

DS #: 05288

APN: 162.08.702.002

PROJECT: Area 15 Event Parking Lot

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		July 22, 2020
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:	
	Area 15 Event Parking Lot	
Cross Streets:	NWC of Rancho Drive & Sirius Avenue	
File Number:	F:\Depot\DSMemos\DS5288B.doc	
Parcel Number:	162-08-702-002	
Zoning Action:	SDR-78709 & VAR-78074	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		Kimley-Horn and Associates, Inc.
		Area 15 Las Vegas, LLC
		Bart Anderson, P.E., DevCo
		CCRFCD
		NDOT

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal (Paid on 6/1/2020)	6/1/2020	6/18/2020	Not Approved	\$400.00	3866352: \$400
2 nd Submittal (Paid on 7/20/2020)	7/6/2020	7/21/2020	See Comments Below	\$400.00	3921044: \$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:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

2. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation (NDOT)* right-of-way (the existing channel between *Rancho Road* and *I-15*). The engineer must contact NDOT for encroachment permit or concurrence for the proposed 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: T21S/R61E/08
AREA R-08



**Addendum to the
Technical Drainage Study
for**

Area 15 Event Parking Lot

Date Prepared:
July 2020

Prepared for:
Area 15 Las Vegas, LLC
229 Park Avenue
New York, NY 10171
212.940.6262

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600

Kimley»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Area 15 Event Parking Lot Date: July 2020
Location of Development: a) Descriptive (Cross Streets) North/South: Sirius Avenue
East/West: Rancho Drive / Rigel Avenue
b) Section: 8 Township: 21 South Range: 61 East
c) APN : 162-08-702-002

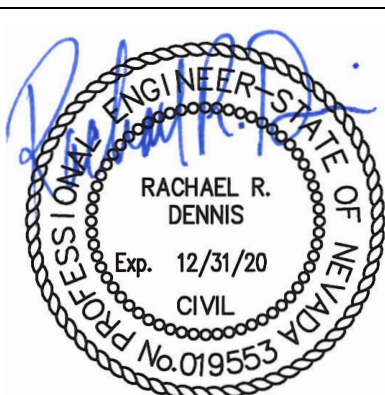
Name of Owner: Area 15 Las Vegas, LLC
Telephone No.: 212.940.6262 Fax No.: n/a E-Mail Address: pbrohn@fisherbrothers.com
Address: 299 Park Avenue New York, NY 10171

Contact Person-Name: Rachael R. Dennis, P.E. Telephone No.: 702.734.5666
* E-Mail Address: Rachael.Dennis@kimley-horn.com Fax No.: _____
Firm: Kimley-Horn
Address: 6671 Las Vegas Boulevard South, #320, Las Vegas NV 89119

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		Parking Lot

1. Total Owned Land Area: At Site: +/- 4.39 ac Being Developed/Disturbed: +/- 4.39 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.): Parking Lot
5. Approximate upstream land area which drains to the subject site: +/- 4.38 sq. mi.
6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Area 15 TDS (DS-4921)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Surface runoff (east) into Rancho Drive
8. Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal **07/02/20**

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

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		June 22, 2020
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:	
	Area 15 Event Parking Lot	
Cross Streets:	NWC of Rancho Drive & Sirius Avenue	
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COPIES TO:		Kimley-Horn and Associates, Inc.
		Area 15 Las Vegas, LLC
		Bart Anderson, P.E., DevCo
		CCRFCFCD
		NDOT

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	is approved subject to conformance to all City standards and the following conditions:
X	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.

1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-78709 & VAR-78074**) 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. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way (the existing channel between *Rancho Road* and I-15). The engineer must contact NDOT for encroachment permit or concurrence for the proposed project.

4. **Figure RAS-1:** There are two river station labeled at the same value of "1036". It is obvious that the "River Station 1036" identified at the intersection of *Sirius Avenue* and *Rigel Avenue* should be River Station **1170**. Review and revise accordingly in the next submittal.
5. **Sheet C3.01:** Identify an existing storm drain "I15 050" located at the center portion of the subject site running across the site to the *Rancho* channel. Address what need to be done to this facility, to be removed, buried in place or provide a catch basin to utilize it or something?
6. The overall parking lot improvement area is larger than 1 acre. Per **Section 1500** of the *Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual*, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.

In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.

A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.



Sample Letter to
certify CD.pdf

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: T21S/R61E/08
AREA R-08



July 2, 2020

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

RE: *Addendum to the Technical Drainage Study for Area 15 Event Parking Lot*

Dear Mr. Sung,

This letter certifies that all items provided on the *Addendum to the Technical Drainage Study for Area 15 Event Parking Lot* electronic submittal matches the paper version bound into the study.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 734-5666 or rachael.dennis@kimley-horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Rachael R. Dennis".

