

DS #: 3477.3

APN: 139-34-110.002 & 003

PROJECT: 61 Acres @ 106 Grand Central Parkway

SUBMITTAL: 4th

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS				DATE:	
INTER-OFFICE MEMORANDUM				September 17, 2019	
TO: Land Development Services Department of Public Works				FROM: Jennifer Shinn, P.E.  Flood Control, Engr. Associate Department of Public Works	
SUBJECT: Drainage Study for: 61 Acres @ 100 Grand Central Parkway – Update (aka Symphony Park Access Road Extension)				COPIES TO: Lochsa Engineering	
Cross Streets:		Grand Central Parkway & Bonneville Avenue		City of Las Vegas Public Works Department	
File Number:		F:\Depot\DSMemos\DS3477D.doc		Bart Anderson, P.E., DevCo	
Parcel Number:		139-34-110-002 & 003			
Zoning Action:		N/A			
FEMA Flood Zone		YES		NO X	
Proposed Storm Drain		YES X		NO	
HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID G.R. No.
1 st Submittal	1/6/2004	1/13/2004	Not Approved	\$400.00	117110: \$400
2 nd Submittal	4/20/2004	4/21/2004	Approved	N/C	-----
3 rd Submittal Paid on 11/26/2018	11/15/2018 & 11/26/2018	12/3/2018	See Comments Below	\$100.00	501171: \$100
4 th Submittal	9/10/2019	9/17/2019		\$100.00	3561214: \$100
			TOTAL FEES (LDDRS):	\$600.00	-----

REMARKS:

4th Submittal: Update to replace cross gutter with valley gutter and construct 9" 'A' Type Curb

3rd Submittal: Update to add a drop inlet at a local low point at Station 217+96.72

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:
	must have Clark County Department of Development Services concurrence:

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.

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 Amendment 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.

END OF REMARKS

Ajj/ays

T/R/S: T20S/R61E/34
AREA M-34

**Technical Drainage Study
Update #2 to Update #4
For
61-Acres @
100 Grand Central Parkway
(Symphony Park Garages Parcel 'B')
(AKA: Union Park)**

JOB# 181024

September 2019

Prepared for:

City of Las Vegas
Dept. of Public Works
400 E. Stewart Avenue
Las Vegas, NV 89101
(702) 229-6535

Prepared By:

LOCHSA ENGINEERING
6345 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702) 365-9312

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Symphony Park Garages Parcel 'B' Date: September 9, 2019

Location of Development: a) Descriptive (Cross Streets) North/South: Grand Central Parkway

East/West: Robin Leach Lane

b) Section: 33 Township: 20S Range: 61E

c) APN : 139-33-610-033

Name of Owner: City of Las Vegas Department of Public Works

Telephone No.: (702) 229-6535 Fax No.: _____ E-Mail Address: _____

Address: 400 E. Stewart Avenue Las Vegas, NV 89101

Contact Person-Name: Chris Blake, EI Telephone No.: (702) 365-9312

* E-Mail Address: chris.blake@lochsa.com Fax No.: (702) 365-9317

Firm: Lochsa Engineering

Address: 6345 South Jones Boulevard, Suite 100, Las Vegas, Nevada 89118

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: 2.55 +/- Acres Being Developed/Disturbed: 0.10 +/- 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.): revise driveway / add 3ft Valley Gutter

5. Approximate upstream land area which drains to the subject site: 0 +/- Acres

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: TDS for 61 Acres @ 100 Grand Central Parkway (DS #3477) and Parcel 'B' Update (DS #4990)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: mainly through garage roof drains to the south and west that tie into underground facilities

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.**

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

September 9, 2019

Mr. Albert Sung, P.E.
City of Las Vegas Public Works
Flood Control Division
333 North Rancho Drive
Las Vegas, NV 89106

Subject: **Symphony Park Garages – Parcel ‘B’**
Update #2 to Update #4 to the “Technical Drainage Study for 61-Acres @ 100 Grand Central Parkway (Aka: Union Park) (DS 3477)”
Lochsa Job #181024

Dear Mr. Sung,

This letter is intended as an Update #2 to Update #4 to the “*Technical Drainage Study for 61-Acres @ 100 Grand Central Parkway*” (DS #3477B – aka Symphony Park Garage Parcel ‘B’) prepared by Lochsa Engineering, which was approved by the City of Las Vegas on September 20, 2018. Proposed improvements to the site being addressed in the subject update will consist of revising the driveway and curb off of Grand Central Parkway. The revised site is also proposing to eliminate the cross gutter at the driveway entrance and add a 3ft valley gutter to maintain the flow line that is along the east and west alignment of the ‘L’ curb and gutter. The proposed improvements span over a length of 255ft. at the west boundary of our site. Please refer to the attached revised Grading Plan set for the location of the proposed improvements and the previously approved Grading Plan.

The Symphony Park Garage Parcel ‘B’ site is located at the northeast corner of the intersection of Grand Central Parkway and W. Clark Avenue. The entire site is more specifically located within a portion of the southern half of the northeast quarter (NE 1/4) of Section 33, Township 20 South, Range 61 East of the M.D.M., in the City of Las Vegas, Nevada.

The proposed improvements are along Grand Central Parkway to the east. The approved grading plans for our site show that proposed discharge locations conform to the original study and this drainage pattern. The flow from the rooftop still discharges to Clark Avenue (also known as Robin Leach Lane) by roof drains, where existing inlets intercept all of the runoff. The flow intercepted by the inlets enters the same existing storm drain systems within Clark Avenue and ultimately into the regional facility within Grand Central Parkway. Our improvements do not affect drainage patterns or flows.

From the Original Study, the southern offsite basin is defined as referenced drainage basin ON4U, which is West Clark Avenue (aka: Robin Leach Lane). This basin was determined to discharge 2 and 3cfs for the 10 and 100yr storm events respectively. The flow within this basin is all intercepted by existing drop inlets along Clark Avenue. Another reference drainage

basin ON21U (1/1cfs) exists east of our site (Promenade Place road). Reference basin ON21U makes up a portion of Promenade Place, where the flow is intercepted by existing drop inlets. To the west of our site is Grand Central Parkway, which was referred to referenced basin OFF5U adjacent to our site. Basin OFF5U discharges 2 and 3cfs in the 10 and 100yr storm events. This flow is also intercepted by existing inlets along Grand Central Parkway. The north half of the referenced basin ON5U discharges north to a different 3ft x 3ft sump grate inlet. Therefore this flow drains away from our site and does not affect our project site.

The referenced basins mentioned previously are all developed and do not change with our site development. No offsite flow impacts our site as all of the flow is intercepted and conveyed within an existing storm drain system. With the modifications of this Site, there will be no negative impact to our site from the proposed modifications.

The modifications to the approved Site do not negatively affect the site. The flow will continue north along the alignment of the streets 'L' curb and continue within the proposed 3ft valley gutter. The drainage pattern is not affected.

The hydrology and drainage pattern remains the same as the approved plans from the previously approved Update #1. Therefore, no hydrologic analysis has been provided to address this Update #2.

The site as previously designed is in accordance with the City of Las Vegas Department of Public Works and the CCRFCD drainage design criteria, and is also based on generally accepted engineering principles and practices. The removal of the driveway cross-gutter and proposed 3ft valley gutter addition will not cause any adverse impact on the adjacent and/or downstream properties.

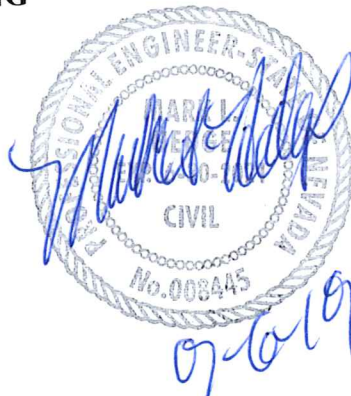
Please refer to the attached grading plans and details for further clarification of the proposed improvements.

If you have any questions or comments, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

LOCHSA ENGINEERING

Chris Blake, E.I.
Hydrologist



APPROVAL LETTERS

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

February 12, 2019

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:

Symphony Park Garages – Parcel "B" - Update

COPIES TO:

Lochsa Engineering

Cross Streets:

NEC of Grand Central Pkwy & Clark Avenue

City of Las Vegas Public Works

File Number:

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Bart Anderson, P.E., DevCo

Parcel Number:

139-33-610-030

CCRFC

Zoning Action:

SDR-73917

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	5/14/2018	5/29/2018	Not Approved	\$400.00	496268: \$400
2 nd Submittal	7/16/2018	7/28/2018	Not Approved	\$400.00	497577: \$400
CCRFC	8/23/2018	9/5/2018	Conditional Approval	N/C	N/C
SDR-73917	9/20/2018	9/20/2018	Planning Conditions Rec'd	N/C	N/C
3 rd Submittal	1/30/2019	2/12/2019	See Comments Below	\$100.00	502810: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update to revise 40' of L-curb to Roll-curb in Grand Central Parkway

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:
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END OF REMARKS

ays

T/R/S: T20S/R61E/33

AREA M-33

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

September 20, 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:

Symphony Park Garages – Parcel "B"

COPIES TO:

Lochsa Engineering

Cross Streets:

NEC of Grand Central Pkwy & Clark Avenue

City of Las Vegas Public Works

File Number:

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Bart Anderson, P.E., DevCo

Parcel Number:

139-33-610-030

CCRFCD

Zoning Action:

SDR-73917

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	5/14/2018	5/29/2018	Not Approved	\$400.00	496268: \$400
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CCRFCD	8/23/2018	9/5/2018	Conditional Approval	N/C	N/C
SDR-73917	9/20/2018	9/20/2018	Planning Conditions Recv'd	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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END OF REMARKS

ays

T/R/S: T20S/R61E/33
AREA M-33



Steven C. Parrish, P.E.
General Manager/Chief
Engineer

BOARD OF DIRECTORS

Lawrence L. Brown, III
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Vice-Chairman
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City of North Las Vegas

Dr. Lois Tarkanian
City of Las Vegas

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City of Boulder City

August 23, 2018

Mr. Oh Sang Kwon, P.E.
City of Las Vegas Department of Public Works
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: SYMPHONY PARK GARAGES - PARCEL "B"
(DS4990B) (RFCD No. 18-10110)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated May 9, 2018 and Addendum No. 1 dated July 12, 2018 for above-mentioned project as submitted by LOCHSA ENGINEERING. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated July 31, 2018.

