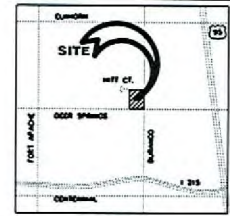




# TENTATIVE MAP

FOR  
THE VILLAGE AT CENTENNIAL HILLS  
A COMMERCIAL SUBDIVISION



### AREA MAP

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, N.M.S.



**OWNER/DEVELOPER**  
W. DOUGLAS HITT FAMILY TRUST  
2308 ALA COURT  
LAS VEGAS, NEVADA 89102  
PH: (702) 227-0887  
FAX: (702) 229-3260

**ENGINEER/SURVEYOR**  
JHR ASSOCIATES LLC  
4000 W UNIVERSITY CTR. DR.  
LAS VEGAS, NEVADA 89102  
PH: (702) 878-2041  
FAX: (702) 876-6395

**PROJECT DATA**  
PRESENT ZONING: TC  
GROSS AREA: 3.11 ACRES  
NET AREA: 4.09 ACRES  
MAXIMUM BUILDING HEIGHT: 20'  
F.L.E.M.A. ZONE: ZONE "X"

### LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	CENTURK
---	EXISTING CURB
---	EXIST. EAST EDGE OF PAVEMENT
---	EXISTING WATER VALVE
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING STORM DRAIN DROP INLET
---	EXISTING WATER FACILITY MANHOLE
---	EXISTING SEWER MANHOLE
---	EXISTING 120V/240V STREET LIGHT

### LANDSCAPE NOTE:

ALL LANDSCAPE AND PLANTING MATERIALS SHALL BE INSTALLED PER AND IN FULL CONFORMANCE WITH THE LAS VEGAS URBAN DESIGN STANDARDS MANUAL SECTION ON LANDSCAPE, WALL & BUFFER STANDARDS AND TITLE 18A AS AMENDED, EXCEPT WHERE CITY STAFF AND CITY COUNCIL DETERMINE THAT LANDSCAPED SETBACKS ARE LESS DESIRABLE THAN ENHANCEMENT OF THE PEDESTRIAN ENVIRONMENT.

### GENERAL NOTES

1. COARS WILL BE REDEVELOPED WITH THE FINAL MAP.
2. NO KNOWN FAULTS OR FISSURES ON THESE PARCELS.
3. NO GROUND WATER WAS ENCOUNTERED OR 20 BELOW EXISTING GRADE.
4. NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL, RIGHTS-OF-WAY AND EASEMENTS.
5. THE ENTIRE PROJECT IS TO BE SERVICED BY EXISTING LAS VEGAS VALLEY WATER DISTRICT WATER LINE LOCATED WITHIN DURANGO DRIVE AND/OR DEER SPRINGS WAY.
6. PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES ARE PROPOSED AS INDICATED ON THIS SHEET.
7. NO EXISTING STRUCTURES EXIST ON THE PROPERTY.

### UTILITIES

POWER	NEVADA POWER COMPANY	FIXTURE COUNT	519
TELEPHONE	EMBARQ	EQUIVALENT ERU	45
GAS	SOUTHWEST GAS COMPANY	EQUIVALENT ERU	20.25
SEWER	CITY OF LAS VEGAS	EQUIVALENT ERU	20.25
WATER	LAS VEGAS VALLEY WATER DISTRICT	EQUIVALENT ERU	20.25

### FLOOD STATEMENT

**FLOOD ZONE "X"**  
FIRM PANEL #220001148E, FEMA ZONE "X", EFFECTIVE SEPTEMBER 27, 2002. A FEMA ZONE "X" IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### BENCHMARK

CITY OF LAS VEGAS BENCHMARK "51982002", BEING A NINET AND PLATE IN TOP OF CURB ON THE SOUTHWEST CORNER OF DEER SPRINGS AND DURANGO NEAR THE P.C. OF DURANGO, ELEVATION: 2674.8579 (FEET) = 2643.892 (METERS), (MAD 88).

