

DS #: 4906

APN: 125-27-411-007

PROJECT: Building Pad@Centennial Gateway

SUBMITTAL: Supplement

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 8, 2017
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Building Pad @ Centennial Gateway		COPIES TO: Horrocks Engineers
Cross Streets:	NEC of Centennial Center Blvd. & Ann Road	TAG Centennial Common Owners
File Number:	F:\Depot\DSMemos\DS4906B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-27-411-007	
Zoning Action:	SDR-70329	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	7/17/2017	8/3/2017	Not Approved	\$400.00	488559: \$400
Supplement	8/7/2017	8/8/2017	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T19S/R60E/27
AREA G-27

RESPONSE TO CLV 8/3/17 COMMENTS

JULY 2017 UPDATE

FOR THE

TECHNICAL DRAINAGE STUDY FOR
CENTENNIAL GATEWAY
(APN 125-27-411-007)

IN

THE CITY OF LAS VEGAS

PREPARED FOR



LOGIC

TAG Centennial Common Owners
3900 S. Hualapai Way, Suite 200
Las Vegas, NV 89147
702.888.3500
agus@logicCRE.com

SUBMITTED TO



City of Las Vegas

AUG 4, 2017



HORROCKS ENGINEERS PROJECT 811-1706

Horrocks Engineers
1349 Galleria Drive, Suite 110
Henderson, NV 89014
702.966.4063

HORROCKS
ENGINEERS

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Centennial Gateway Building Pad Date: Aug 4, 2017

Location of Development: a) Descriptive (Cross Streets) North/South: Centennial Center Blvd
East/West: Ann Road
b) Section: 27 Township: 19 South Range: 60 East
c) APN: 125-27-411-007

Name of Owner: TAG Centennial Common Owners
Telephone No.: (702) 888-3500 Fax No.: _____ E-Mail Address: agus@logicCRE.com
Address: 3900 S. Hualapai Way, Suite 200 Las Vegas, NV 89147

Contact Person-Name: Larry Bitton Telephone No.: 702-966-4063
E-Mail Address: larryb@horrocks.com Fax No.: _____
Firm: Horrocks Engineers
Address: 1349 Galleria Drive, Suite 110 Henderson, NV 89014

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☒ Building Permit	

1. Total Owned Land Area: At Site: 8.88 acres Being Developed/Disturbed: 0.35 acres
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No
4. Proposed type of development (Residential, Commercial, Etc.): Commercial
5. Approximate upstream land area which drains to the subject site: 0.95 acres
6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: This building pad site is contained within Centennial Gateway Commercial Center (CLV DS #3569)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Existing Centennial Center Blvd
8. Briefly describe your proposed schedule for the subject project: ASAP. This project will be processed using the City's expedited review process

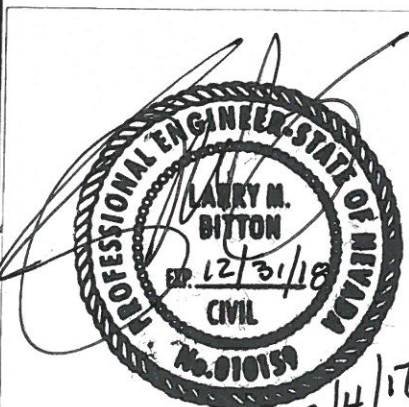
Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required.

Revision	Date

Local Entity File No. _____



Engineer's Seal

REFERENCE:

STANDARD FORM 1

TABLE OF CONTENTS

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II.	8/4/17 RESPONSE LETTER.....	3
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Appendix A –

Aug 3, 2017 City of Las Vegas Flood Control Comment Letter

June 1, 2017 City of Las Vegas approval letter for SDR-70329

Structure E2 West Hydraulic Calculations

Figure 5 – Drainage Plan Rev01

August 4, 2017

Albert Sung, PE
Flood Control Project Engineer
City of Las Vegas - Department of Public Works
333 N. Rancho Blvd
Las Vegas, NV 89106

RE: Response to CLV 8/3/17 Comments
Centennial Gateway Technical Drainage Study July 2017 Update
Centennial Gateway Building Pad

Dear Mr. Sung:

Horrocks Engineers hereby submits our response to the City of Las Vegas 8/3/17 Comments on the above referenced technical drainage study update. The City's comments are listed below followed by the Horrocks Engineers response. Backup supporting our responses follows this letter.

COMMENT #1:

Provide a copy of the zoning/planning conditions associated with this site (SDR-70329) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study with the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that that drainage study be revised and resubmitted.