Rachael R. Dennis, P.E.

A handwritten signature in cursive script that reads "Jonathan Rocha".

Jonathan Rocha, E.I.

**Addendum to the
Technical Drainage Study
for**

Area 15 Event Parking Lot

Date Prepared:
July 2020

Prepared for:
Area 15 Las Vegas, LLC
229 Park Avenue
New York, NY 10171
212.940.6262

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600



July 2, 2020

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

RE: *Technical Drainage Study for Area 15 Event Parking Lot (DS-05228)*

Mr. Sung,

This letter is being submitted in response to the subject Drainage Study Comment Letter dated June 22, 2020. These comments have been reviewed and are addressed herein.

Comment 1: Provide a copy of the zoning/planning conditions associated with this site (SDR-78709 & VAR-78074) 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: Zoning and Planning Conditions (SDR-78709 & VAR-78074) for the proposed site have been included in **Appendix A**.

Comment 2: The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

Response: Noted. Upon conditional approval by CLV, the study will be submitted to CCRFCD for concurrence.

Comment 3: The project proposes to construct facilities and/or increase flows within Nevada Department of Transportation (NDOT) right-of-way (the existing channel between Rancho Road and I-15). The engineer must contact NDOT for encroachment permit or concurrence for the proposed project.

Response: This project does not propose to construct any facilities/improvements or increase flows within NDOT ROW (the existing channel between Rancho Road and I-15); therefore upon conditional approval by CLV, the study will be submitted to NDOT for concurrence. Please note the property was previously an existing commercial development for more than 20 years prior to Spring of 2007 when the site was demolished, and the proposed site improvements are consistent with the historical existing condition.

Comment 4: Figure RAS-1: There are two river station labeled at the same value of “1036”. It is obvious that the “River Station 1036” identified at the intersection of Sirius Avenue and Rigel Avenue should be a River Station 1170. Review and revise accordingly in the next submittal.

Response: The RAS River **Station 1170** has been correctly labeled on **Figure RAS-1** in **Appendix A**. Note that the HEC-RAS model remains unchanged with this submittal.

Comment 5: Sheet C3-01: Identify an existing storm drain “I15 050” located at the center portion of the subject site running across the site to the Rancho channel. Address what needs to be done to this facility, to be removed, buried in place or provide a catch basin to utilize it or something?

Response: Facility I15 050 is identified as a 48” RCP per the *Central Neighborhood Flood Control Master Plan Study for City of Las Vegas* (Neighborhood Master Study) at the northern limits of the project site referencing CLV Plan #327-V221. The referenced plan correlates to facilities along Meade Avenue which are not adjacent to the project site. Additionally, a site visit confirmed no such facility exists or connects to the existing NDOT drainage facility adjacent to Rancho Drive and I-15. Therefore, it is not shown on our plans and no drainage recommendations are proposed for connection.

Comment 6: The overall parking lot improvement area is larger than 1 acre. Per Section 1500 of the Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.

Response: Per Section 1502.2 of the CCRFCD "Hydrologic Criteria and Drainage Design Manual", this project is categorized as a **Large Parking Lot** since the size of the on-site parking lot is approximately **+/-3.5 acres**.

For the Large parking lot category, BMPs are required to treat storm water runoff from at least 75 percent of the parking lot. BMPs are sized for the 85th Percentile Rainfall. Please refer to Appendix D for all LID calculations and for **Figure LID – LID Basin Map**.

One (1) types of BMP is incorporated into the project design: landscaped swales. Due to site design and grading constraints, the project site was delineated into two (2) sub-areas; Drainage Management Areas (DMA) 1 and 2.

DMA's 1 and 2, will be treated by **landscaped swales**. The swales are designed with a minimum length of 40 feet long and a slope of less than 1%. The proposed swales are rock-lined (d50=6-inches; thickness=12-inches) and treat more than 75 percent of the parking lot area. Based on hydraulic analysis, these swales will convey, contain and treat the peak BMP discharge (QBMP) as well as facilitate the 100-year peak flow rate; these calculations are included in Appendix D.

The proposed **LID Basin Map** and QBMP calculations are included in **Appendix C**. The proposed BMPs are shown on the grading plan included in **Appendix D**.

Three openings with sidewalk underdrains have been added along the eastern property boundary at Rancho Drive. The proposed openings will allow a portion of the flows generated onsite to discharge into Rancho Drive. A normal depth section has been provided in **Appendix B** showing a maximum flowrate of **6 cfs** will generate a flow depth of **0.53 feet** through the wall opening located at the low point of the site. The proposed wall openings and added LID swales are consistent with previously submitted drainage patterns and will not adversely impact any downstream properties or facilities.

We anticipate that the above responses address your concerns/comments. Please contact me at (702) 734-5666 or rachael.dennis@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Rachael R. Dennis, P.E.