### BASIS OF BEARING

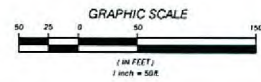
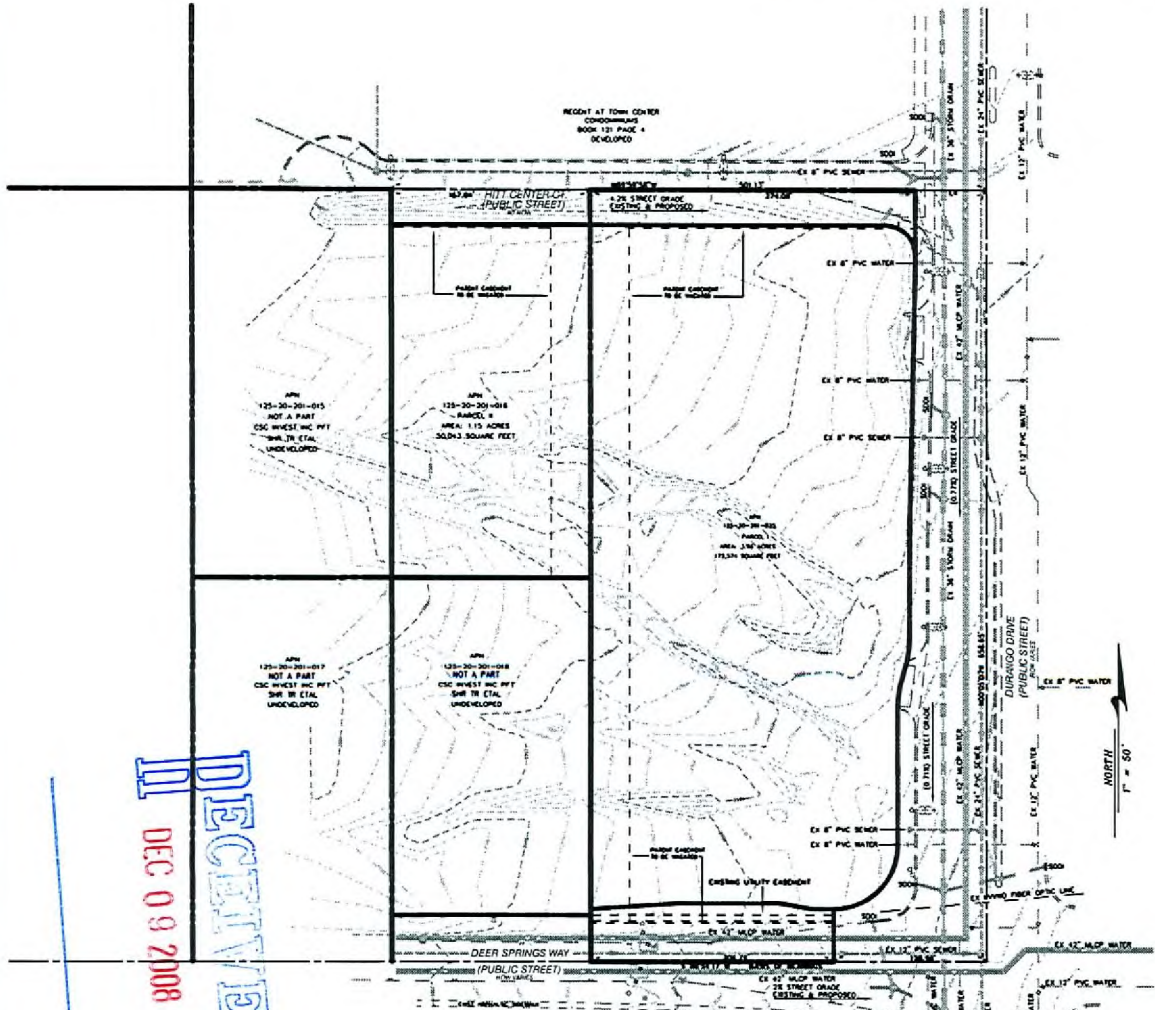
NORTH 89°54'17" EAST BEING THE CENTERLINE OF DEER SPRINGS WAY AS SHOWN ON FILE 118, PAGE 89 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, N.M.S., CLARK COUNTY, NEVADA, APN 125-20-201-025 & 018.

