

DS #:

5004

APN:

138.03.602.019

PROJECT:

Somerset Academy at Rainbow - Update

SUBMITTAL:

1st

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 19, 2018
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: Somerset Academy at Rainbow – Update (Original Study DS4682)	
Cross Streets:	SWQ of Rainbow Blvd. & Red Coach Road	CA Las Vegas NRB LLC
File Number:	F:\Depot\DSMemos\DS5004A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-03-602-019	CCPW
Zoning Action:	SDR-73178 & SUP-73179	
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	6/11/2018	6/19/2018	See Comments Below	\$400.00	496694: \$400
			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: T20S/R60E/03
AREA L-03

**UPDATE #1
TO THE
TECHNICAL DRAINAGE STUDY
FOR
SOMERSET ACADEMY**

Rec'd: 6/11/18

DS 5004

L-03

\$400

JUNE 2018

SDR-73178
SUP-73179

GCV
ENGINEERS & SURVEYORS

Prepared for:

The Calida Group
10777 W. Twain Avenue
Las Vegas, NV 89135
(702) 947-2000

Key # 656436

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Update #1 to the TDS for Somerset Academy Date: June 11, 2018

Location of Development: a) Descriptive (Cross Streets) North/South: Rainbow Boulevard

East/West: Craig Road

b) Section: 3 Township: 20S Range: 60E

c) APN: 138-03-602-019

Name of Owner: CA Las Vegas NRB, LLC Ramiro Viramontes

Telephone No.: 310-752-9600 E-Mail Address: _____

Address: 3000 Olympic Blvd Suite 2120 Sanata Monica CA 90404

Contact Person-Name: Todd Kelley, P.E. Telephone No.: (702) 804-2144

* E-Mail Address: TKelley@gcwengineering.com Fax No.: (702) 804-2299

Firm: GCW

Address: 1555 S. Rainbow Blvd Las Vegas, NV 89146

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	☐	Update to TDS

1. Total Owned Land Area: At Site: 4.39 ac Being Developed/Disturbed: <1 ac

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

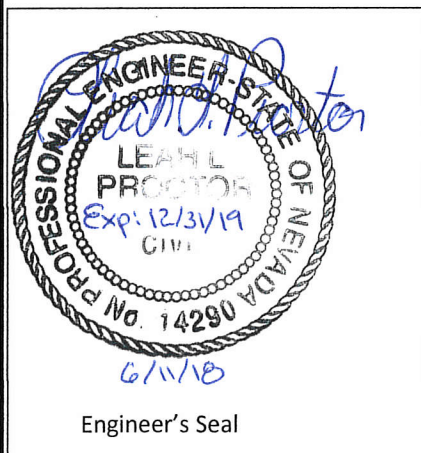
4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: <1 acres

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Technical Drainage Study for Somerset Academy DS4682A

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Rainbow Boulevard and Balsam Street flow to Alta Drive

8. Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal

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. _____		

REFERENCE:

STANDARD FORM 1



June 11, 2018

Albert Sung, P.E.
Department of Public Works
333 N. Rancho Drive 7th Floor
Las Vegas, NV 89106

Subject: Update #1 for the Technical Drainage Study for Somerset Academy
DS4682

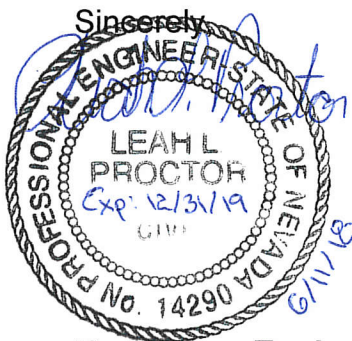
Mr. Sung:

This document will serve as an Update to the original Technical Drainage Study for Somerset Academy which was approved on September 29, 2014. The original drainage study addressed grading and drainage for a 4.39 acre charter school on North Rainbow Boulevard north of Craig Road. The purpose of this update letter is to address a 1600 square foot addition to the building as shown on the attached grading plan.

Per the approved technical drainage study, the minimum finished floor of a structure on this site should be elevated to 2322.39 feet. The proposed finished floor of the addition is 2323.30 feet - which exceeds the minimum elevation by 0.91 feet (see attached grading plan). Also, the construction of this building will not alter or impede existing drainage patterns. To summarize, the proposed building finished floor elevation exceeds minimum criteria and the structure will not have any negative impacts to the existing onsite or offsite drainage patterns.

