DS #: 4527

APN: 139-34-211-001

PROJECT: SYMPHONY PARK AT UNION PARK, PARCEL M-3

SUBMITTAL: 2ND

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: May 9, 2011
TO: **Land Development Services** Department of Public Works				**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: **Symphony Park at Union Park, Parcels M-1, M-2 & M-3**			**COPIES TO:** Martin & Martin Civil Engineers
Cross Streets:	Symphony Park Ave. & Promenade Place			City Parkway V Inc.
File Number:	F:\Depot\DSMemos\DS4527B.doc			Bart Anderson, P.E., DevCo
Parcel Number:	139-34-211-001; 139-33-511-009 & -010			
Zoning Action:	SDR-41033			
FEMA Flood Zone	YES	NO	**X**	
Proposed Storm Drain	YES	NO	**X**	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1st Submittal	4/13/2011	4/27/2011	Not Approved	$400.00	166609: $400
2nd Submittal	5/5/2011	5/9/2011	See Comments Below	$400.00	168203: $400
			TOTAL FEES (LDDRS):	**$800.00**	----

REMARKS:

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

	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.

1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-41033**) 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. Note that *City of Las Vegas* only allows the use of HDPE storm drain pipe for privately owned and privately maintained storm drain systems which serve and are located exclusively on private property. Any proposed HDPE storm drain pipe must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications.*

Parcels M1 & M2

3. **Sheet C4.01**: A proposed 20'-wide public drainage easement (privately maintained) centered to an existing storm drain across the Parcel M2 must be granted and recorded by separate document prior to the final acceptance of improvement plans.

Parcel M3

4. **Sheet C4.02**: A proposed 20'-wide public drainage easement (privately maintained) centered to a proposed onsite storm drain system must be granted and recorded by separate document prior to the final acceptance of improvement plans.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

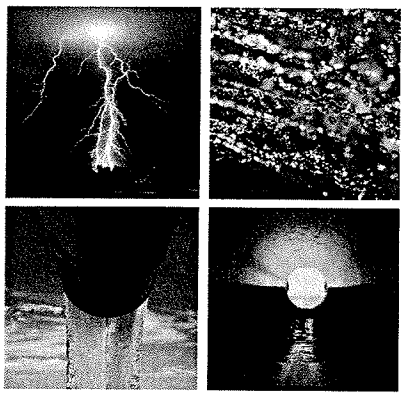
NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section.* Additionally, conditional 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.

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/R61E/34
AREA M-34



ADDENDUM #1 TO TECHNICAL DRAINAGE STUDY Update for Symphony Park

(at Union Park, Parcel M-3, M-2, M-1)
Las Vegas, NV

Rec'd: 5/5/11
DS 4527
M-34
$400.-

MAY 2011

MARTIN & MARTIN PROJECT NO. 3119

Prepared for:

DESIGN WORK SHOP
224 South 200 West Suite 150
Salt Lake City, Utah 84101
(801) 359-4771

MARTIN & MARTIN
Civil Engineers
2355 Red Rock Street, Suite103
Las Vegas, Nevada 89146
Phone (702) 248-8000
Fax (702) 248-8070
www.mmcivil.com

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: **Sypmphony Park (at Union Park, Parcel M-1, M-2, and M-3)** Date: **4/12/2011**

Location of Development: a) Descriptive (Cross Streets) **Northeast of Bonneville Ave. and Grand Central Pkwy.**

b) Section **34** Township **20 South** Range **61 East**

Name of Owner: **City Parkway V INC., Symphony Park Master Assn INC.** Assessors Parcel Number: **139-34-211-001, 139-33-511-009,101**

Telephone Number: **801-359-4771**

Address: **224 South 200 West Suite 150**
Salt Lake City, Utah 84101

Contact Person Name: **Paul F. Fritz, PE** Telephone Number: **(702) 834-7706**

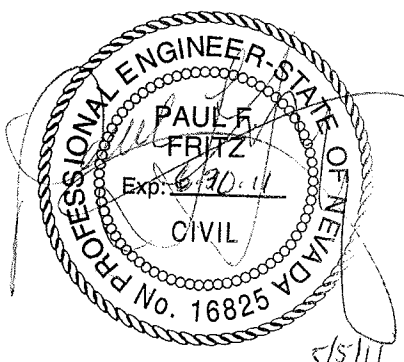
Firm: **Martin & Martin Civil Engineers** Fax Number: **(702) 248-8070**

Address: **2355 Red Rock Street Suite 103** Email: **pfritz@mmcivil.com**
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	X	Building Permit		

1. Total Owned Land Area: At Site: **± 4.94 Ac** Being Developed: **± 4.94 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.)? **Park**
5. Approximate upstream land area which drains to the subject site? **N/A**
6. Has the site drainage been evaluated in the past? **YES** NO
   If yes, please identify documentation:
   Technical Drainage Study for Union Park by Kimley -Horn
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site:
   All flow is discharged to the adjacent storm drain as required
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.