HORROCKS ENGINEERS' RESPONSE:

A copy of the June 1, 2017 Approval letter from the City of Las Vegas for SDR-70329 is attached for your reference. The submitted drainage study update and associated site plan conform to the SDR-70329 approved plan.

COMMENT #2:

FIG. 5 (Drainage Plan): In "*Hydraulic X-Section Summary Table*", Cross Section "*E2 West*" shows a 100-yr depth of 2.04' seemingly is a typo. If not, then the proposed concrete flume is not capable of containing the flow. Review and revise accordingly.

HORROCKS ENGINEERS' RESPONSE:

The depth cross section E2 West included in the summary table on the submitted Figure 5 – Drainage Plan was indeed a typo. The correct depth is 0.14' which was identified in the submitted hydraulic calculations and in the text description of Structure E2. A copy of the submitted x-section hydraulic calculations is included in Appendix A for your reference and Figure 5 – Drainage Plan has been revised to correct the typo. A copy of the revised Figure 5 is attached.

We anticipate the responses adequately address your comments. Should you have any questions or need clarifications on the submitted information please contact me so we can supplement this submittal as needed.

Sincerely,
Horrocks Engineers



Larry M. Bitton, PE
Land Development Manager

Appendix A –

Aug 3, 2017 City of Las Vegas Flood Control Comment Letter

June 1, 2017 City of Las Vegas approval letter for SDR-70329

Structure E2 West Hydraulic Calculations

Figure 5 – Drainage Plan Rev01

CITY OF LAS VEGAS		DATE:
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1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-70329**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. **Fig. 5 (Drainage Plan):** In "Hydraulic X-Section Summary Table", Cross Section "E2 West" shows a 100-year depth of 2.04' seemingly is a typo. If not, then the proposed concrete flume is not capable of containing the flow. Review and revise accordingly.

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END OF REMARKS
ays

T/R/S: T19S/R60E/27
AREA G-27



June 1, 2017

TAG Centennial Common
3900 South Hualapai Way, Suite #200
Las Vegas, Nevada 89147

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

**RE: SDR-70329 [PRJ-70243] – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW - ADMINISTRATIVE CYCLE – MAY 2017**

Dear Applicant:

Your request for a Minor Amendment of an approved Site Development Plan Review [SDR-2208] FOR A 3,648 SQUARE-FOOT RESTAURANT PAD WITH 350 SQUARE FEET OF OUTDOOR DINING on 8.88 acres at 5750 Centennial Center Boulevard (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-70243], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-2208) shall be required, except as amended herein.
2. The Trash Enclosure and Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).
3. Handicap parking shall be striped in accordance with Title 19.08.110.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/05/17, except as amended by conditions herein.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011
TTY 711



8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. Construct a "worm" median island in Centennial Center Boulevard at the southern driveway concurrent with on-site development activities. Alternatively, construct a traffic signal at the intersection of the southern driveway and Centennial Center Boulevard concurrent with on-site development activities.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on **June 1, 2017** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

c.c.: Ms. Moriah Curran
10 Nine Design Group
801 Las Vegas Boulevard, Suite #150
Las Vegas, Nevada 89101

Worksheet for E2 - Concrete U-curb 2.04 cfs

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.06700	ft/ft
Bottom Width	2.00	ft
Discharge	2.04	ft ³ /s

Results

Normal Depth	0.14	ft
Flow Area	0.28	ft ²
Wetted Perimeter	2.28	ft
Hydraulic Radius	0.12	ft
Top Width	2.00	ft
Critical Depth	0.32	ft
Critical Slope	0.00521	ft/ft
Velocity	7.30	ft/s
Velocity Head	0.83	ft
Specific Energy	0.97	ft
Froude Number	3.44	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.14	ft
Critical Depth	0.32	ft
Channel Slope	0.06700	ft/ft
Critical Slope	0.00521	ft/ft

Cross Section for E2 - Concrete U-curb 2.04 cfs

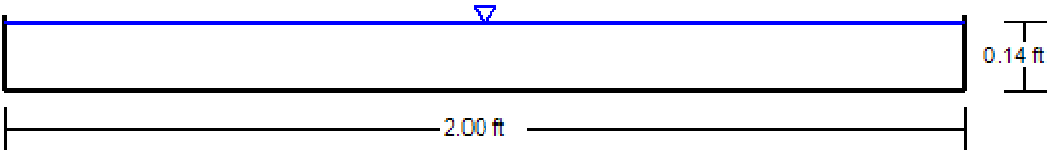
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Friction Method	Manning Formula
Solve For	Normal Depth