If you need additional information, please contact me at 720-244-5574 or email at Leah@momentumengineers.com.

Sincerely,



Momentum Engineers, Ltd.
Leah L. Proctor, P. E.
Subcontractor for
GCV



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 30, 2018

CA LAS VEGSA N R B LLC
Turner Agassi Charter School
3000 Olympic Blvd, Ste. 2120
Santa Monica, CA 90404

**RE: SDR-73178 [PRJ-73106] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MAY 2018**

Dear Applicant:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-53910) FOR A 1,607 SQUARE-FOOT INCREASE TO AN EXISTING TWO-STORY, 54,000 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY on 4.63 acres at 4491 North Rainbow Boulevard (APN 138-03-602-019), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-73106], 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. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73179) shall be required.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-53909) and Site Development Plan Review (SDR-53910) shall be required, except as amended herein.
3. 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.
4. All development shall be in conformance with the site plan, and building elevations, date stamped 04/17/18, except as amended by conditions herein.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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.
10. Comply with all applicable conditions of approval for SDR-53190 and any other site related actions.

This action by the Department of Planning staff on **May 30, 2018** 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,



Paul Bengtson
Senior Management Analyst
Case Planning Division

PB:nl

cc:

Bonnie Saxon
Ethos Three Architecture
8985 South Eastern Avenue
Las Vegas, Nevada 89123



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD

DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 30, 2018

CA LAS VEGSA N R B LLC
Turner Agassi Charter School
3000 Olympic Blvd, Ste. 2120
Santa Monica, CA 90404

**RE: SUP-73179 [PRJ-73106] – ADMINISTRATIVE SPECIAL USE
PERMIT
ADMINISTRATIVE CYCLE – MAY 2018**

Dear Applicant:

Your request for a Minor Amendment to an approved Special Use Permit (SUP-53909) FOR A PRIVATE SCHOOL, PRIMARY USE at 4491 North Rainbow Boulevard (APN 138-03-602-019), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-73106], 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. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73178) shall be required.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-53909) and Site Development Plan Review (SDR-53910) shall be required, except as amended herein.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **May 30, 2018** 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,

A handwritten signature in black ink, appearing to read "Paul Bengtson", with a long horizontal flourish extending to the right.

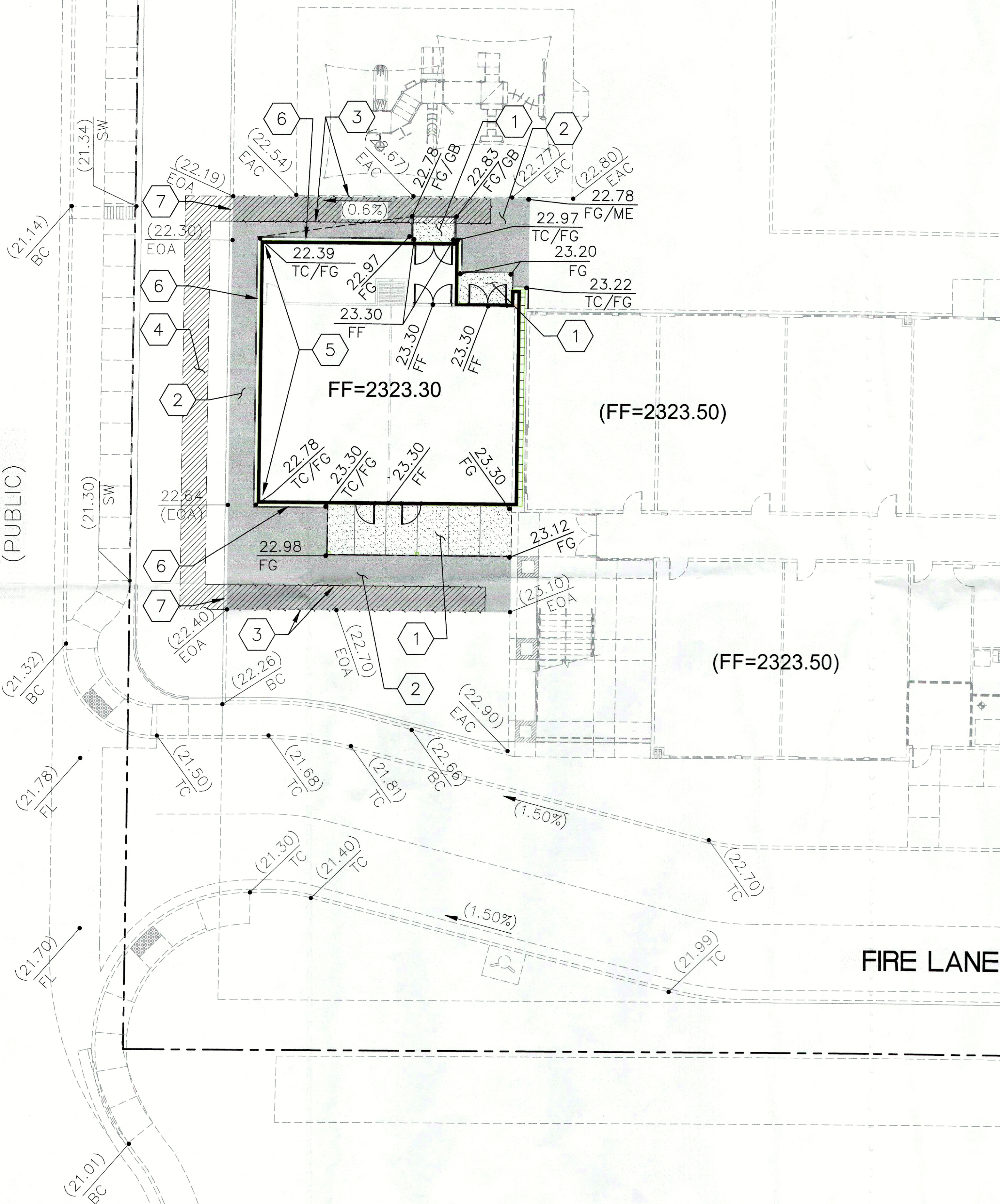
Paul Bengtson
Senior Management Analyst
Case Planning Division

