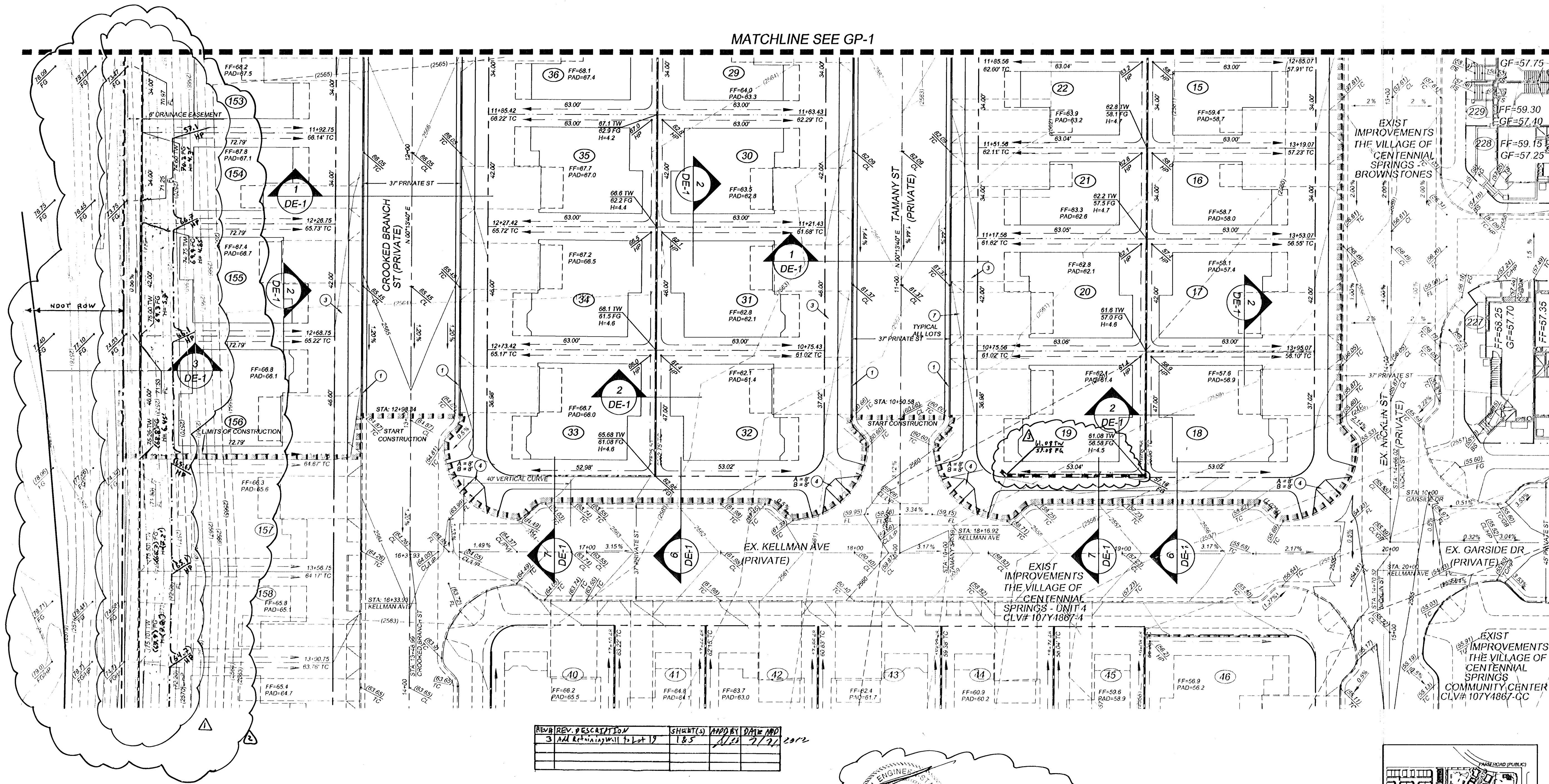




REV	REV. DESCRIPTION	SHEET(S)	APP'D	DATE
3	ADD RETAINING WALL TO LOT 17	1 & 5		7/7/2022

Firm: Latitude Consulting, LLC

 Phone: (702) 612-8861

 7/3/24

 For Revision A only

CONSTRUCTION NOTES

No.	ITEM
1	CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD NO. 218
2	CONSTRUCT DRIVEWAY & 8" CROSS-GUTTER PER CCAUSD NO. 228
3	CONSTRUCT 4" SIDEWALK PER CCAUSD NO. 234
4	CONSTRUCT SIDEWALK RAMP CASE II PER CCAUSD NO. 235 PER TOWN CENTER STDS
5	CONSTRUCT SIDEWALK RAMP CASE I PER CCAUSD NO. 235 PER TOWN CENTER STDS
6	CONSTRUCT (DOUBLE) SIDEWALK UNDERDRAIN PER CCAUSD NO. 236
7	CONSTRUCT RESIDENTIAL DRIVEWAY PER CCAUSD NO. 223
8	CONSTRUCT WROUGHT IRON GATE PER CCAUSD NO. 421B

NOTE:

1. ALL DRAINAGE EASEMENTS MUST BE COMMON LOTS.
 ALL PRIVATE STREETS ARE P.U.E.'S, PUBLIC SEWER EASEMENTS & PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOA.

2. SEE HORIZONTAL CONTROL SHEET FOR CURVE DATA.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY NEVADA

BENCHMARK

01900 16164: CITY OF LAS VEGAS BENCHMARK, RIVET & PLATE IN TOP OF CURB @ THE NORTHEAST CORNER OF FARM ROAD AND TULE SPRINGS ROAD (FORMALLY DURANGO DRIVE) = 774.7072m = 2541.695ft.

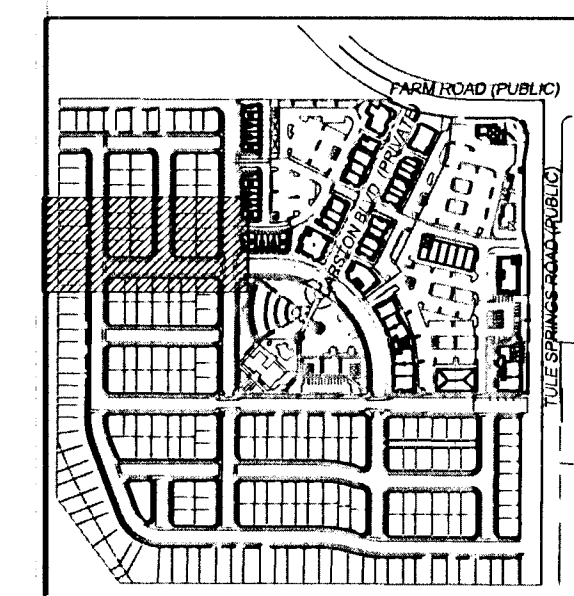
BASIS OF BEARINGS

NORTH 00°13'00" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M. SAID LINE ALSO BEING THE CENTERLINE OF TULE SPRINGS ROAD AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 81, PAGE 85 IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