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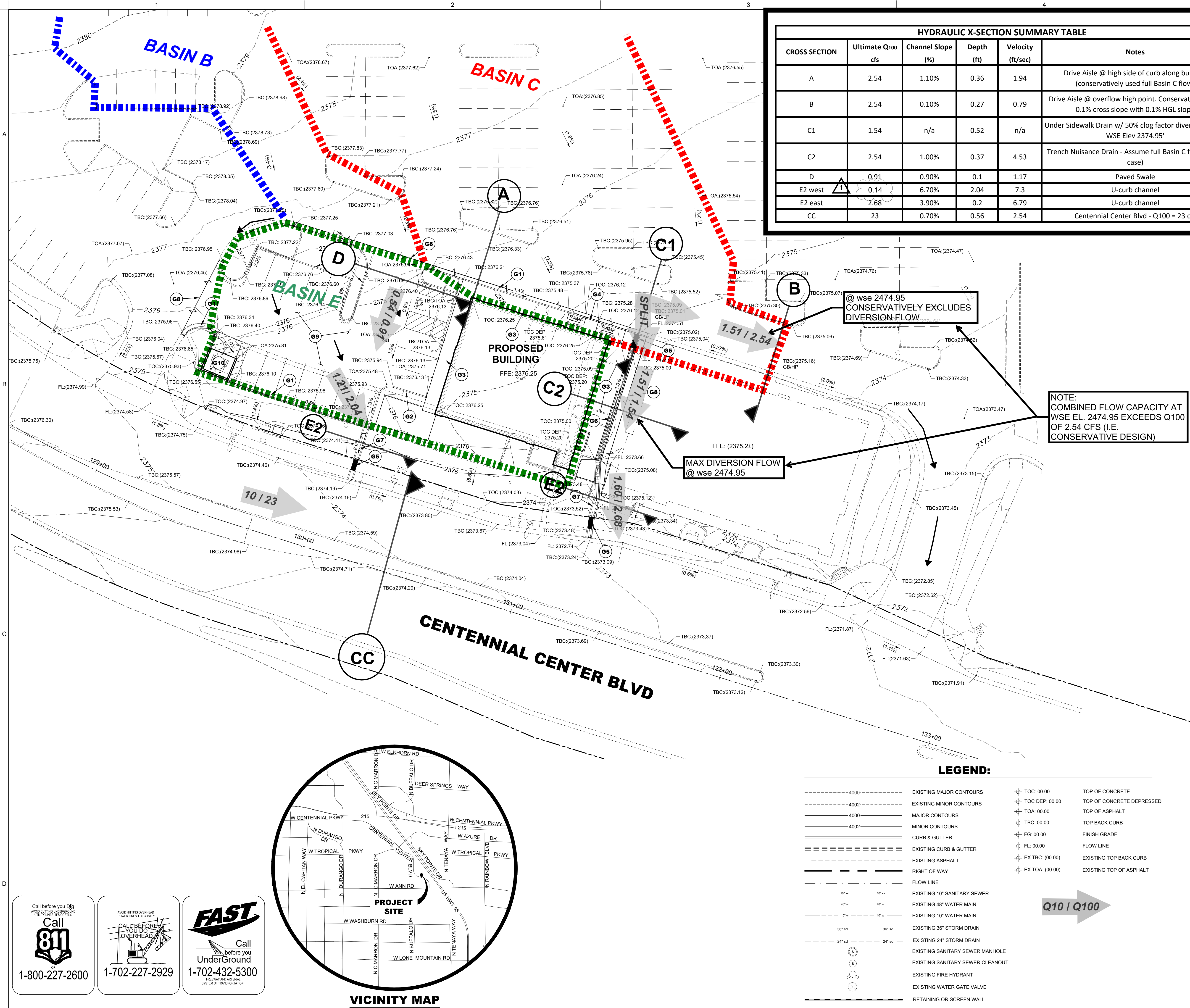
Roughness Coefficient	0.013	
Channel Slope	0.06700	ft/ft
Normal Depth	0.14	ft
Bottom Width	2.00	ft
Discharge	2.04	ft ³ /s

Cross Section Image



V: 1

H: 1



GRADING KEY NOTES:

- CONSTRUCT "L" CURB AND GUTTER PER CCAUSD #216
- CONSTRUCT "A" CURB PER CCAUSD #219
- CONSTRUCT CONCRETE SIDEWALK PER CCAUSD #234
- CONSTRUCT TURNDOWN CONCRETE SIDEWALK PER DETAIL ? SHEET C5.1
- CONSTRUCT SIDEWALK DRAIN PER CCAUSD #236
- CONSTRUCT TRENCH DRAIN PER DETAIL ? SHEET C5.1
- CONSTRUCT CONCRETE FLUME PER DETAIL ? SHEET C5.1
- SAWCUT AND MATCH EXISTING PAVEMENT.
- CONSTRUCT 2" AC PAVEMENT OVER 10" TYPE II AGG BASE
- CONSTRUCT TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)