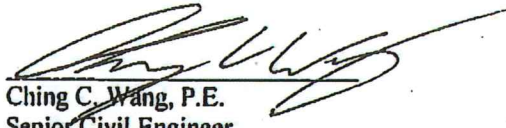
District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by LOCHSA ENGINEERING may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

STEVEN C. PARRISH, P.E.
General Manager/Chief Engineer

BY:


Ching C. Wang, P.E.
Senior Civil Engineer

CCW:cr

c: Mark L. Hedge, P.E., Lochsa Engineering

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NOTICE OF FINAL ACTION

*City of Las Vegas***AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: AUGUST 14, 2018****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS**

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-73917	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 27**NOTICES MAILED** 27**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

SDR-73917 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan date stamped 07/23/18, landscape plans date stamped 07/19/18, and building elevations and floor/level plans date stamped 07/02/18 except as amended by conditions herein.
3. The following waivers from Symphony Park Design Standards are hereby approved:
 - a. To allow zero percent of the building facade to be located at the build-to line along Promenade Place where Section 1.9.2 of the Symphony Park Design Standards requires 100 percent.
 - b. To allow zero percent of the building façade to be located at the build-to-line along Grand Central Parkway and West Clark Avenue where Section 1.9.3 of the Symphony Park Design Standards requires 75%.
 - c. To allow a 25-foot setback from the build-to-line along Promenade Place where no building setback is allowed.
 - d. To allow a 20-foot setback from the build-to-line along Clark Avenue where 10 feet is the maximum allowed per Section 4.2 of the Symphony Park Design Standards.
 - e. To allow a parking garage along Promenade Place where Section 1.5.5 of the Symphony Park Design Standards allows only retail and restaurant uses along this frontage.
 - f. To allow exposed parking along Promenade Place and Clark Avenue where Section 1.6.4 of the Symphony Park Development Standards only allows exposed parking for Parcel B along Grand Central Parkway.
 - g. To allow sloping parking structure floors and ramps to be exposed to public view along the north building façade where such is not allowed per Section 3.11.1 of the Symphony Park Development Standards.
 - h. To allow one opportunity site for art related spaces within the development where Section 1.12.1 of the Symphony Park Development Standards requires four for each parcel.

Conditions Page Two
August 14, 2018 - Planning Commission Meeting

- i. To allow an 11-foot, 6-inch tall storefront height where Section 3.7.1 of the Symphony Park Development Standards requires a minimum storefront height of 16 feet.
 - j. To allow an excess of 2% of the building face for wall signage, and to allow more than one sign per building face. All proposed signage will require SPDRC approval prior to the issuance of a sign permit.
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 utility or mechanical equipment shall comply with the provisions of the Symphony Park Development Standards, unless approved by a separate Waiver.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted to the Symphony Park Design Review Committee prior to an application is made for a building permit. The technical landscape plan shall substantially conform to the landscape and streetscape standards specified in the Symphony Park Design Standards as determined by the Symphony Park Design Review Committee, except as amended herein. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.
9. Construction documents shall be submitted to the Symphony Park Design Review Committee for review and approval prior to the submittal for building permit in accordance with Section 5.0 of the Symphony Park Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas City Council and the Symphony Park Design Standards. A letter of approval from the Symphony Park Design Review Committee must be submitted with the building permit application.
10. 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.

Conditions Page Three
August 14, 2018 - Planning Commission Meeting

11. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Comply with the approved Symphony Park Traffic Impact Analysis.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**Staff Report Page One
August 14, 2018 - Planning Commission Meeting**

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a four-story parking structure with 23,370 square feet of ground level retail space. The subject site is located on Symphony Park Parcel B at the northeast corner of Grand Central Parkway and West Clark Avenue.

The Symphony Park Design Review Committee (SPDRC) is tasked with reviewing all submitted plans within Symphony Park to ensure compliance with the requirements of the Symphony Park Design Standards. The proposed development and associated block plan was reviewed and conditionally approved by the SPDRC on June 28, 2018.

ISSUES

- The proposed development is located on Parcel B within the Symphony Park Plan Area.
- The Symphony Park Design Review Committee reviewed and conditionally approved a Block Plan and Design Development Review for the proposed four-story parking structure on June 28, 2018. Staff concurs with the findings of the SPDRC and recommends approval of the Site Development Plan Review request.
- Waivers to the Symphony Park Design Standards may be granted by the City Council upon a recommendation from the SPDRC. Ten waivers of design standards are recommended for approval by the SPDRC. Staff concurs with the findings made by the SPDRC, and recommends approval of the waiver requests.
- The site design will continue to be reviewed and refined in coordination with the SPDRC prior to the issuance of building permits. The review shall be limited to the approved entitlement conditions of approval and the Symphony Park Design Standards.

ANALYSIS

The subject site is located at the northeast corner of Clark Avenue and Grand Central Parkway on Symphony Park Parcel B within the PD (Planned Development) zoning district. Symphony Park is located within the Downtown Las Vegas Overlay District and is governed by the Symphony Park Design Standards Manual. Where silent, Title 19

Staff Report Page Two
August 14, 2018 - Planning Commission Meeting

development standards apply. Technical aspects of the proposed development and associated block plan were reviewed by the SPDRC, and a conditional approval letter was forwarded to the developer on June 28, 2018. The construction plans for the proposed development will be subject to further review and refinement by the SPDRC prior to the issuance of building permits.

The provided plan set depicts a four-story, 694 space parking structure with 23,370 square feet of ground floor commercial space. The proposed garage will replace a portion of an existing surface parking lot currently situated on the subject site. The surface parking area to the north of the proposed garage will remain as it currently exists. The subject site fronts Grand Central Parkway, Clark Avenue, and Promenade Place. The garage will receive access via drives from Promenade Place and Grand Central Parkway, and provides service access via a drive from Clark Avenue. The proposed ground level commercial space will be located adjacent to portions of Promenade Place, Grand Central Parkway and Clark Avenue.

The Symphony Park Design Standards do not designate setback areas in the same manner as Title 19; rather, a percentage of the ground level of the building must be built to the back of the private sidewalk along street frontages, which is referred to as a "build-to-line." The design standards specify a 28-foot build-to-line along the Grand Central Parkway frontage, a 15-foot build-to-line along the Promenade Place frontage, and a 15-foot build-to-line along the Clark Avenue frontage. One-hundred percent of the building face is required to be located at the build-to-line along Promenade Place, and 80 percent of the building face is required to be located at the build-to-line along Grand Central Parkway and Clark Avenue. Per Section 4.2 of the design standards, a ten-foot setback from the build-to-line is permitted on Grand Central Parkway and Clark Avenue for the portions of the building not required to be located at the build-to-line.

Due to the nature and expected use of the parking garage, the build-to-line and setback requirements are not being met on any of the street frontages. Zero percent of the building face is located at the build-to-line along Grand Central Parkway, Clark Avenue and Promenade Place. At maximum, the building setbacks from the build-to-line are approximately five feet along Grand Central Parkway, 25 feet along Promenade Place, and 20 feet along Clark Avenue. While the building does not meet the build-to-line or setback requirements, extra landscaping has been added to some areas along the building face to soften the façade at the ground level. Waivers have been requested to provide relief from the build-to-line and setback requirements, and each waiver request has been detailed in an upcoming section of this report.

The Symphony Park Design Standards contain unique landscape and streetscape requirements that are intended to enhance human comfort, establish exceptional pedestrian appeal, and establish a contemporary identity for this area. The subject site fronts Grand Central Parkway, Clark Avenue, and Promenade Place. Each of the street

Staff Report Page Three
August 14, 2018 - Planning Commission Meeting

frontages adjacent to the proposed development has a unique theme that is carried throughout the various districts within the Symphony Park Plan Area. While the specifics differ for each street frontage, generally the required amenities include 60-inch box shade trees, 24-foot tall palms, special hardscape treatments, pedestrian lighting, and street furniture such as benches and trash bins. The final streetscape design will continue to be refined in coordination with the SPDRC prior to building permit issuance. A table with streetscape specifics for each street frontage can be reviewed within the "Background Information" section of this report.

The provided landscape plans generally depict, with some variation, the required streetscape trees, shrubs and groundcovers as specified by the design standards. Raised landscape planters are being provided along Clark Avenue. A condition of approval has been included requiring the submittal of a technical landscape plan to ensure substantial compliance with all Symphony Park landscape and streetscape standards.

The Symphony Park Design Standards contain unique site design requirements that are intended to create an aesthetically pleasing, pedestrian oriented environment. The Symphony Park Design Standards dictate specific architectural requirements such as building design, scaling, and massing. The design and material compatibility of the proposal has been thoroughly evaluated by the SPDRC, and further tweaks to the design is expected prior to submittal for building permit.

The majority of the parking garage is screened using custom galvanized metal over painted tube steel. The screening is designed to create a unique façade by accentuating the different lighting and shading conditions present throughout the course of a day. The exposed garage area along Grand Central Parkway is adequately screened. Areas of exposed parking garage along the east building façade will have a finish that matches the existing parking garage across Promenade Place, which will provide continuity along this street frontage. In addition, it is expected that these exposed garage areas along Promenade Place can be also utilized for different forms of public art. The northern garage façade is fully exposed; however, it is expected that future development on the remainder of Parcel B will provide adequate screening for the garage. It is anticipated that super graphic signage will be incorporated into the building to function as public art, and a waiver has been requested to allow the SPDRC flexibility in approving wall signage for this site. On the ground floor, the retail spaces utilize storefront glazing and canopies throughout.

The applicant has requested a number of waivers to the Symphony Park Design Standards, which have been evaluated by the SPDRC. Waivers to the Symphony Park Design Standards may be granted by the City Council upon a recommendation from the SPDRC with clear and convincing evidence for demonstrated economic hardship or to further the City's redevelopment efforts. After consideration by the SPDRC, the following waivers are recommended for approval:

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August 14, 2018 - Planning Commission Meeting

- To allow less than 100% of the building frontage at the build-to line along Promenade Place as required by Section 1.9.1 of the Symphony Park Design Standards.

Justification – The build-to-line requirements for this parcel were intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a parking garage, variations to the build-to-lines at this location are acceptable. While the building does not meet the build-to-line requirements, extra landscaping has been added to some areas along the building face to soften the façade at the ground level.

- To allow less than 75% of the building frontage at the build-to line along the West Clark Avenue and Grand Central Parkway as required by Section 1.9.3 of the Symphony Park Design Standards.

Justification – The build-to-line requirements for this parcel were intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a parking garage, variations to the build-to-lines at this location are acceptable. While the building does not meet the build-to-line requirements, extra landscaping has been added to some areas along the building face to soften the façade at the ground level.

- To allow a 25-foot setback from the build-to-line along a portion of Promenade Place where no building setback is permitted on this street frontage.

Justification – The setback requirements for this parcel was intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a parking garage, and that the areas within the setback zone will be utilized for pedestrians, exceeding the maximum setback at this location is acceptable.

- To allow a 20-foot setback from the build-to-line along a portion of Clark Avenue where 10 feet is the maximum allowed per Section 4.2 of the Symphony Park Design Standards.

Justification – The setback requirements for this parcel was intended to accentuate an active street frontage and an enhanced pedestrian experience. Due to the nature of the proposed use as a parking garage, and that the areas within the setback zone will be utilized for pedestrians, exceeding the maximum setback at this location is acceptable.