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

Revision	Date

Local Entity File No.

REFERENCE: M&M Project No. 3119 **STANDARD FORM 1**

May 5, 2011

MARTIN & MARTIN
Civil Engineers
A Subsidiary of Civil Squared Engineering, LLC

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

RE: Addendum I to The Technical Drainage Study
Symphony Park at Union Park, Parcels M1, M2 & M3
DS #4527A
Martin & Martin Project Number: 3119

Dear Mr. Sung:

This letter is to address the review comments provided in the letter dated April 27, 2011 and serve as Addendum I to the Technical Drainage Study for Symphony Park at Union Park, Parcels M1, M2 & M3. The revised Drainage/Grading Improvement plans and redlined drawings are presented following the comments. The comments are addressed individually as follows:

Comment 1 Provide a copy of the zoning/planning conditions associated with this site (SDR-41033) 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.

Response 1 Noted, will provide by email when we receive.

Comment 2 Sheet C4.01: Provide a 20'-wide public drainage easement (privately maintained) centered to an existing storm drain across the Parcel M2. The easement must be granted and recorded by separate document prior to the final acceptance of improvement plans.

Response 2 Noted

Comment 3 Label an existing storm drain system in *Promenade Place* with *City of Las Vegas* recorded construction drawing number on the plan.

Response 3 Noted

Comment 4 Sheet C4.01: It appears that a portion of the landscape mound drain against the east wall of the proposed Food & Beverage Building. Provide a swale off of the east wall to direct drainage away from the wall. The flow line of the swale must be at least 5' from the wall and the high point of the swale shall be at least 6" below the finish floor elevation. Show the swale on the grading plan with flow line elevations. Provide a section detail to show the swale as such.

Response 4 **A 6" Swale will be provided at 5' from the building please see cross section H on sheet C8.01. The finished grade of the swale will not be below the finish floor but the side of the building will be waterproofed to protect the building.**

Comment 5 Sheet C4.02: Provide a 20'-wide public drainage easement (privately maintained) centered to the proposed onsite storm drain system. The easement must be granted and recorded by separate document prior to the final acceptance of improvement plans.

Response 5 **A 20' wide public drainage easement (privately maintained) will be provided except for a small section where a pile cap is to be located. Please see cross section J on Sheet C8.01 and Canopy/Encroachment Exhibit.**

Comment 6 Label the existing storm drain systems in *City Parkway Drive* and *Symphony Park Avenue* with *City of Las Vegas* recorded construction drawing numbers on the plan.

Response 6 **Noted**

Comment 7 A storm drain downstream of a storm drain manhole is missing at the intersection of *City Parkway Drive* and *Symphony Park Avenue*. Show the storm drain accordingly in the next submittal.

Response 7 **Noted**

Comment 8 Sheet C4.03: Revise Construction Note #4 to install Modified Type D inlet per CCUSD Drawing No. 412A.

Response 8 **Please note this construction note is now #2 not #4. This construction note has been revised.**

Comment 9 Construction Note #5 calls for HDPE storm drain but it cannot be located anywhere on the plan. Address and revise in the next submittal.

Response 9 **The HDPE storm drain conveys water from roof drains and daylights in to the central grass area. Please see sheet C4.03.**

Comment 10 Sheet C4.04: Same comments apply per Comments #8 and #9.

Response 10 Please see response to comment #8. The HDPE storm drain on sheet C4.04 conveys flows from the area drain to the 18" RCP.

Comment 11 Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

Response 11 Noted, please see construction note #2 on sheet C4.03 and C4.04.

The results of this revision indicate that if construction is in accordance with the recommendations, the proposed improvements should not adversely impact surrounding or downstream properties. We hope all your concerns have been addressed. If you have any comments or questions, please contact our office at (702) 248-8000.