ENGINEER'S NOTES:

- CONTRACTOR IS RESPONSIBLE FOR EROSION AND DUST CONTROL DURING CONSTRUCTION.
- SEE HORIZONTAL CONTROL PLAN FOR EXACT DIMENSIONS
- ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THESE PLANS SHALL NOT IN PART, OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY GOVERNING AGENCIES.
- ALL GRADING SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS.
- DURING CONSTRUCTION, SURVEYORS AND CONTRACTORS MUST VERIFY THAT ALL STREETS AND LOTS HAVE POSITIVE DRAINAGE. SAME MUST UTILIZE AT LEAST THREE GRADES ON VERTICAL TANGENTS TO VERIFY SLOPES.
- SOILS REPORT NOTE:
GRADING SHALL BE IN ACCORDANCE WITH THE ADDENDUM TO GEOTECHNICAL EXPLORATION REPORT PREPARED BY: GEOTECHNICAL ENGINEER: NOVA GEOTECHNICAL
PROJECT NAME: CENTENNIAL GATEWAY - PHASE 2
PROJECT NO.: E-06-036
DATE: JUNE 12, 2017
- CUT/FILL ESTIMATES:
EXISTING TO FINISH GRADE ELEVATIONS
NET CUT: 180 CY
NET FILL: 100 CY
- FOR STORMWATER MANAGEMENT NOTES, REFER TO SHEET C0.2

FLOOD ZONE:

THIS SITE IS LOCATED IN A ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C190 F. CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK
ID NO. 6LV9027SWW6
RIVET AND PLATE IN TOP OF CURB ON THE WEST SIDE OF CENTENNIAL CENTER BOULEVARD 1320. +/- NORTH OF ANN ROAD

ELEVATION 724.838 METERS (NAVD88)
2374.69 FEET

PROJECT DATUM IS +0.91 FEET FROM CITY DATUM

BASIS OF BEARING:

NORTH 00° 18' 05" WEST

BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THE RECORDED FINAL MAP OF CENTENNIAL GATEWAY, BOOK 124, PAGE 44 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

WARNING

DRAWING INFO	REVISIONS
DATE: 11 JULY 2017	REV # 1
DESIGNED: LMB	DATE: AUG 4, 2017
DRAWN: MDP	
CHECKED: LMB	
PROJECT: LV-811-1706	