- To allow a non-continuous retail and restaurant zone along Promenade Place where Section 1.5.5 of the Symphony Park Design Standards only allows retail, service and restaurant uses along this frontage

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Justification –The proposed commercial space is not continuous along the entirety of Promenade Place adjacent to the site in order to allow for ingress and egress to the parking garage. The proposed ground level commercial space is located to the south of the garage entrance, and wraps around on Clark Avenue. The area to the north of the entrance will be utilized predominantly for elevators and a stairwell. The remaining area in this northern portion is unsuitable for a commercial tenant space.

- To allow exposed parking frontages along Promenade Place and Clark Avenue where Section 1.6.4 of the Symphony Park Development Standards only allows exposed parking for Parcel B along Grand Central Parkway.

Justification – The proposed parking garage has been designed to minimize the exposure of the parking areas by use of various building materials and panel systems. A small portion of the garage is exposed along the Clark Avenue frontage. Areas of exposed parking garage along Promenade Place will have a finish that matches the existing parking garage across Promenade Place, which will provide continuity along this street frontage. In addition, it is expected that these exposed garage areas along Promenade Place may be utilized for different forms of public art in the future.

- To allow less than four of the listed opportunities for art related spaces within the development as required by Section 1.12.1 of the Symphony Park Development Standards.

Justification – There is one identified art related space planned for the subject site at this time, which is adequate given the proposed site use of a parking garage. It is anticipated that additional art related spaces will be included in the future, and when the remainder of Parcel B is built out.

- To allow an 11-foot, 6-inch tall storefront height where Section 3.7.1 of the Symphony Park Development Standards requires a minimum storefront height of 16 feet.

Justification –The reduced storefront height does not significantly affect the integrity of the streetscape, and as such, a pleasant pedestrian experience can be maintained at this location. In addition, the interior ceiling height of the commercial lease space exceeds 16 feet, which is tall enough to meet the needs of a variety of commercial tenants.

- To allow sloping parking structure floors and ramps to be exposed to public view where such is not allowed per Section 3.11.1 of the Symphony Park Development Standards.

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Justification – The public view of the sloping parking structure floors and ramps is primary provided along the northern building facade, which is adjacent to an existing surface parking lot. It is anticipated that any future development on the remainder of Parcel B will adequately screen the exposed areas of the parking garage.

- To allow an excess of 2% of the building wall area for signage on each building face, and to allow more than one sign per building face.

Justification – This waiver, if approved, gives the SPDRC the flexibility to approve unique wall sign treatments as deemed appropriate for the entirety of the parking structure. All proposed signage will require SPDRC approval prior to the issuance of a sign permit.

Technical aspects of the development have been reviewed and conditionally approved by the SPDRC, but the project will be subject to further SPDRC review and refinement prior to issuance of building permits. With approval of the requested waivers, the site will be in substantial compliance with the minimum requirement of the Symphony Park Design Standards. The proposed parking garage is intended to serve the future parking needs for the Symphony Park plan area, and is compatible with the surrounding development and uses. Staff concurs with the findings of the SPDRC and recommends approval of the Site Development Plan Review with all requested waivers.

FINDINGS (SDR-73917)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

With approval of the requested waivers, the proposed development will be generally consistent with the General Plan, Title 19, the Downtown Las Vegas Overlay and the Symphony Park Design Standards Manual. The development will be subject to further review and refinement by the SPDRC for building, site, and landscape design prior to the issuance of building permits.

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- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Primary access to the garage is provided from Grand Central Parkway and Promenade Place. A service drive is provided from Clark Avenue. Site access and circulation does not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials have been reviewed by the SPDRC and are appropriate for Symphony Park and the City. The final site and landscape design will continue to be refined in coordination with the SPDRC prior to building permit issuance.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The elevations depict a visually interesting four-story parking garage that has been designed to minimize exposure of the parking areas from public view. The ground level storefront is well integrated with the proposed streetscape, which provides a pleasing pedestrian environment. The final design will continue to be refined in coordination with the SPDRC prior to building permit issuance.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development will be subject to permit review and inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/06	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) for the subject site as a part of a larger request. The Planning Commission and staff recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102. The subject site was labeled as Parcel F and G in this document.
04/02/14	The City Council adopted Ordinance #6311, which updated the Symphony Park Development Standards Manual and introduced additional permissible land uses.
06/28/18	The Symphony Park Design Review Committee conditionally approved a Design Development Review for a proposed Parking Garage on Symphony Park Parcel B.
06/28/18	The Symphony Park Design Review Committee conditionally approved the Block Plan for Symphony Park Parcel B.

<i>Most Recent Change of Ownership</i>	
03/06/18	A deed was recorded for a change in ownership.

<i>Pre-Application Meeting</i>	
06/28/18	A pre-application meeting was held via conference call and issues discussed included the Symphony Park approval process and Site Development Review submittal requirements.

<i>Neighborhood Meeting</i>	
A Neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
07/05/18	The subject site is developed with a surface parking lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.52

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
North	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
South	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
East	Museum/Performing Arts Center	MXU (Mixed Use)	PD (Planned Development)
West	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Symphony Park	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District	Y
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Pursuant to the Symphony Park Development Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	107,771 SF	N/A
Min. Lot Width	N/A	365 ft.	N/A
Max. Building Height	N/A	58 ft.	N/A
Mech. Equipment	Screened	Screened	Y

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Setbacks	Required	Provided	Compliance
Grand Central Parkway (28-foot build-to-line**)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	0% of the building frontage at the build-to-line	N*
Grand Central Parkway (10-foot setback from the build-to-line)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	5-foot max setback from the build to line	Y
Promenade Place (15-foot build-to-line**)	100% of the building frontage must follow the build-to-line.	0% of the building frontage at the build-to-line	N*
Promenade Place (No setbacks Permitted)	100% of the building frontage must follow the build-to-line.	25-foot max setback from the build to line	N*
Clark Avenue (15-foot build-to-line**)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	0% of the building frontage at the build-to-line	N*
Clark Avenue (10-foot setback from the build-to-line)	80% of the building frontage must follow the build-to line. The remaining 20% may be setback 10 feet	20-foot max setback from the build to line	N*

*Waivers from the Symphony Park Design Standards have been requested to provide relief from these requirements.

**From back of curb

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Grand Central Parkway	Primary Arterial	Planned Streets and Highways Map	100	Y
West Clark Avenue	Collector	Planned Streets and Highways Map	60	Y
Promenade Place	Collector	Planned Streets and Highways Map	60	Y

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Streetscape Standards	Required	Provided	Compliance*
West Clark Avenue	60" box Red Push Pistache (24' on center)	60" box Mountain Laurel (36' on center)	N
	Panel Planting	Panel Planting	Y
	Vinca Minor, Mexican Primrose and Buffalo Grass groundcover	Weeping Yucca, Chamaedry's Germander, Huachuca Agave	N
	55% Scored concrete	Approx. 55% Cast-in-place Scored Concrete**	Y
	35% Special Paving	Approx. 35% Stone Paver, Concrete Paver**	N
	10 % Plantings	Approx. 10% Plantings**	Y
	Type B planter pots	8 Type A planter pots	N
	Centennial street lights	Not Shown	N
	Pedestrian lights	Not Shown	N
	Street Bench w/back	2 Backless Bench	N
	Trash Receptacle	3 Trash Receptacles	Y
Grand Central Parkway	Medjool Date Palm and 60" Box Desert Museum Palo Verde (24' on center)	Medjool Date Palm (24' on center)	N
	Thunder Cloud, Valentine Eremophila, Regal Mist, Mexicana Damianita 5-gallon Shubs	Legacy Texas Ranger, Compact Myrtle	N
	Desert Carpet Acacia Ground Cover	N/A	N
	Squid Agave, Golden Barrel Cactus and Star Jasmine Accents	Regal Mist, Mexican Evening Primrose Accents	N
	4' Type A Grates	4' Type A Grates	Y
	30% Scored Concrete	Approx. 55% Scored Concrete**	Y
	5% Special Paving	Approx. 5% Concrete Paver**	Y

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Streetscape Standards	Required	Provided	Compliance*
	65% Plantings	Approx. 65% Plantings**	Y
	Type A planter pots	Not Shown	N
	Centennial Street Light	Not Shown	N
	Pedestrian Lights	Not Shown	N
	Downward Lighting accessory	Not Shown	N
	Street Bench w/back	Not Shown	N
	Trash Receptacle	3 Trash Receptacles	Y
Promenade Place	60" Desert Museum Palo Verde (24' on center)	Not Shown	N
	Medjool Date Palm(24' on center)	Medjool Date Palm (24' on center)	Y
	4' Type A tree grates	4'x6' Tree Grates	N
	Red Yucca Shrubs	Legacy Texas Ranger, Dwarf Indian Hawthorn	N
	Desert Carpet Acacia, Dwarf Rosemary Ground Covers	Not Shown	N
	Desert spoon Accent plant	Not Shown	N
	Special paving (100%)	100% Stone Paver	Y
	Trash receptacles	3 Trash Receptacles	Y
	Type B planter pots	Not Shown	N
	Promenade Viso Street Lights	Not Shown	N
	Viso Pedestrian Lights	Not Shown	N
	Pedestrian up-lights	Not Shown	N

*A condition of approval has been included requiring the submittal of a technical landscape plan to the SPDRC to ensure substantial compliance with all Symphony Park landscape and streetscape standards prior to the submittal for building permit.

**Percentages will be verified at the time of building permit.

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Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Retail	23,370 SF	1:175 SF	134				
Parking Facility	N/A	1 space for each employee on the largest shift.	N/A				
TOTAL SPACES REQUIRED			134				694
Regular and Handicap Spaces Required			129	5	676	18	Y

Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Waivers		
Section/Requirement	Request	Staff Recommendation
1.5 - Emphasize only retail and restaurant uses along Promenade Place.	To allow a parking garage along Promenade Place.	Approval
1.9.2 – 100% of the building frontages at street level shall follow the build-to line along Promenade Place.	To allow 0% the building frontage along Promenade Place to be located at the build-to-line, and to allow a 25-foot setback where no setback is permitted.	Approval
4.2 - 80% of the building frontage must follow the build-to line on Grand Central Parkway. The remaining 20% may be set back 10 feet from the build-to-line.	To allow 0% of the building to be located at the build-to-line	Approval

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August 14, 2018 - Planning Commission Meeting

Waivers		
Section/Requirement	Request	Staff Recommendation
4.2 - 80% of the building frontage must follow the build-to line on Clark Avenue. The remaining 20% may be set back 10 feet from the build-to-line.	To allow 0% of the building to be located at the build-to-line, and to allow a 20-foot setback	Approval
1.6.4 - Allows exposed parking areas for Parcel B along Grand Central Parkway only.	To allow an exposed parking areas along Promenade Place and Clark Avenue	Approval
3.11.1 – Prohibits sloping parking structure floors and ramps to be exposed to public view.	To allow sloping parking structure floors and ramps to be exposed to public view along the north building face.	Approval
3.7.1 - Requires a minimum storefront height of 16 feet.	To allow an 11-foot, 6-inch tall storefront height.	Approval
1.12.1 – Requires the identification of four opportunity sites per parcel for art related spaces.	One art related opportunity site identified for this parcel.	Approval
3.16.6(G) – Wall signs - One per building face, 2% of building wall area for building, 1% maximum for building tenant	To allow more than one wall sign per building face, and to allow an excess of 2% of the building wall area for wall signage.	Approval

EMAIL CORRESPONDENCE

Chris Blake

From: Nikki Dolson
Sent: Wednesday, September 04, 2019 2:35 PM
To: Chris Blake
Subject: FW: SP PARCEL L GARAGE
Attachments: REVISED DRIVEWAY-GUTTER.pdf

Chris,

Attached is the exhibit sent to Albert. Below is the email asking for the update.