PB:nl

cc:

Bonnie Saxon
Ethos Three Architecture
8985 South Eastern Avenue
Las Vegas, Nevada 89123

BALSAM ST.
(PUBLIC)



FIRE LANE

ABBREVIATIONS

AC	ASPHALT CONCRETE, ACRE	MOD	MODIFY/MODIFIED
ADD'L	ADDITIONAL	MON	MONUMENT
ADS	ADVANCE DRAINAGE SYSTEM	N	NORTH
AP	ANGLE POINT	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
APN	ASSESSOR'S PARCEL NUMBER	NO	NO
APPROX	APPROXIMATELY	NOSHA	STATE OF NEVADA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	NVE	NOT TO SCALE
		NTS	ON CENTER
AVE	AVENUE	OC	OVERHEAD POWER LINE
AVAR	AIR VALVE, AIR RELEASE	OHP	PULL BOX
AWWA	AMERICAN WATER WORKS ASSOCIATION	P	POWER LINE
BC	BACK OF CURB	PB	PLANTMIX BITUMINOUS SURFACE
BCR	BEGIN CURB RETURN	PBS	POINT OF CURVE, PRESSURE CLASS
BLM	BUREAU OF LAND MANAGEMENT	PC	POINT OF COMPOUND CURVE
BLVD	BOULEVARD	PCC	PROJECT ENGINEER OR POLYETHYLENE
BM	BENCHMARK	PE	PEDESTRIAN
BO	BLOW-OFF	PED	POST INDICATOR VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION	PI	PROPERTY LINE
BVCS	BEGIN VERTICAL CURVE STATION	PV	POLYURETHANE LINED AND COATED STEEL PIPE
BW	BACK OF SIDEWALK	R	PAVEMENT MARKING FILM
C	CENTERLINE	FLCP	POINT OF BEGINNING
C&S	CURB AND GUTTER	PMF	POINT OF CONNECTION
CATV	UNDERGROUND CABLE TV	POC	POWER POLE
CCPW	CLARK COUNTY PUBLIC WORKS	PP	PROPOSED
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PRC	POINT OF REVERSE CURVE
CFS	CUBIC FEET PER SECOND	PSI	POUNDS PER SQUARE INCH
CIP	CONCRETE IMPROVEMENTS	PVC	POLYVINYL CHLORIDE
		PWT	PAVEMENT
CIPM	CURED-IN-PLACE MANHOLE	PZ	PRESSURE ZONE
CIPP	CURED-IN-PLACE PIPE	R, RAD	RADIAL, RADIUS
CIR	CIRCLE	R, RT	RIGHT
CLR	CLEAR OR CLEARANCE	RCB	REINFORCED CONCRETE BOX
CLSM	CONTROLLED LOW STRENGTH MATERIAL	RCP	REINFORCED CONCRETE PIPE
CLV	CITY OF LAS VEGAS	RDWY	ROADWAY
CMP	CORRUGATED METAL PIPE	REC	RECTANGULAR
CMU	CONCRETE MASONRY UNIT	REF	REFERENCE
CNLV	CITY OF NORTH LAS VEGAS	REIN	REINFORCED
CO	CLEANOUT	REQD	REQUIRED
CONC	CONCRETE	RIM	TOP OF RIM ELEVATION
COND	CONDUIT	ROW,R/W	RIGHT OF WAY
CONST	CONSTRUCT OR CONSTRUCTION	RP	RADIUS POINT
COORD	COORDINATE	RPM	RAISED PAVEMENT MARKERS