### SEWER CONTRIBUTION

USE CODE	FIXTURE COUNT	EQUIVALENT ERU	SEWER DAILY FLOW
GPD	45	13.012	GPD
MGO	20.25	0.913	MGO
CFS	0.0011	0.0001	CFS
USE CODE <th>FIXTURE COUNT</th> <th>EQUIVALENT ERU</th> <th>PEAK DAILY FLOW</th>	FIXTURE COUNT	EQUIVALENT ERU	PEAK DAILY FLOW
GPD	240	41.840	GPD
MGO	24	0.9418	MGO
CFS	0.0043	0.0043	CFS
USE CODE <th>FIXTURE COUNT</th> <th>EQUIVALENT ERU</th> <th>TOTAL ERU</th>	FIXTURE COUNT	EQUIVALENT ERU	TOTAL ERU
GPD	240	41.840	41.840
MGO	24	0.9418	0.9418
CFS	0.0043	0.0043	0.0043



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**W. DOUGLAS HITT FAMILY TRUST**  
 2308 ALA COURT LAS VEGAS, NV 89102  
 PH: (702) 227-0887 FAX: (702) 229-3260  
**JHR Associates Ltd.**  
 4000 W UNIVERSITY CTR. DR. #2  
 LAS VEGAS, NEVADA 89102  
 PH: (702) 878-2041 FAX: (702) 876-6395

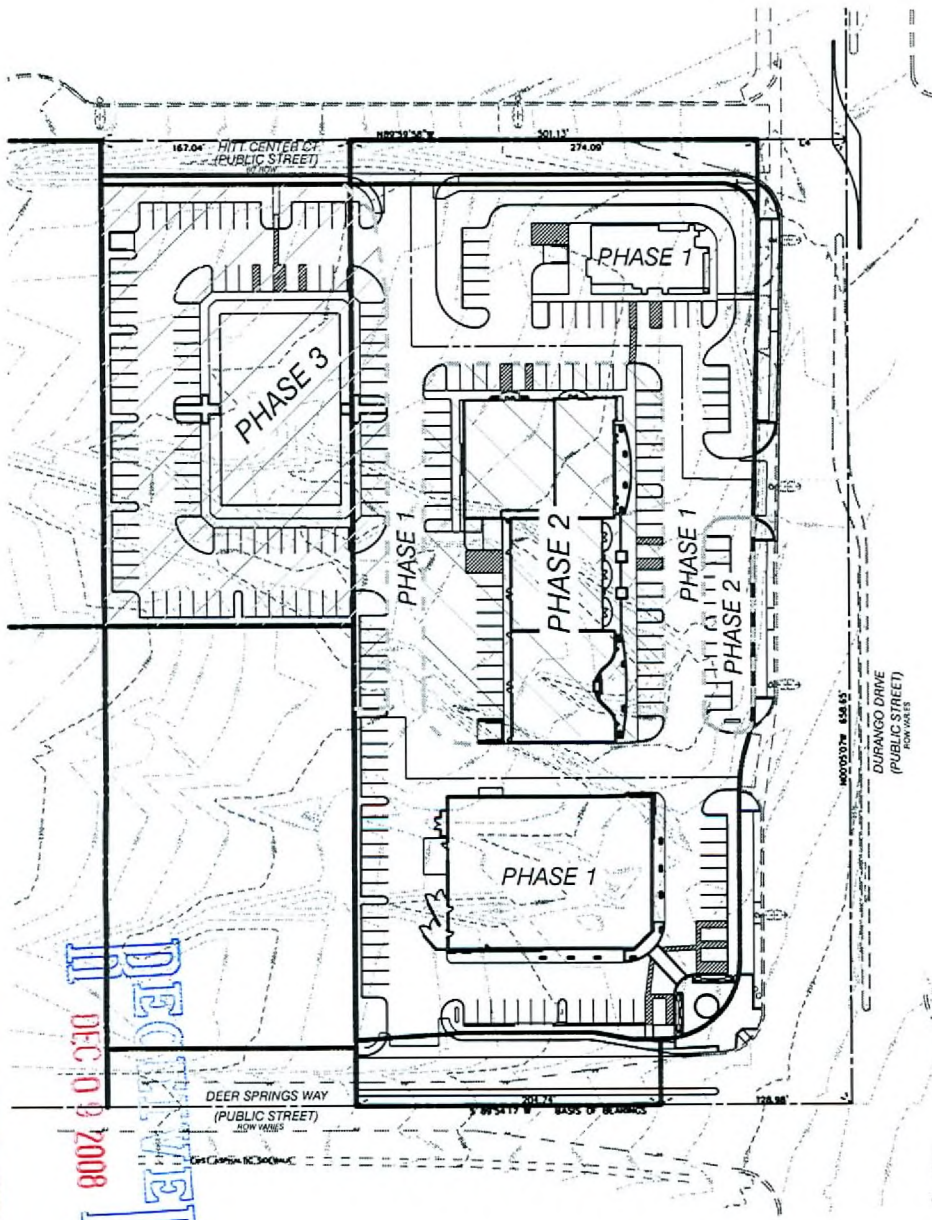
**TENTATIVE MAP**  
 THE VILLAGE AT CENTENNIAL HILLS  
 A COMMERCIAL SUBDIVISION  
 PROJECT NO. 125-20-201-025 & 018  
 SHEET 1 OF 3