Thanks.

From: Shaun Boulton <sboulton@LasVegasNevada.GOV>
Sent: Monday, August 19, 2019 7:34 AM
To: Nikki Dolson <Nikki.Dolson@lochsa.com>
Cc: Ian Johnston <Ian.Johnston@lochsa.com>
Subject: RE: SP PARCEL L GARAGE

Hi Nikki,

Traffic has approved this option and Flood is requiring an update.

Thank You,

Shaun Boulton, P.E.

Project Engineer

Building and Safety Department | Land Development Division

702-229-6565 phone | 702-631-3000 fax

333 North Rancho Drive, Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

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From: Nikki Dolson <Nikki.Dolson@lochsa.com>
Sent: Tuesday, August 13, 2019 4:00 PM
To: Shaun Boulton <sboulton@LasVegasNevada.GOV>

Cc: Ian Johnston <ian.johnston@lochsa.com>

Subject: SP PARCEL L GARAGE

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Shaun,

I'd like to eliminate the cross gutter and install a valley gutter. I've attached a sketch of what I'm thinking and what is approved.

Tamara (Nikki) Dolson

LOCHSA ENGINEERING

6345 S. Jones Blvd., Ste. 100

Las Vegas, NV 89118

Office: 702-365-9312 ext. 1164

Fax: 702-365-9317

FIGURES

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- PLAT BOUNDARY
- ROAD EASEMENT
- RIGHT OF WAY PCL
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL3 SOV LOT NUMBER
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (EFFECT) WHEN MAP REDUCED FROM 11X17 ORIGINAL

Scale: 1" = 200'

Rev: 6/20/2019

BOOK

125 124 123

138 139 140

163 162 161

176 177 178

T20S R61E

33

S 2 NE 4

8 4 8 4

5 1 5 1

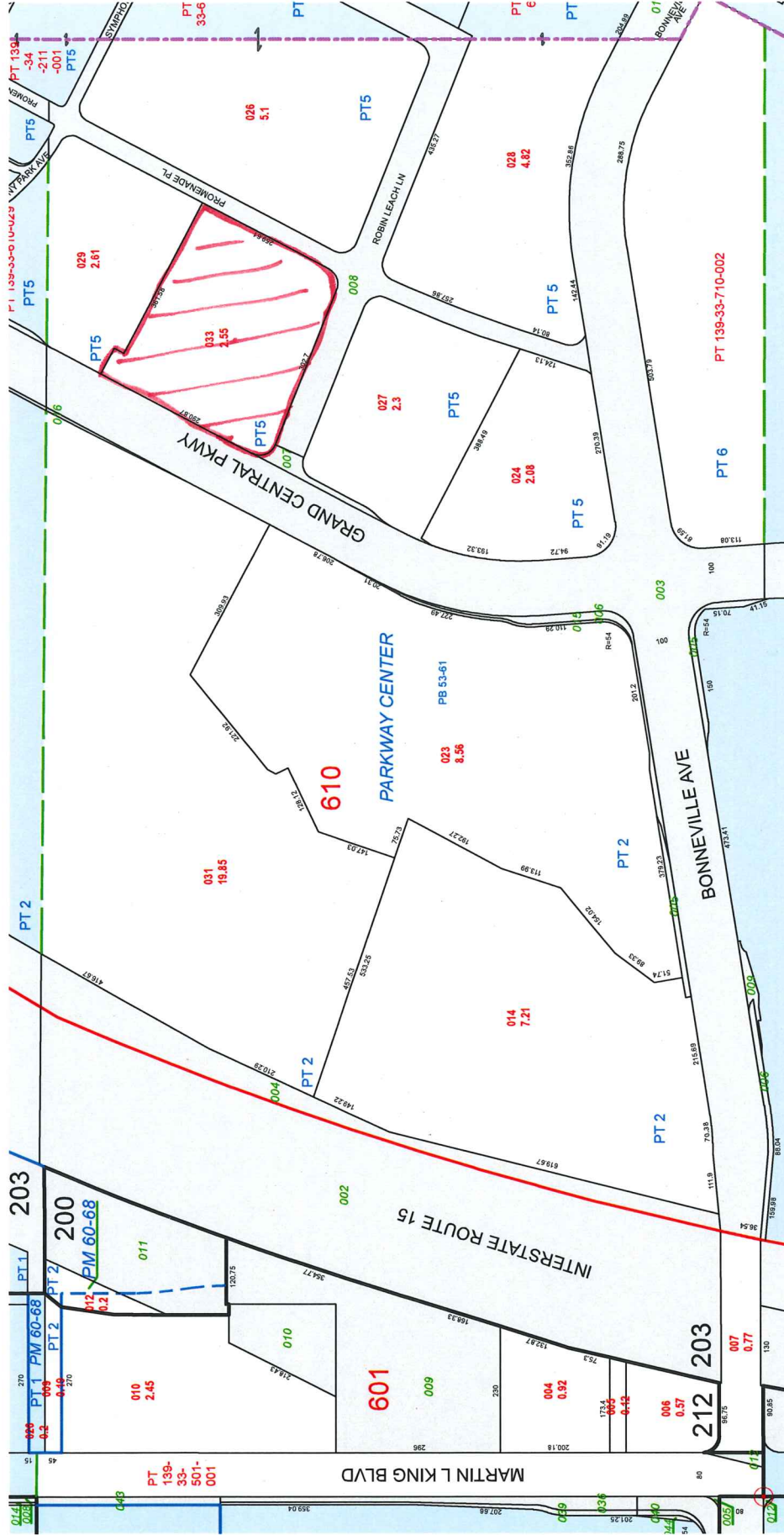
6 2 6 2

7 3 7 3

8 4 8 4

CLARK COUNTY

139-33-6





DRAWN BY: JMD SCALE: N.T.S.

CHECKED BY: CB DATE: 9/11/19



6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

VICINITY MAP (FIGURE 1)

**SYMPHONY PARK
PARCEL B**

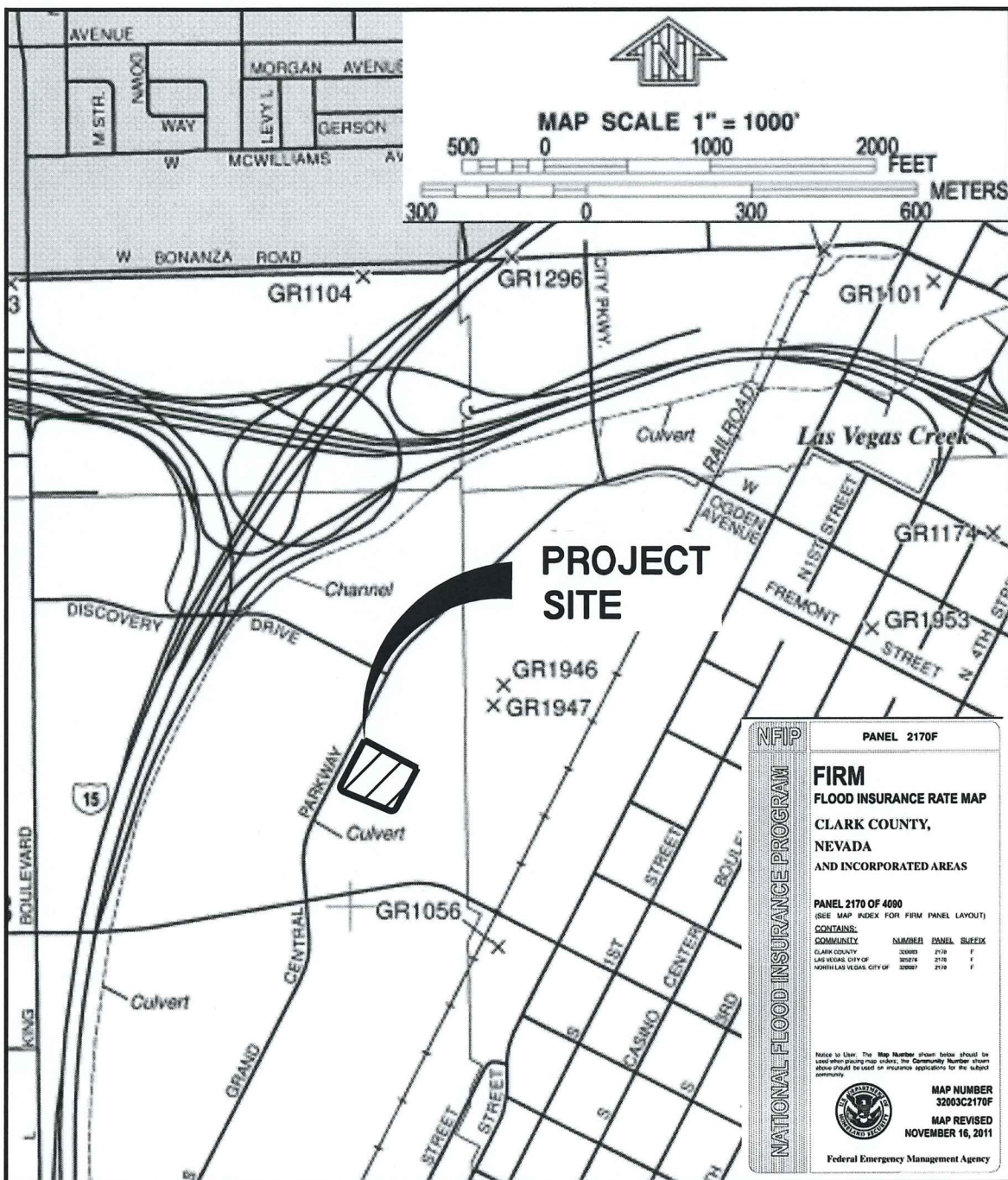
PROJECT No.:

181024

SHEET No.