Jonathan Rocha, E.I.

LIST OF APPENDICES

Appendix A – Documents & Figures

- RAS-1: Sirius Avenue HEC-RAS Exhibit
- SDR-78709 Conditions and Staff Report
- VAR-78074 Conditions and Staff Report

Appendix B – Hydraulic Calculations

- Swale Normal Depth Sections

Appendix C – Parking Lot LID Calculations

- LID Parking Lot LID Map & Calculations
- Table 505 2-Year 6-Hour Rainfall Depth-Duration-Frequency (McCarran)

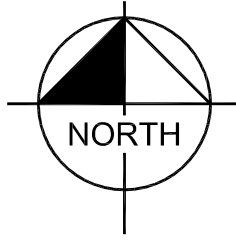
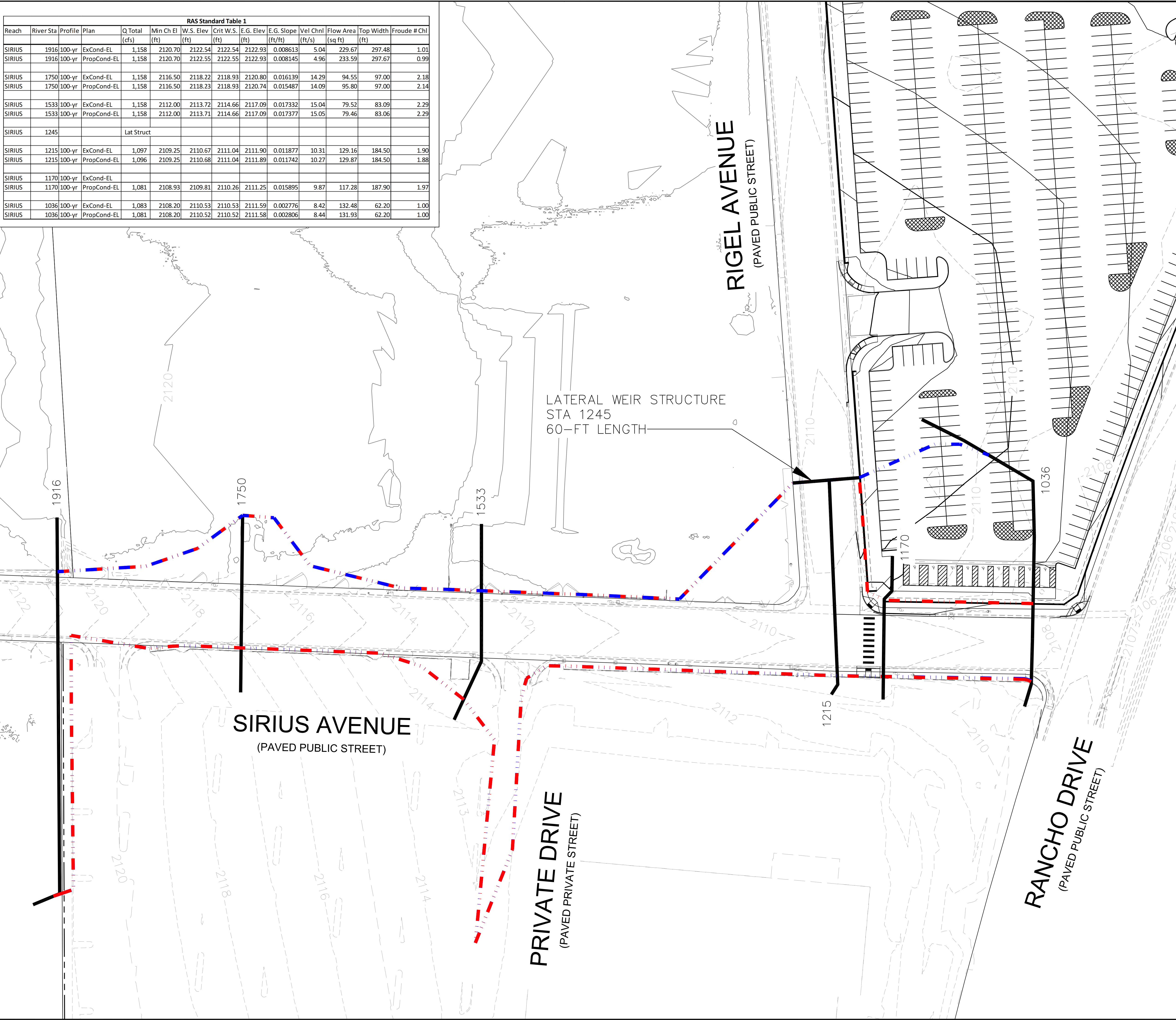
Appendix D – Improvement Plans