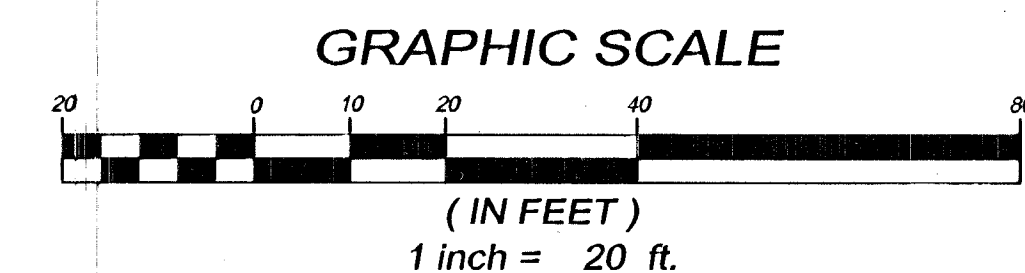
GRADING NOTES

1. REFER TO THE SOILS REPORT FOR AC PAVEMENT AND ALL OTHER SECTION INFORMATION.
2. ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, LATEST EDITION.
3. FINAL ASPHALTIC CONCRETE (AC) PAVEMENT SURFACES SHALL BE ONE-HALF INCH ABOVE THE TOP OF THE GUTTER (INCLUDING OPEN GRADE).
4. SEE SITE ARCHITECT'S PLANS FOR ALL HANDICAP ACCESSIBILITY INFORMATION, RAMP DETAILS, TRANSFORMERS, AND TRASH ENCLOSURES. VERIFY BUILDING LAYOUT WITH ARCHITECT'S PLANS.
5. CONTRACTOR IS RESPONSIBLE FOR DUST AND EROSION CONTROL DURING CONSTRUCTION.
6. SEE LANDSCAPE PLANS FOR LANDSCAPING AND ON-SITE IRRIGATION.
7. THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNMENT AGENCIES.
8. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
9. ALL WORK TO CONFORM TO ANCHOR'S STANDARDS.
10. ADD 2500 TO ALL ELEVATIONS TO GET ACTUAL ELEVATIONS.
11. RETAINING WALLS TO BE CONSTRUCTED PER DETAIL SHEET.

LEGEND	
EXISTING	PROPOSED
RIGHT OF WAY/PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
RETAINING WALL	---
FENCE	---
GRADE BREAK	---
RIDGE LINE	---
4" CURB	---
1" CURB	---
CONTOUR LINE - MAJOR	2000
CONTOUR LINE - MINOR	2004
ELEVATION TAGS	58.49
FINISHED FLOOR ELEVATION	PAD 58.47
SLOPE	2.0
LIMITS OF CONSTRUCTION	---

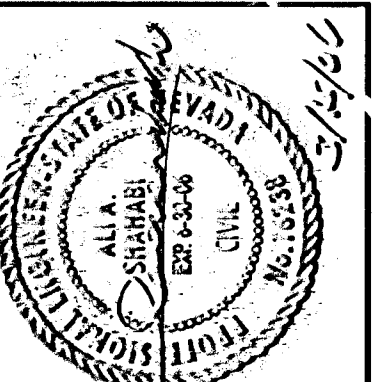


KEY MAP
NOT TO SCALE



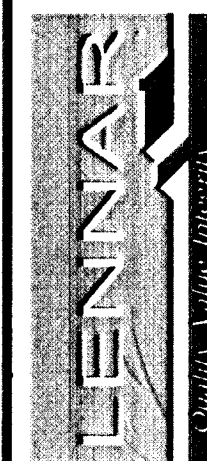
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT, D3 3058

ALI SHAHABI, P.E. #18238

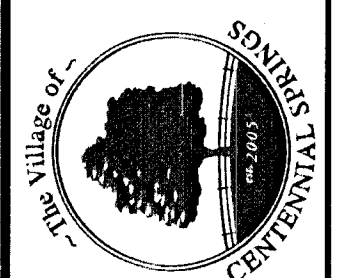


DRAWING ISSUE LOG

REV.	DESCRIPTION	DATE



THE VILLAGE OF
 CENTENNIAL SPRINGS
 UNIT-5
 GRADING PLAN



REVISIONS:

NO.	DESCRIPTION	DATE
1	CHANGED HEIGHT OF WEST SIDEWALK	6/16/24
2	MOVED HT. OF WEST SIDEWALK	7/10/24
3	REMOVED SIDEWALK	7/10/24

DATE: March 14, 2008

JOB NO.: 1881219800

FILE NAME:

DO NOT SCALE DRAWINGS

SHEET NO.: 5 OF 13

GP-2
 10744867-5

NOTE:
 NDOT PERMIT REQUIRED FOR ALL WORK IN NDOT ROW

Call before you Dig.

1-800-227-2600

UNDERGROUND UTILITY SERVICE

Call before you OVERHEAD

1-702-593-6111

NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Call before you UnderGround

1-702-455-1511

CLARK COUNTY TRAFFIC OPERATIONS AND SAFETY SERVICES DEPARTMENT

9/1/23 11 73730.11