1

SHEET 1 OF 1



NFIP PANEL 2170F

FIRM
FLOOD INSURANCE RATE MAP
CLARK COUNTY,
NEVADA
AND INCORPORATED AREAS

PANEL 2170 OF 4080
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SHEET
CLARK COUNTY	30000	2110	F
LAS VEGAS CITY OF	30010	2110	F
NORTH LAS VEGAS CITY OF	30007	2110	F

Notice to User: The Map Number shown below should be used when procuring this sheet. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
32003C2170F
MAP REVISED
NOVEMBER 16, 2011
Federal Emergency Management Agency

DRAWN BY: JMD SCALE: 1"=1000'

CHECKED BY: CB DATE: 9/10/19

Lochsa
engineering

6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

FLOOD INSURANCE RATE MAP (FIGURE 2)

SYMPHONY PARK PARCEL B

PROJECT No.:

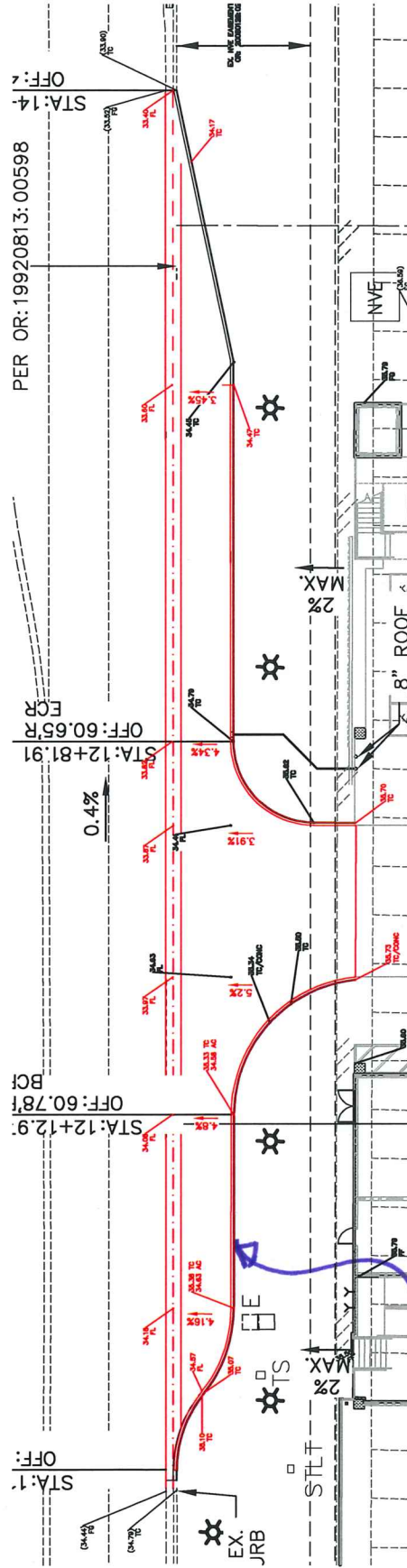
181024

SHEET No.

2

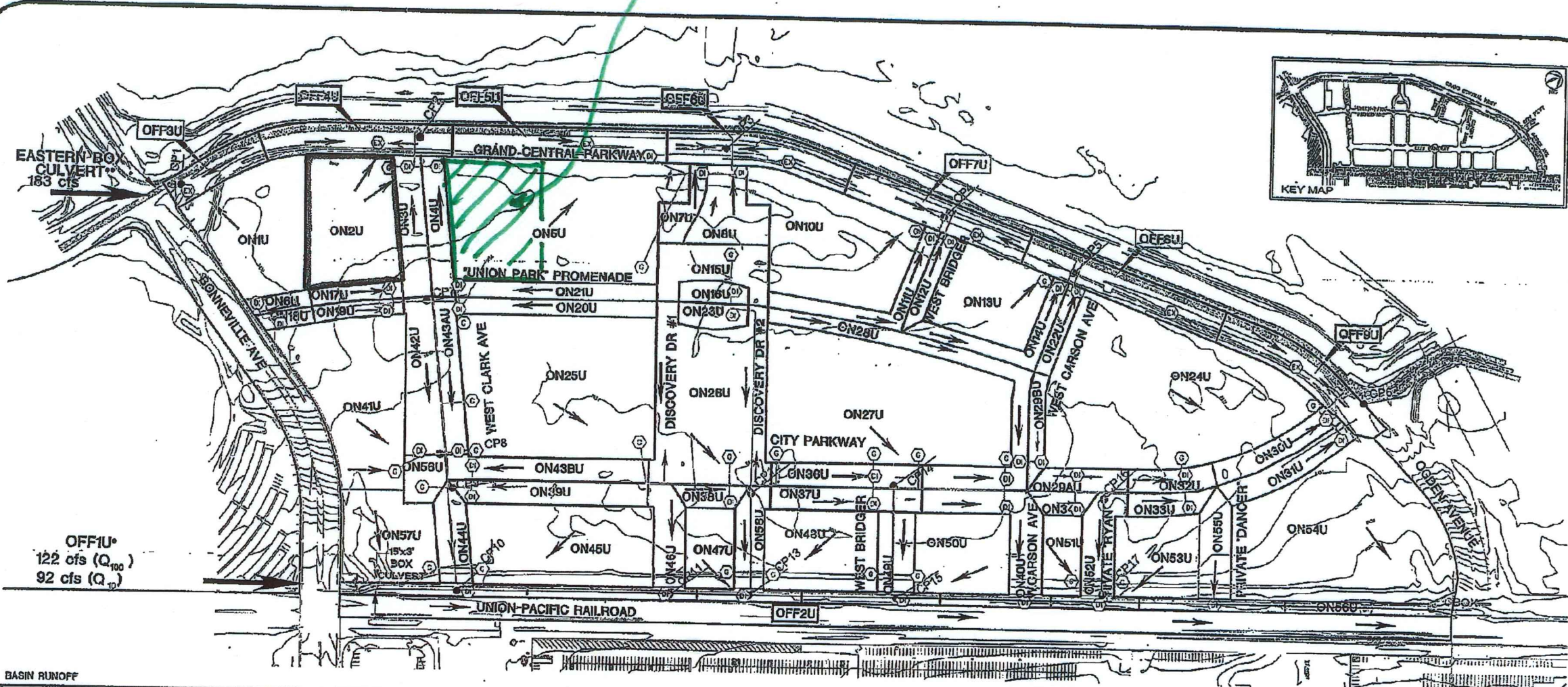
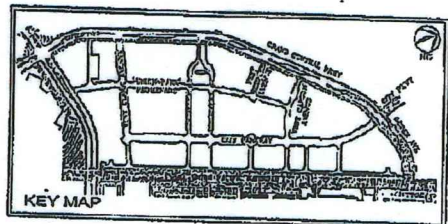
SHEET 1 OF 1

EXHIBIT OF IMPROVEMENTS



9" curb to help
reduce cross-slope
to the proposed 3ft.
valley gutter

SITE



BASIN RUNOFF

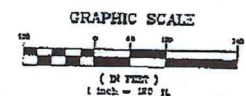
												CONCENTRATION POINT RUNOFF							
BASIN	AREA (AC)	Q ₁₀ / Q ₁₀₀ (cfs)	BASIN	AREA (AC)	Q ₁₀ / Q ₁₀₀ (cfs)	BASIN	AREA (AC)	Q ₁₀ / Q ₁₀₀ (cfs)	BASIN	AREA (AC)	Q ₁₀ / Q ₁₀₀ (cfs)	BASIN	AREA (AC)	Q ₁₀ / Q ₁₀₀ (cfs)	COMBINATION POINT	Q ₁₀ / Q ₁₀₀ (cfs)	COMBINATION POINT	Q ₁₀ / Q ₁₀₀ (cfs)	
ON1U	183	3/6	ON15U	0.75	1/2	ON29AU	0.29	1/2	ON43AU	0.80	1/2	ON56U	0.11	0/0	CP1	4/8	CP10	111/157	
ON2U	155	2/5	ON16U	0.19	0/0	ON28BU	0.25	1/2	ON43BU	0.85	1/2	ON57U	1.23	2/4	CP2	10/20	CP11	142/159	
ON3U	0.52	1/2	ON17U	0.25	0/1	ON30U	0.43	1/2	ON44U	0.76	2/3	ON58U	0.63	1/2	CP3	19/38	CP12	8/18	
ON4U	0.46	2/3	ON18U	0.19	0/1	ON31U	0.48	1/2	ON45U	2.18	3/6	OFF1U	N/A	92/122	CP4	28/52	CP13	153/184	
ON5U	3.93	5/10	ON19U	0.25	0/1	ON32U	0.29	1/1	ON46U	0.77	2/3	OFF2U	3.71	3/7	CP5	28/56	CP14	10/18	
ON6U	0.15	0/0	ON20U	0.47	1/1	ON33U	0.30	1/1	ON47U	0.67	0/1	OFF3U	0.73	1/3	CP6	38/77	CP15	168/207	
ON7U	0.30	1/1	ON21U	0.47	1/1	ON34U	0.30	1/1	ON48U	1.32	2/4	OFF4U	0.82	2/3	CP7	3/6	CP16	3/5	
ON8U	0.67	1/2	ON22U	0.22	0/1	ON36U	0.50	1/2	ON49U	0.87	1/2	OFF5U	0.93	2/3	CP8	10/19	CP17	8/14	
ON10U	2.37	3/7	ON23U	0.19	0/0	ON37U	0.60	1/2	ON50U	1.11	2/3	OFF6U	0.80	2/3	CP9	12/22	CPBOX	146/229	
ON11U	0.53	1/2	ON24U	4.71	7/14	ON38U	0.20	0/1	ON51U	0.46	1/1	OFF7U	0.82	2/3					
ON12U	0.24	1/1	ON25U	3.93	5/10	ON39U	0.64	1/2	ON52U	0.85	1/2	OFF8U	0.90	2/3					
ON13U	1.02	2/3	ON26U	2.56	2/8	ON40U	0.96	1/2	ON53U	1.01	2/3	OFF9U	0.80	2/3					
ON14U	0.49	1/2	ON27U	4.09	5/11	ON41U	2.29	3/7	ON54U	3.95	5/11								
			ON28U	1.14	2/4	ON42U	0.87	2/3	ON55U	0.70	1/2								

NOTES:

* OFF1U REFERENCED FROM 61 ACRES ± 100 GRAND CENTRAL PARKWAY TDS

** FLOWS FOR THE EASTERN BOX CULVERT REFERENCED FROM 61 ACRES ± 100 GRAND CENTRAL PARKWAY TDS

CONCENTRATION POINT RUNOFF



LEGEND

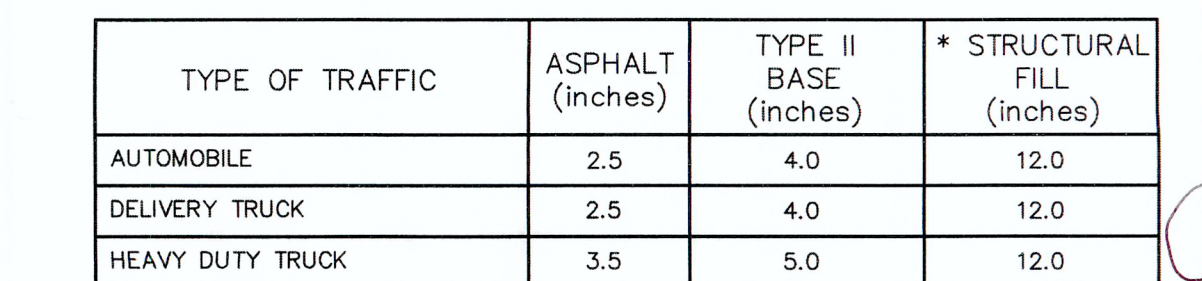
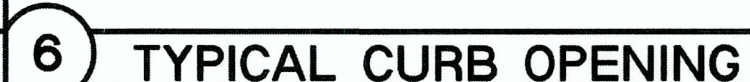
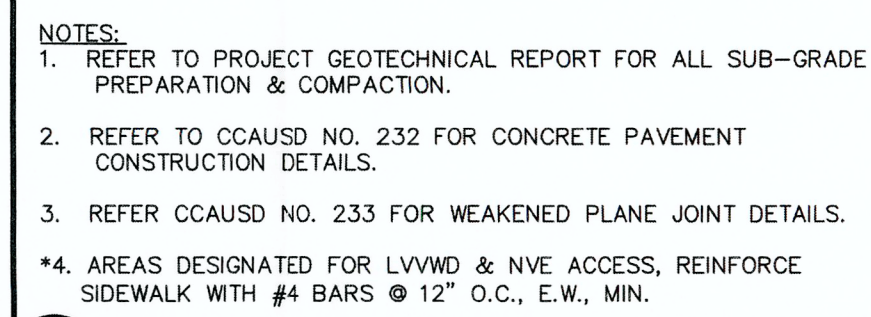
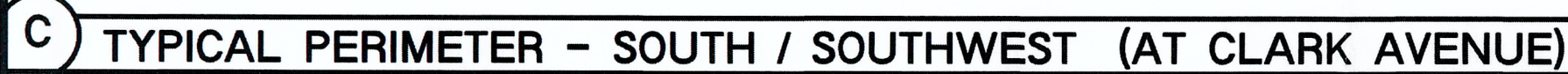
- DIRECTION OF FLOW
- BASIN BOUNDARY
- BASIN NAME
- PROPOSED DROP INLET
- PROPOSED FRAME AND GRATE
- COMBINATION POINT
- EXISTING CURB INLET
- PROPOSED STORM DRAIN

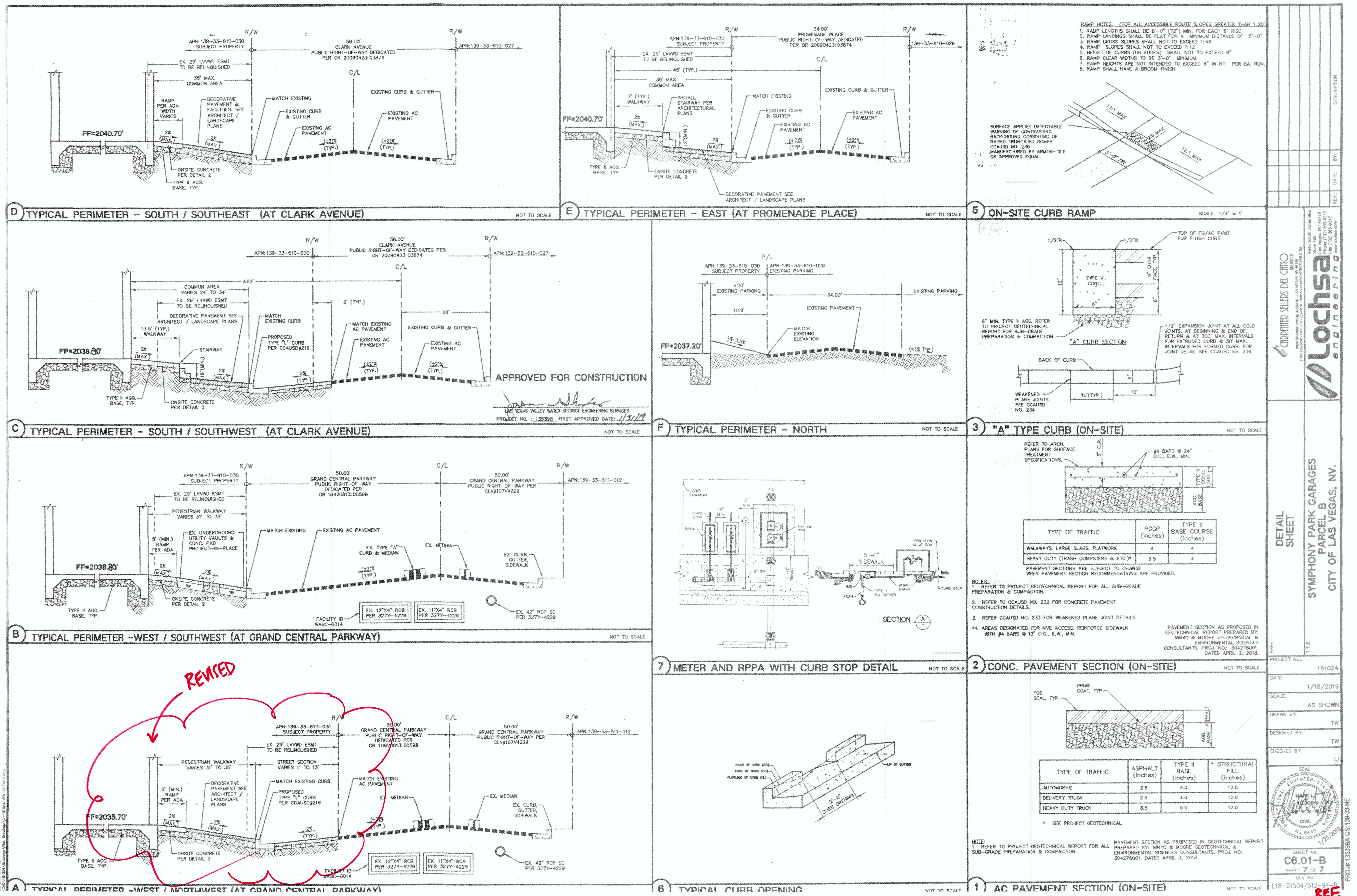
NOTES:
 * OFF1U REFERENCED FROM 61 ACRES @ 100 GRAND CENTRAL PARKWAY TDS
 ** FLOWS FOR THE EASTERN BOX CULVERT REFERENCED FROM 61 ACRES @ 100 GRAND CENTRAL PARKWAY TDS

ULTIMATE DRAINAGE BASIN MAP
 Kimley-Horn and Associates, Inc.

1/2 out SITE

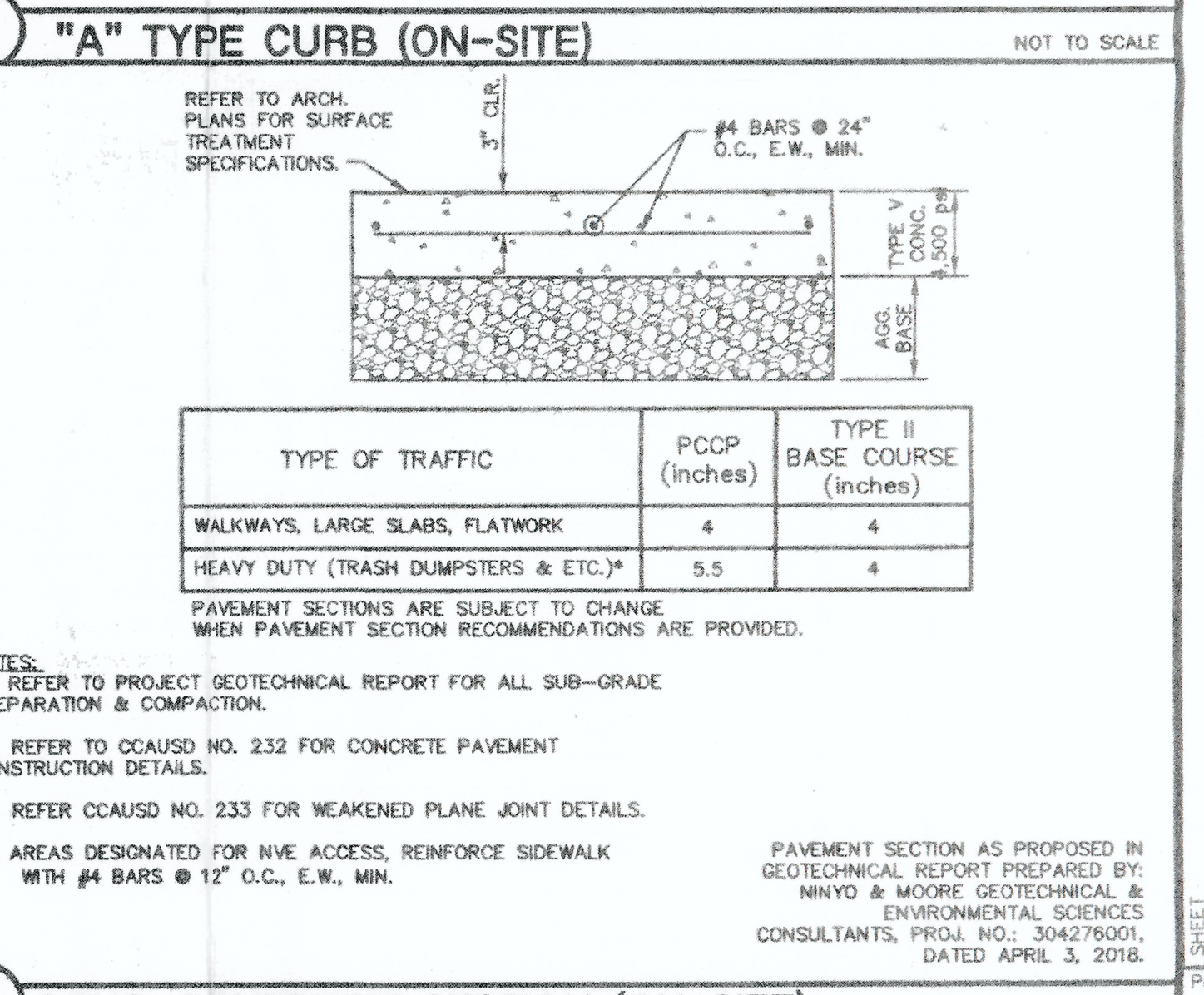
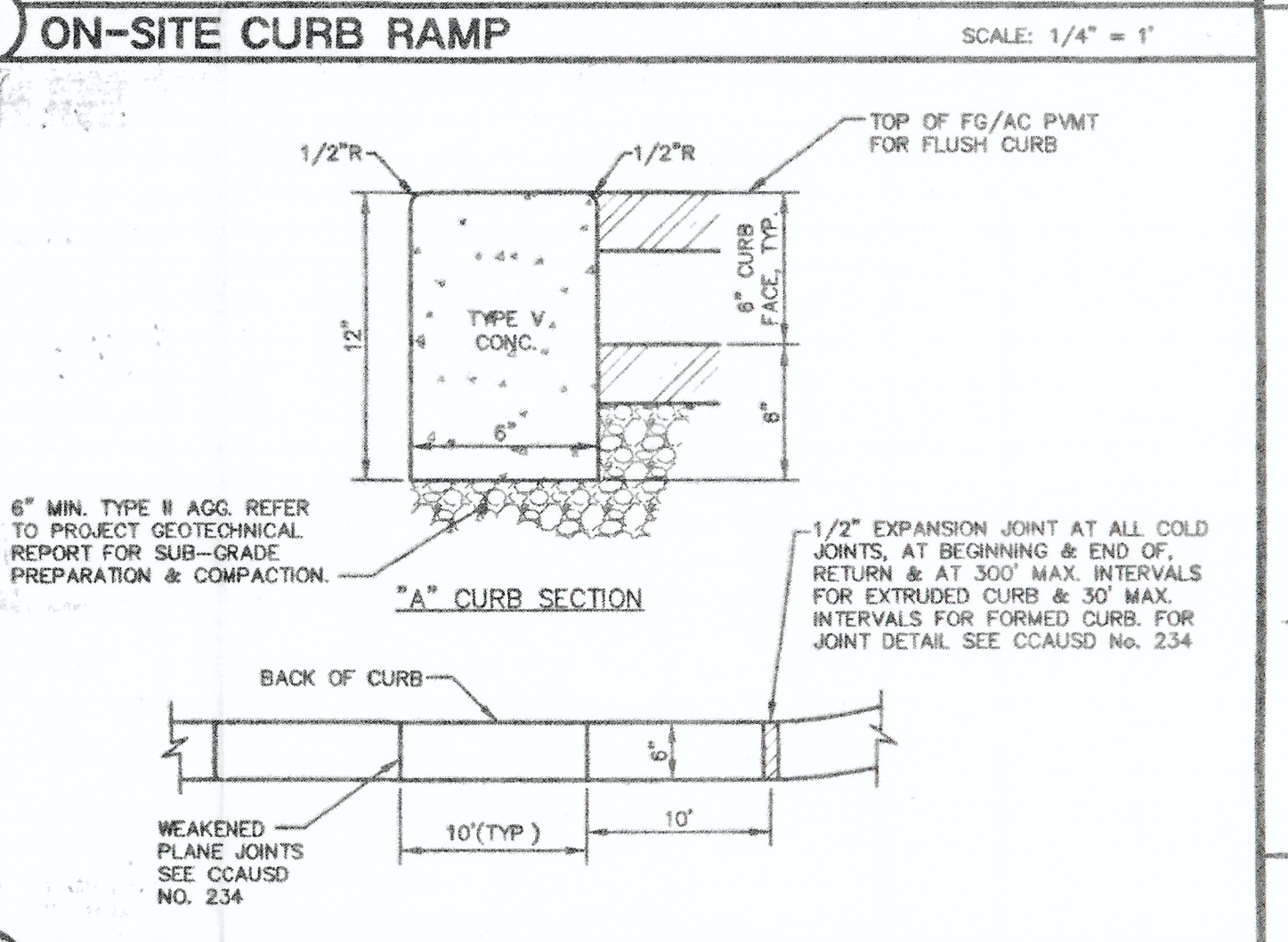
west of site