CPEP	CORRUGATED POLYETHYLENE PIPE	RSOV	RESILIENT SEAT GATE VALVE
CY	CUBIC YARD(S)	S	SEWER, SOUTH
D	DAYLIGHT	SCH	SCHEDULE
Δ	DELTA	SD	STORM DRAIN
DCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEM (LATEST EDITION)	SDMH	STORM DRAIN MANHOLE
DEFL	DEFLECTION	SECT	SECTION
DC	DESIGN GRADE	SF	SQUARE FOOT/FEET
DIA	DIAMETER	SHLDR	SHOULDER
DIP	DUCTILE IRON PIPE	SHT	SHEET
DIST	DISTANCE	SL	STREET LIGHT
DR	DRIVE	SP	SERVICE POINT
DS	DOWNSPOUT	SQ	SQUARE
DTL	DETAIL	SR	SEWER RECLAIM MAIN
DWG	DRAWING	SS	SANITARY SEWER
E	EAST	SSMH	SANITARY SEWER MANHOLE
ECR	END CURB RETURN	STA	STATION
EG	EXISTING GRADE	STD	STANDARD
ELE,ELEC	ELECTRICAL	STL	STEEL
ELEV	ELEVATION	STRUCT	STRUCTURE
EP, EOP	EDGE OF PAVEMENT	SVZ	SIGHT VISIBILITY ZONE
EXP	EXPANSION JOINT	SW	SIDEWALK
FC	FACE OF CURB	SWG	SOUTHWEST GAS
FF, FFE	FINISH FLOOR ELEVATION	T	TELEPHONE OR TOP
FG	FINISH GRADE	TAN	TANGENT
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TCE	TEMPORARY CONSTRUCTION
FO	FIBER OPTIC	TEL,TELE	TELEPHONE
FT	FOOT/FEET	TEMP	TEMPORARY
FUT	FUTURE	TF	TOP OF FOOTING
G	GRADE	TG	TOP OF GRATE
GB	GRADE BREAK	TMH	TOP OF MANHOLE
GND	GROUND	TOP	TOP OF PIPE
GRD	GRADE	TRANS	TRANSITION
HDPE	HIGH DENSITY POLYETHYLENE	TRW	TOP OF RETAINING WALL
HDWL	HEADWALL	TS	TRAFFIC SIGNAL
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE	TW	TOP OF WALL
HGL	HORIZONTAL	TYP	TYPICAL
HP	HORIZONTAL	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (LATEST EDITION) UNDERGROUND
HP	HORIZONTAL	UG	UNDERGROUND
INV	INVERT	USD, USDOCA, CCAUSD	UNIFORM STD. DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS CLARK COUNTY AREA, NEVADA (LATEST EDITION)
INT	INTERIM	VAR	VARIABLE/VARIABLES
JOINT	JOINT	VC	VERTICAL CURVE
L, LT	LEFT	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	VERT	VERTICAL
LIP	LIGHT POLE	VG	VALLEY GUTTER
LSCP	LANDSCAPE	VOL	VOLUME
LVWD	DISTRICT	W	WEST, WTR
MAX	MAXIMUM	W	WITH
MH	MANHOLE	XING	CROSSING
MIN	MINIMUM	YD	YARD, YARD DRAIN
MLCP	MORTAR LINED AND COATED PIPE		

NOTES

MAINTAIN 2% MIN. SLOPE AWAY FROM BUILDING.