DATE: 12/09/08  
 SCALE: HORIZONTAL 1"=50'  
 PROJECT NO.: 125-20-201-025 & 018  
 SHEET NO.: 1 OF 3



**TM1**  
 SHEET 1 OF 3





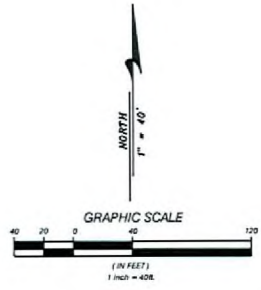
DEC 09 2008

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**AREA MAP**  
 N.T.S.  
 A PORTION OF THE SOUTHWEST QUARTER (SE 1/4) OF THE  
 NORTHWEST QUARTER (NW 1/4) OF SECTION 20,  
 TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

**LEGEND**  
 \_\_\_\_\_ PROPERTY LINE  
 \_\_\_\_\_ FRONT OF WAY  
 \_\_\_\_\_ CONCRETE



TMP-32529  
 01/22/09 PC

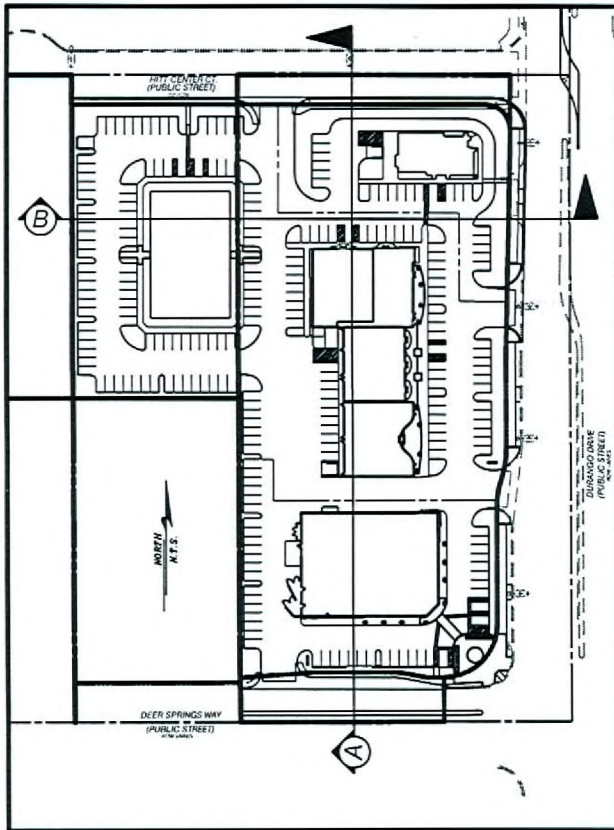
**W. DOUGLAS HITT FAMILY TRUST**  
 2008 ALA COURT L&S REGAL, NW BRIDG  
 PM, (202) 271-1887 FAX: (202) 250-3300  
 PROJECT # 07-048  
**JPR Associates, Ltd.**  
 4400 W. WOODBRIDGE BLVD. # 200  
 ALEXANDRIA, VIRGINIA 22304-4100  
 TEL: (703) 874-2341  
 FAX: (703) 874-4300