Sincerely,

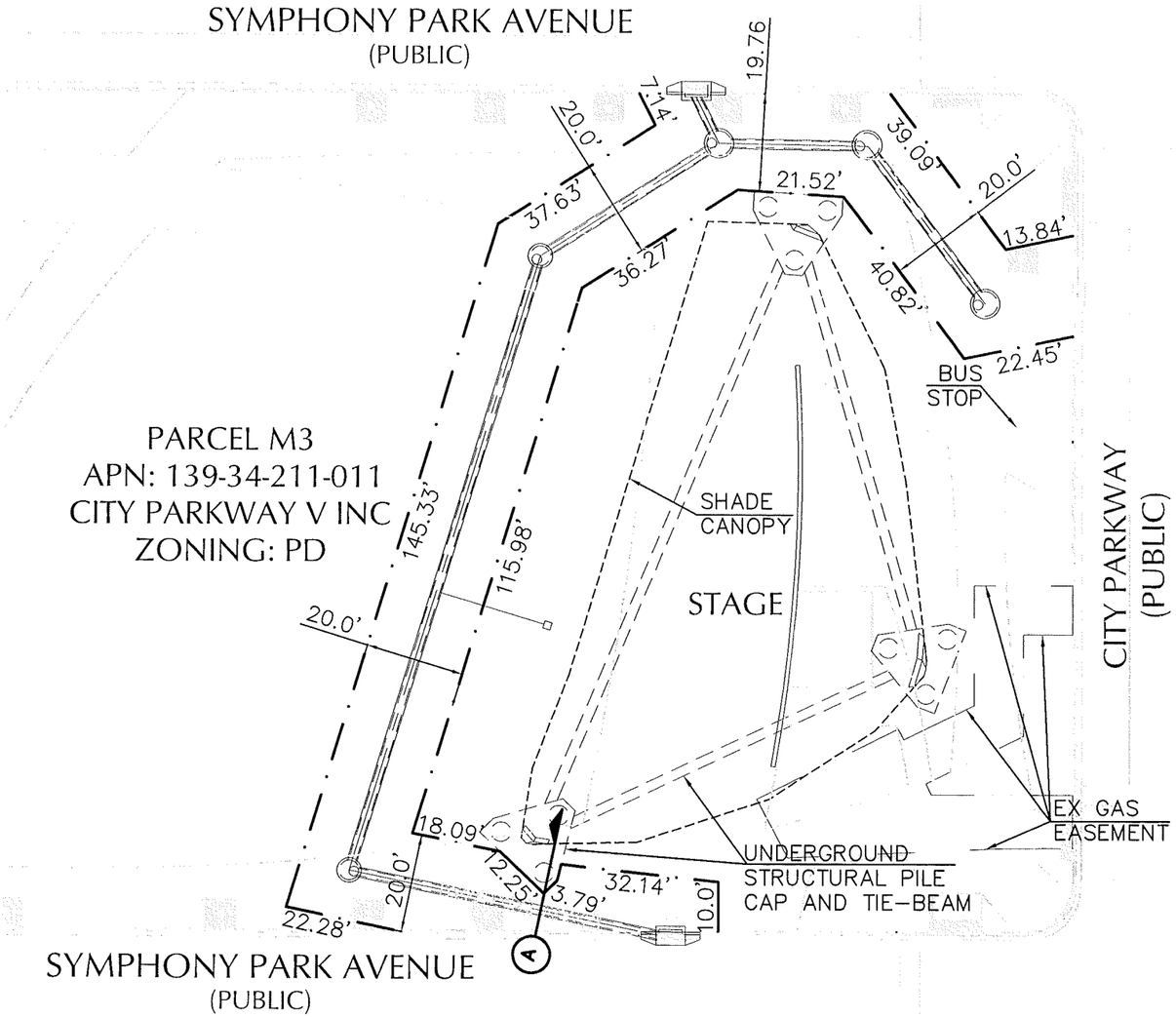
Paul F. Fritz, P.E.
Sr. Project Manager
Martin & Martin Civil Engineers

Richard R. Robinson, E.I.
Sr. Hydrologist
Martin & Martin Civil Engineers

Attached: Grading Plans and Detail Sheets

H:\Cad\Land\3119\Admin\Drainage\Add#1\Project Ltr (Add1).doc

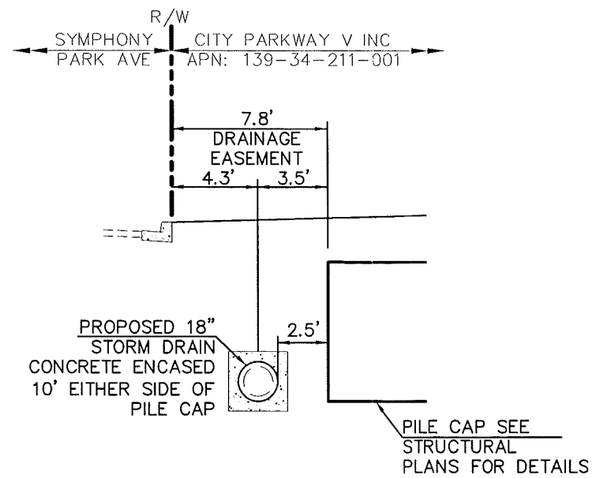
MARTIN & MARTIN
Civil Engineers
A Subsidiary of
Civil Squared
Engineering, LLC



GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 INCH = 30 FT



A SITE CROSS SECTION
NTS

MARTIN MARTIN
CIVIL ENGINEERS
2355 RED ROCK STREET, #103
LAS VEGAS, NV 89146
PHONE (702) 248-8000
FAX (702) 248-8070

DATE	05/05/11
JOB NUMBER	3119
DESIGN BY	R. GOEBEL
DRAWN BY	J. MARTINEZ
CHECKED BY	T. MILLER, P.E.

CANOPY/ENCROACHMENT EXHIBIT

SYMPHONY PARK
DESIGN DEVELOPMENT
PARCELS M1, M2 & M3

SHEET NUMBER
EX1