CONSTRUCTION NOTES

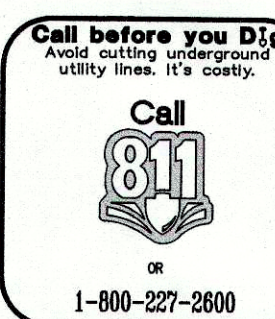
- CONSTRUCT 4" THICK CONCRETE WALKWAY & PAD, PER CCAUSD 234.
- INSTALL AC PAVEMENT SECTION MATCH EXISTING.
- SAWCUT, TRENCH BACKFILL PER CCAUSD 500.5 AND 503. CONTRACTOR TO MATCH EX. SURFACE MATERIAL, COLOR AND PATTERN PER OWNER/AGENCY RESTORATION REQUIREMENTS, OR APPROVED EQUAL.
- LANDSCAPE DISTURBED DURING CONSTRUCTION, CONTRACTOR TO MATCH EX. SURFACE MATERIAL, COLOR & PATTERN PER OWNER/AGENCY RESTORATION REQUIREMENTS, OR APPROVED EQUAL.
- EXTRA DEPTH FOOTING. SEE ARCHITECTURAL PLANS.
- FLUSH MOE CURB ADJACENT TO BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS
- DURING TRENCHING REMOVE AND REPLACE EXISTING CURB TO NEAREST JOINT.

LEGEND

	TYPICAL PROPOSED LINEWORK
	TYPICAL EXISTING LINEWORK
	TYPICAL FUTURE LINEWORK
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	CENTERLINE
	TYPICAL WATER LINE W/GV
	TYPICAL CURB & GUTTER, SIDEWALK AND RAMP
	POST AND CABLE FENCE
	CHAIN LINK FENCE
	NEW ABANDONED PIPE
	SAWCUT
	EDGE OF PAVEMENT
	RETAINING WALL
	DETAIL BUBBLE W/ REF.
	BENCHMARK
	SEWER BACK WATER VALVE
	FIRE HYDRANT
	STREET LIGHT
	EXISTING POWER POLE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SLOPE
	SLOPE DIRECTION
	FINISH FLOOR ELEVATION

NORTH

SCALE 1" = 10'



LEGAL DESCRIPTION

PARCEL I:

THE WEST HALF (W 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THE WEST THIRTY (30.00) FEET AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MAY 14, 1985 IN BOOK 2109 AS DOCUMENT NO. 2068802 OF OFFICIAL RECORD.

PARCEL II:

THE EAST HALF (E 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THE EAST FIFTY (50.00) FEET AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MAY 14, 1985 IN BOOK 2109 AS DOCUMENT NO. 2068802 OF OFFICIAL RECORDS.

SAID LAND BEING FURTHER DESCRIBED AS LOT TWO (2) AS SHOWN ON THE CERTIFICATE OF LAND DIVISION LD 27-85, RECORDED MAY 14, 1985 IN BOOK 2109 AS DOCUMENT NO. 2068801 OF OFFICIAL RECORDS.

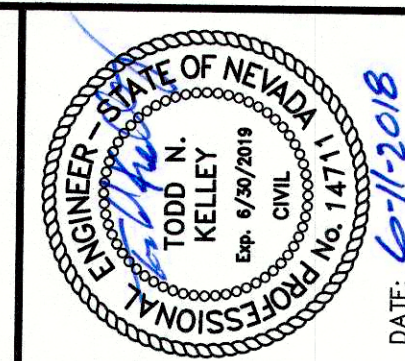
BASIS OF BEARINGS

NORTH 00°31'57" EAST, BEING THE BEARING OF THE CENTERLINE OF RAINBOW BOULEVARD AND THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, SAID LINE BEING COINCIDENT WITH THE CENTERLINE OF RAINBOW BOULEVARD AS SHOWN ON FILE 109, PAGE 62, OF PARCEL MAPS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA RECORDERS' OFFICE.

BENCHMARK

CITY OF LAS VEGAS BM #BLV003E4, BEING A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF CRAIG ROAD AND RAINBOW BOULEVARD

ELEVATION:
FEET: = 2315.51' (NAVD88).
METERS: = 705.77 M (NAVD88).



PROJECT NO.	DATE	REVISION	DATE
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146 T: 702.804.2000 F: 702.804.2299 gcnvengineering.com			

GCV
ENGINEERS & SURVEYORS

1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcnvengineering.com

PROJECTS: 800-989-004-UMG PRODUCTION 004-CR06.DWG
TODD KELLEY

SOMERSET ACADEMY
LONE MOUNTAIN CAMPUS
GRADING PLAN

DRAWING
C4.01
4 OF 5 SHTS