**TENTATIVE MAP**  
 THIS MAP IS PRELIMINARY AND NOT BE USED FOR CONSTRUCTION PURPOSES.  
 PROJECT: 07-048

DATE: 01/22/09  
 DESIGNED BY: [blank]  
 CHECKED BY: [blank]  
 PROJECT NO: 214-08-010  
 SCALE: HORIZONTAL: 1"=40'  
 SHEET: 3 OF 3

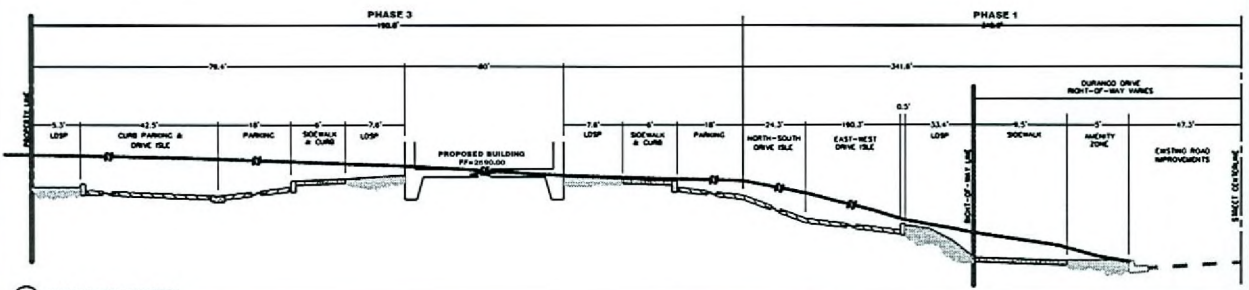


SHEET: **TM3**  
 SHEET 3 OF 3



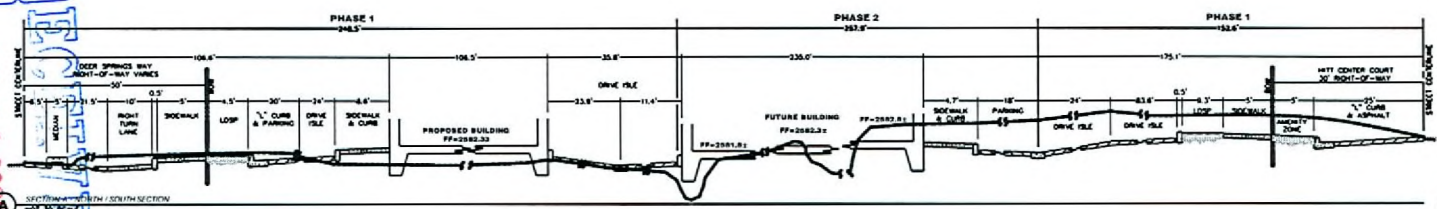
**LEGEND**

- PROPERTY LINE
- LIMIT OF WAY
- CENTERLINE
- LANDSCAPE
- RIGHT-OF-WAY



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DEC 09 2008



TMP-32529

01/22/09 PC

**V. DOUGLAS HIT FAMILY TRUST**  
 200 N.W. COURT LAS VEGAS, NV 89101  
 PH (702) 271-1887 FAX (702) 202-3300

PREPARED BY  
**DFR Associates, Ltd.**  
 1400 S UNIVERSITY, SUITE 8-2 PH (702) 878-1241  
 1400 S UNIVERSITY, SUITE 8-2 PH (702) 878-1241

**CROSS SECTIONS**

THIS DRAWING IS GENERAL IN NATURE AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT SHALL BE THE AGREEMENT BETWEEN THE CLIENT AND THE ENGINEER.

DATE: 1/22/09  
 DESIGNED BY: [blank]  
 CHECKED BY: [blank]  
 PROJECT NO.: [blank]  
 SCALE: [blank]  
 SHEET NO.: 7-14-08-010



SHEET **S1**

1 of 1