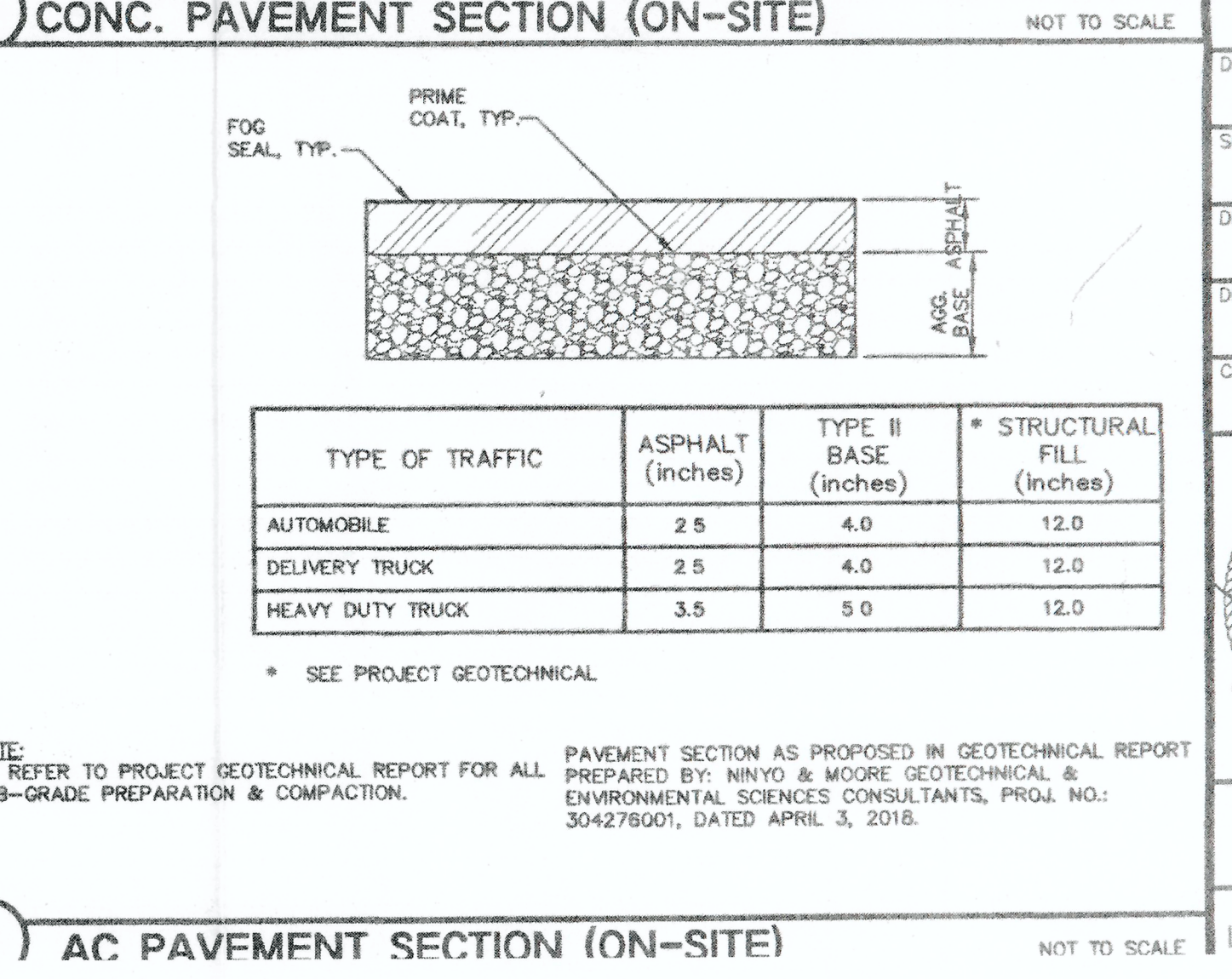
- RAMP NOTES: (FOR ALL ACCESSIBLE ROUTE SLOPES GREATER THAN 1:20)
- 1. RAMP LENGTHS SHALL BE 6'-0" (72") MIN. FOR EACH 6" RISE
 - 2. RAMP LANDINGS SHALL BE FLAT FOR A MINIMUM DISTANCE OF 5'-0"
 - 3. RAMP CROSS SLOPES SHALL NOT EXCEED 1:48
 - 4. RAMP SLOPES SHALL NOT EXCEED 1:12
 - 5. HEIGHT OF CURBS (OR EDGES) SHALL NOT EXCEED 6"
 - 6. RAMP CLEAR WIDTHS TO BE 3'-0" MINIMUM
 - 7. RAMP HEIGHTS ARE NOT INTENDED TO EXCEED 6" IN HT. PER EA. RUN
 - 8. RAMP SHALL HAVE A BROOM FINISH

SURFACE APPLIED DETECTABLE WARNING OF CONTRASTING BACKGROUND CONSISTING OF RAISED TRUNCATED DOWNS CCAUSD NO. 235 MANUFACTURED BY ARMOR-TILE OR APPROVED EQUAL



TYPE OF TRAFFIC	PCCP (Inches)	TYPE II BASE COURSE (Inches)
WALKWAYS, LARGE SLABS, FLATWORK	4	4
HEAVY DUTY (TRASH DUMPSTERS & ETC.)*	5.5	4

NOTES:
1. REFER TO PROJECT GEOTECHNICAL REPORT FOR ALL SUB-GRADE PREPARATION & COMPACTION.
2. REFER TO CCAUSD NO. 232 FOR CONCRETE PAVEMENT CONSTRUCTION DETAILS.
3. REFER CCAUSD NO. 233 FOR WEAKENED PLANE JOINT DETAILS.
*4. AREAS DESIGNATED FOR NVE ACCESS, REINFORCE SIDEWALK WITH #4 BARS @ 12" O.C., E.W., MIN.



NOTE:
1. REFER TO PROJECT GEOTECHNICAL REPORT FOR ALL SUB-GRADE PREPARATION & COMPACTION.
PAVEMENT SECTION AS PROPOSED IN GEOTECHNICAL REPORT PREPARED BY: NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS, PROJ. NO.: 304276001, DATED APRIL 3, 2016.

