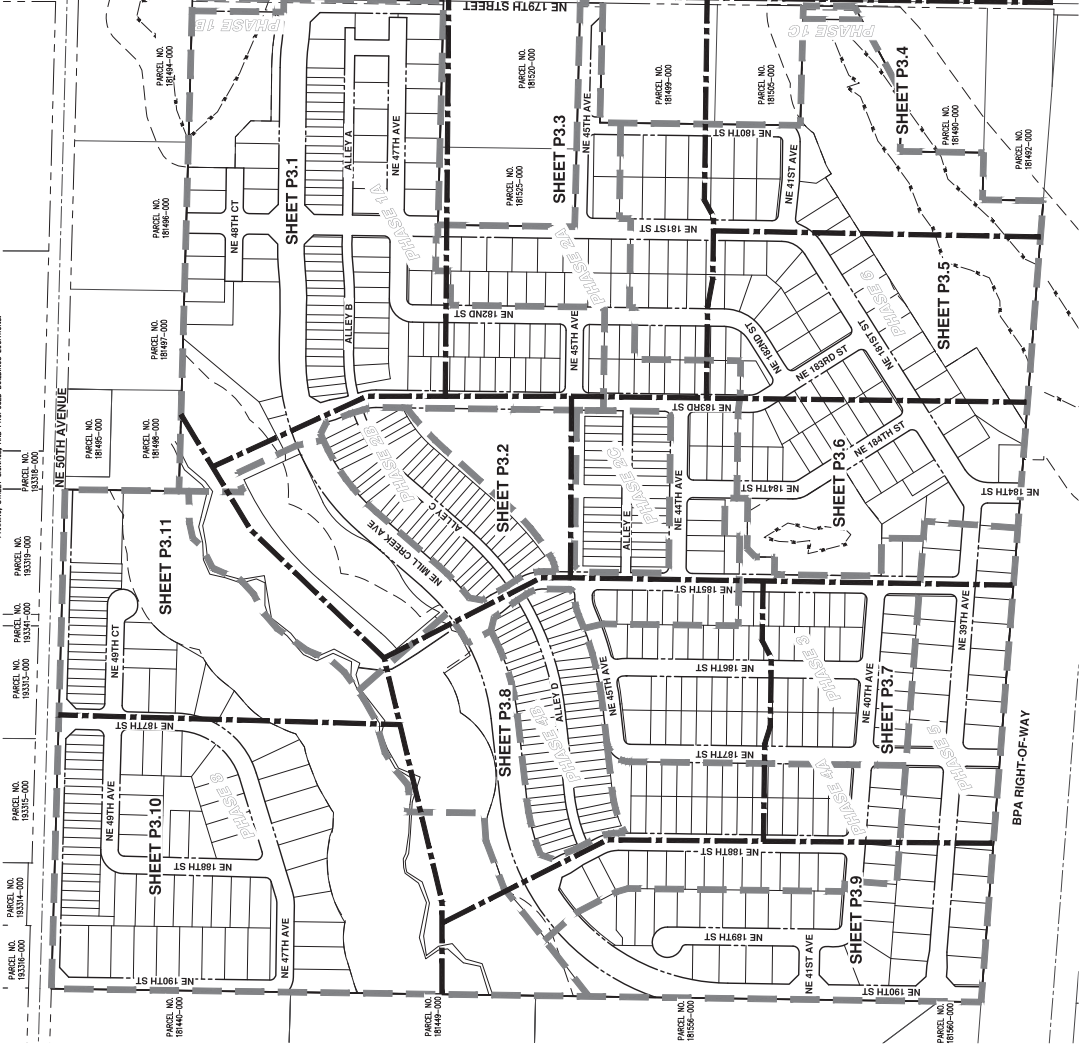
GENERAL NOTES

- ALL EXISTING BUILDINGS ON SITE WILL BE DEMOLISHED AND REMOVED PRIOR TO SITE GRADING.
- INTERNAL ROADS ARE TO BE PAVED WITH ASPHALT.
- STORMWATER TO BE DISCHARGED TO WETLANDS.
- TYPICAL ROAD CROSS-SECTIONS ARE SHOWN ON SHEETS P3.1 AND P3.4.
- EXISTING UTILITY LOCATIONS ARE SHOWN ON SHEETS P3.1 AND P3.4.
- 1800-000 AND 1808-000 THAT ARE WITHIN 100 FEET OF THE SITE PER CLARK COUNTY AS-BUILTS.
- THE EXACT LOCATION OF THE SEPTIC SYSTEMS IS UNKNOWN.
- THERE ARE NO EXISTING OR PROPOSED ROADS PROVIDING ACCESS TO THE SITE.
- WADY ARE IN EXCESS OF THIS SCALE.
- EXISTING UTILITIES WILL BE SERVED BY SHARED BREAKWAYS.
- LOCATED WITHIN A PRIVATE ACCESS EASEMENT.
- NE 17TH STREET AND NE 50TH AVENUE ARE PAVED WITH ASPHALT.
- EXISTING UTILITIES ARE SHOWN ON SHEETS P3.1 AND P3.4.
- ELEVATIONS, MATERIALS, LAYOUT, AND SQUARE FOOTAGE OF PROPOSED CONSTRUCTION ARE PROVIDED IN THE ARCHITECTURAL DOCUMENTS INCLUDED IN THIS SUBMITTAL.
- SEE SHEETS P3.0-P3.4 FOR SOLID WASTE/RECYCLING AREA, OFF-STREET PARKING, STREET SIGNAGE, AND PROPOSED BUILDING LOCATIONS.

OPEN SPACE AREAS

GROSS OPEN SPACE TRACTS 1,686,751 SF (38.13 AC)
 ACTIVE OPEN SPACE: 1,320,096 SF (30.47 AC)
 PASSIVE OPEN SPACE: 1,430,655 SF (32.86 AC)

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



SCALE: 1" = 150 FEET
 50' GRAPHIC SCALE: 1" = 50' (1" = 150')

SINGLE FAMILY DETACHED (FRONT LOADING)

MINIMUM LOT WIDTH	40 FT.
MINIMUM LOT DEPTH	90 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
# OPEN SPACE TRACTS	3
STREET SIDE SETBACK	5 FT.
LOT COVERAGE	50%

SINGLE FAMILY ATTACHED (FRONT LOADING)

MINIMUM LOT WIDTH	30 FT.
MINIMUM LOT DEPTH	90 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
# OPEN SPACE TRACTS	5
STREET SIDE SETBACK	5 FT.
LOT COVERAGE	50%

SINGLE FAMILY DETACHED (REAR LOADING)

MINIMUM LOT WIDTH	40 FT.
MINIMUM LOT DEPTH	90 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
# OPEN SPACE TRACTS	3
STREET SIDE SETBACK	5 FT.
LOT COVERAGE	50%

SINGLE FAMILY ATTACHED (REAR LOADING)

MINIMUM LOT WIDTH	30 FT.
MINIMUM LOT DEPTH	90 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
# OPEN SPACE TRACTS	5
STREET SIDE SETBACK	5 FT.
LOT COVERAGE	50%

VEHICLE STORAGE
 100% OF ALL VEHICLES TO BE STORED IN THE LOT COVERAGE AREAS.

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