CENTENNIAL GATEWAY BUILDING PAD

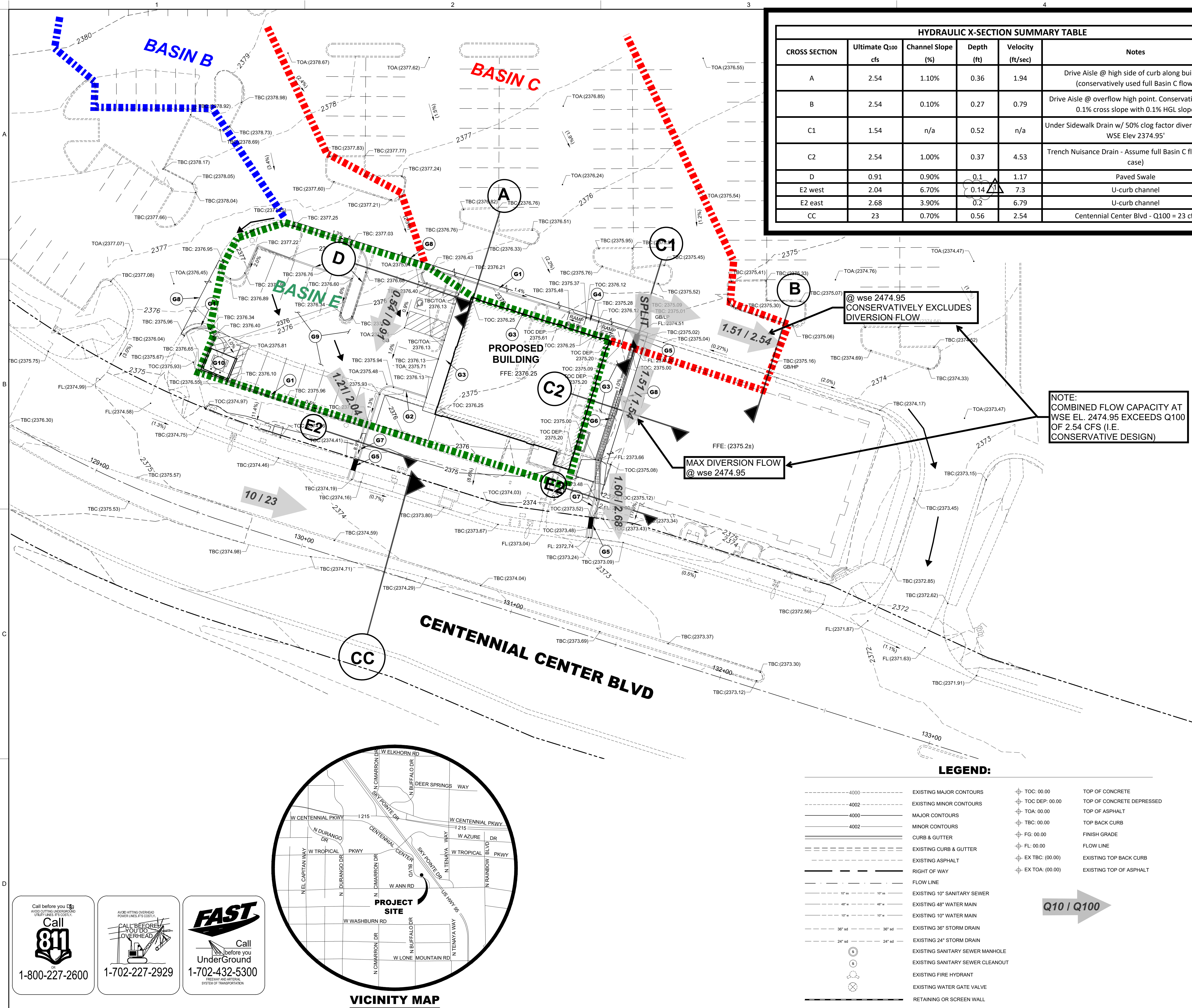
CENTENNIAL GATEWAY
LAS VEGAS, NV 89149

DRAINAGE PLAN

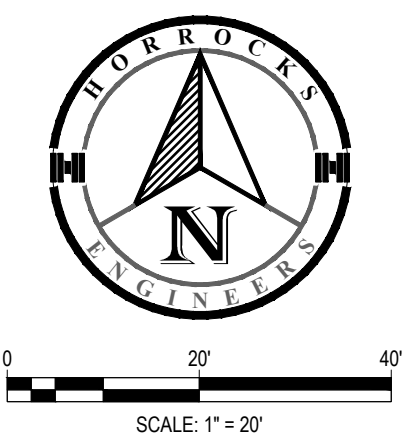
APN #125-27-411-007



FIG. 5



HYDRAULIC X-SECTION SUMMARY TABLE					
CROSS SECTION	Ultimate Q ₁₀₀ cfs	Channel Slope (%)	Depth (ft)	Velocity (ft/sec)	Notes
A	2.54	1.10%	0.36	1.94	Drive Aisle @ high side of curb along building (conservatively used full Basin C flow)
B	2.54	0.10%	0.27	0.79	Drive Aisle @ overflow high point. Conservatively used 0.1% cross slope with 0.1% HGL slope
C1	1.54	n/a	0.52	n/a	Under Sidewalk Drain w/ 50% clog factor diverted flow at WSE Elev 2374.95'
C2	2.54	1.00%	0.37	4.53	Trench Nuisance Drain - Assume full Basin C flow (worst case)
D	0.91	0.90%	0.1	1.17	Paved Swale
E2 west	2.04	6.70%	0.14	7.3	U-curb channel
E2 east	2.68	3.90%	0.2	6.79	U-curb channel
CC	23	0.70%	0.56	2.54	Centennial Center Blvd - Q ₁₀₀ = 23 cfs



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HORROCKS
ENGINEERS

1349 Galleria Dr, Suite 110
Henderson, NV 89014
(702) 966-4063
www.horrock.com

WARNING

IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

DRAWING INFO	REVISIONS
DATE: 11 JULY 2017	REV # Δ DATE
DESIGNED: LMB	#1 8/4/17
DRAWN: MDP	
CHECKED: LMB	
PROJECT: LV-811-1706	

CENTENNIAL GATEWAY BUILDING PAD

CENTENNIAL GATEWAY
LAS VEGAS, NV 89149

DRAINAGE PLAN

APN #125-27-411-007

FIG. 5

PAGE #

Call before you dig
1-800-227-2600

Call before you dig
1-702-227-2929

FAST
Call before you dig
UnderGround
1-702-432-5300