6345 South Jones Blvd
Suite 100
Las Vegas, NV 89118
Tel: (702) 366-5312
Fax: (702) 366-5317
www.lochsa.com

Lochsa
Engineering

DETAIL SHEET

SHEET 7 OF 7

PROJECT NO.: 181024

DATE: 1/18/2019

SCALE: AS SHOWN

DRAWN BY: TW

DESIGNED BY: TW

CHECKED BY: IJ

SEAL

REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 8445
1/28/2019

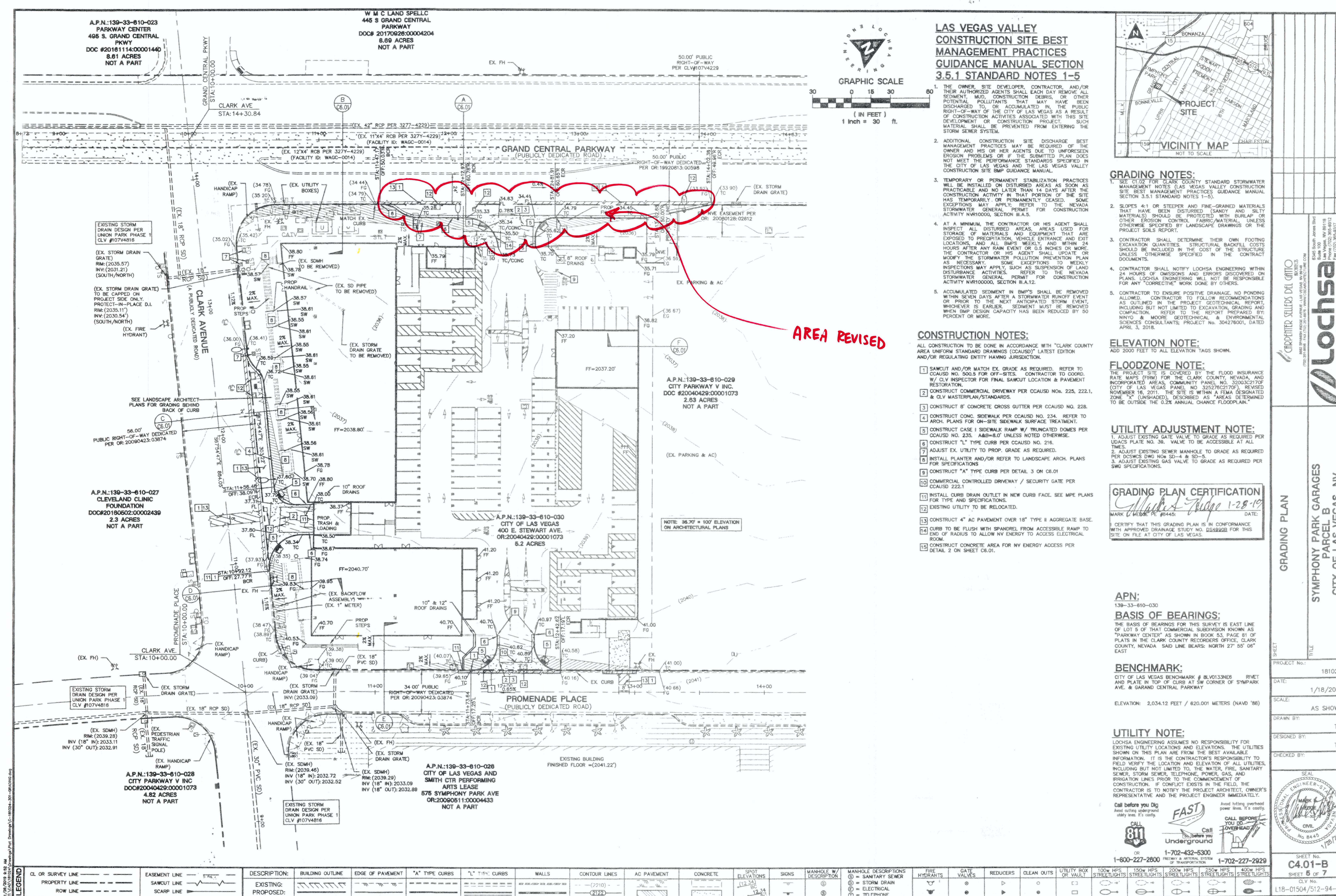
SHEET NO. C6.01-B

CLV No. 118-01504/512-94-B

SYMPHONY PARK GARAGES
PARCEL B
CITY OF LAS VEGAS, NV.

PROJECT: 153588A QS:139-33-NE

REF.



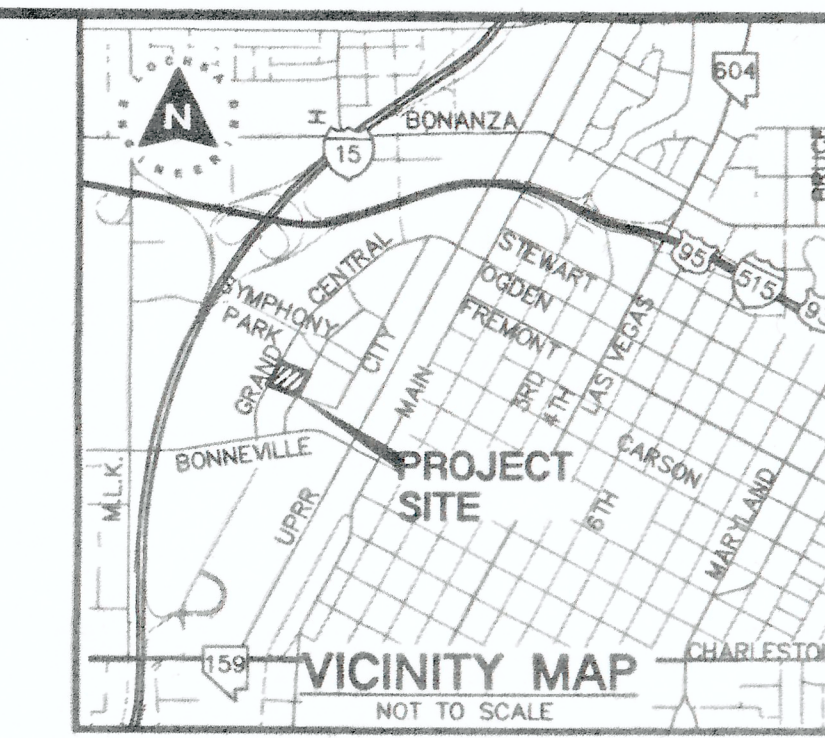
**LAS VEGAS VALLEY
CONSTRUCTION SITE BEST
MANAGEMENT PRACTICES
GUIDANCE MANUAL SECTION
3.5.1 STANDARD NOTES 1-5**

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATED IN THE PUBLIC RIGHT-OF-WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF LAS VEGAS AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OR 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CAUSD)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.

1. SAWCUT AND/OR MATCH EX. GRADE AS REQUIRED. REFER TO CAUSD NO. 500.5 FOR OFF-SITES. CONTRACTOR TO COORD. W/ CLV INSPECTOR FOR FINAL SAWCUT LOCATION & PAVEMENT RESTORATION.
2. CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSD NO. 225, 222.1, & CLV MASTERPLAN/STANDARDS.
3. CONSTRUCT 8" CONCRETE CROSS GUTTER PER CAUSD NO. 228.
4. CONSTRUCT CONC. SIDEWALK PER CAUSD NO. 234. REFER TO ARCH. PLANS FOR ON-SITE SIDEWALK SURFACE TREATMENT.
5. CONSTRUCT CASE 1 SIDEWALK RAMP W/ TRUNCATED DOMES PER CAUSD NO. 235. A&B=8.0' UNLESS NOTED OTHERWISE.
6. CONSTRUCT "L" TYPE CURB PER CAUSD NO. 216.
7. ADJUST EX. UTILITY TO PROP. GRADE AS REQUIRED.
8. INSTALL PLANTER AND/OR REFER TO LANDSCAPE ARCH. PLANS FOR SPECIFICATIONS.
9. CONSTRUCT "A" TYPE CURB PER DETAIL 3 ON C6.01.
10. COMMERCIAL CONTROLLED DRIVEWAY / SECURITY GATE PER CAUSD 222.1.
11. INSTALL CURB DRAIN OUTLET IN NEW CURB FACE. SEE MPE PLANS FOR TYPE AND SPECIFICATIONS.
12. EXISTING UTILITY TO BE RELOCATED.
13. CONSTRUCT 4" AC PAVEMENT OVER 18" TYPE II AGGREGATE BASE.
14. CURB TO BE FLUSH WITH SPANDREL FROM ACCESSIBLE RAMP TO END OF RADIUS TO ALLOW NV ENERGY TO ACCESS ELECTRICAL ROOM.
15. CONSTRUCT CONCRETE AREA FOR NV ENERGY ACCESS PER DETAIL 2 ON SHEET C6.01.



GRADING NOTES:

1. SEE C1.02 FOR CLARK COUNTY STANDARD STORMWATER MANAGEMENT NOTES (LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-5).
2. SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS OR THE PROJECT SOILS REPORT.
3. CONTRACTOR SHALL DETERMINE THEIR OWN FOOTING EXCAVATION QUANTITIES. STRUCTURAL BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
4. CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
5. CONTRACTOR TO ENSURE POSITIVE DRAINAGE, NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY: NINYO & MOORE, GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS; PROJECT No. 304276001, DATED APRIL 3, 2018.

ELEVATION NOTE:

ADD 2000 FEET TO ALL ELEVATION TAGS SHOWN.

FLOODZONE NOTE:

THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS. COMMUNITY PANEL NO. 320032270F (CITY OF LAS VEGAS PANEL NO. 325276C2170F), REVISED NOVEMBER 16, 2011. THE SITE IS WITHIN A FEMA DESIGNATED ZONE, DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

UTILITY ADJUSTMENT NOTE:

1. ADJUST EXISTING GAS VALVE TO GRADE AS REQUIRED PER UDACS PLATE NO. 39. VALVE TO BE ACCESSIBLE AT ALL TIMES.
2. ADJUST EXISTING SEWER MANHOLE TO GRADE AS REQUIRED PER DCSDS DWG NO. SD-4 & SD-5.
3. ADJUST EXISTING GAS VALVE TO GRADE AS REQUIRED PER SWG SPECIFICATIONS.

GRADING PLAN CERTIFICATION

MARK HEDGE PE #8445
DATE: 1/28/19
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY NO. 025499028 FOR THIS SITE ON FILE AT CITY OF LAS VEGAS.

APN:

139-33-610-030

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" AS SHOWN IN BOOK 53, PAGE 61 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA. SAID LINE BEARS: NORTH 27° 55' 08" EAST.

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK # BLV0133NEB RIVET AND PLATE IN TOP OF CURB AT SW CORNER OF SYMPHONY AVE. & GRAND CENTRAL PARKWAY.

ELEVATION: 2,034.12 FEET / 620.001 METERS (NAVD '88)

UTILITY NOTE:

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

Call before you Dig
Avoid cutting underground power lines. It's costly.



1-800-227-2600 1-702-432-6300 1-702-227-2929

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX	100W HPS STREETLIGHTS	150W HPS STREETLIGHTS	200W HPS STREETLIGHTS	250W HPS STREETLIGHTS	400W HPS STREETLIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING:						(-2110)			(12.34)		(S)	(S) = SANITARY SEWER										
ROW LINE	SCARP LINE	PROPOSED:						(-2122)			(12.34)		(S)	(S) = STORM DRAIN										
											(12.34)		(S)	(S) = ELECTRICAL										
											(12.34)		(S)	(S) = TELEPHONE										

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	1/18/2019	TW	AS SHOWN
2	1/18/2019	TW	
3	1/18/2019	IJ	

GRADING PLAN

SYMPHONY PARK GARAGES
PARCEL B
CITY OF LAS VEGAS, NV.

PROJECT No.: 181024

DATE: 1/18/2019

SCALE: AS SHOWN

DRAWN BY: TW

DESIGNED BY: TW

CHECKED BY: IJ

SEAL

MARK HEDGE PE #8445

1/28/2019

SHEET No. C4.01-B

SHEET 5 OF 7

CLV No. 18-01504/512-94-B

1/28/2019 9:02 AM
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