Appendix E – Data CD

Appendix A – Documents & Figures

- RAS-1: Sirius Avenue HEC-RAS Exhibit
- SDR-78709 Conditions
- VAR-78074 Conditions

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
SIRIUS	1916	100-yr	ExCond-EL	1,158	2120.70	2122.54	2122.54	2122.93	0.008613	5.04	229.67	297.48	1.01
SIRIUS	1916	100-yr	PropCond-EL	1,158	2120.70	2122.55	2122.55	2122.93	0.008145	4.96	233.59	297.67	0.99
SIRIUS	1750	100-yr	ExCond-EL	1,158	2116.50	2118.22	2118.93	2120.80	0.016139	14.29	94.55	97.00	2.18
SIRIUS	1750	100-yr	PropCond-EL	1,158	2116.50	2118.23	2118.93	2120.74	0.015487	14.09	95.80	97.00	2.14
SIRIUS	1533	100-yr	ExCond-EL	1,158	2112.00	2113.72	2114.66	2117.09	0.017332	15.04	79.52	83.09	2.29
SIRIUS	1533	100-yr	PropCond-EL	1,158	2112.00	2113.71	2114.66	2117.09	0.017377	15.05	79.46	83.06	2.29
SIRIUS	1245		Lat Struct										
SIRIUS	1215	100-yr	ExCond-EL	1,097	2109.25	2110.67	2111.04	2111.90	0.011877	10.31	129.16	184.50	1.90
SIRIUS	1215	100-yr	PropCond-EL	1,096	2109.25	2110.68	2111.04	2111.89	0.011742	10.27	129.87	184.50	1.88
SIRIUS	1170	100-yr	ExCond-EL										
SIRIUS	1170	100-yr	PropCond-EL	1,081	2108.93	2109.81	2110.26	2111.25	0.015895	9.87	117.28	187.90	1.97
SIRIUS	1036	100-yr	ExCond-EL	1,083	2108.20	2110.53	2110.53	2111.59	0.002776	8.42	132.48	62.20	1.00
SIRIUS	1036	100-yr	PropCond-EL	1,081	2108.20	2110.52	2110.52	2111.58	0.002806	8.44	131.93	62.20	1.00



LEGEND

-
- Legend:
- 1036 HEC-RAS CROSS SECTION & ID
 - 2-FT CONTOURS
 - 1-FT CONTOURS
 - PROPOSED CONTOURS
 - EXISTING 100-YR INUNDATION LIMITS
 - PROPOSED 100-YR INUNDATION LIMITS



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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



cityoflasvegas
lasvegasnevada.gov

June 10, 2020

Mr. Phillip Brohn
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, NY 10171

**RE: SDR-78709 [PRJ-78674] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-78704, SUP-78705, SUP-78706, SUP-78766 AND
SUP-78767
PLANNING COMMISSION MEETING OF JUNE 9, 2020**

Dear Applicant:

The Planning Commission at a regular meeting held on June 9, 2020 voted to **APPROVE** a request for a Major Amendment of an approved Site Development Plan Review (SDR-70652) FOR A PROPOSED 115,001 SQUARE-FOOT ADDITION TO AN EXISTING 217,899 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 003 and 162-08-702-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen) [PRJ-78674].

This approval is subject to the following amended conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-78704) and Special Use Permits (SUP-78705, SUP-78706, SUP-78766, SUP-78767) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/27/20, except as amended by conditions herein.
4. If approved, an off-site parking agreement shall be submitted at the time of building permit submission.

5. An Exception from Title 19.08.040 is hereby approved, to allow zero interior parking lot trees for the proposed overflow parking lot where one tree is required per six uncovered spaces, plus one tree at the end of each row of spaces.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which 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.
9. 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.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The sidewalk adjacent to this site (Desert Inn Road, Rancho Drive, Rigel Avenue & Sirius Avenue) shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. Coordinate with the Clark County Water Reclamation District (CCWRD) prior to submittal of civil plans. A new interlocal agreement may be required.
14. Vacate all portions of a sewer easement running through the site granted by Parcel Map Book 19, Page 45. The vacation shall record prior to the issuance of permits.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. 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.
18. Comply with all applicable conditions of approval for Site Development Plan Review (SDR-70652).

This action by the Planning Commission on **June 9, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **June 22, 2020**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

SDR-78709 [PRJ-78674] - Page Four
June 10, 2020

cc:

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las, Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

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June 10, 2020

Mr. Phillip Brohn
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, NY 10171

**RE: VAR-78704 [PRJ-78674] - VARIANCE RELATED TO SUP-78705,
SUP-78706, SUP-78766, SUP-78767 AND SDR-78709
PLANNING COMMISSION MEETING OF JUNE 9, 2020**

Dear Applicant:

The Planning Commission at a regular meeting held on June 9, 2020 voted to **APPROVE** a request for a Variance TO ALLOW 1,515 PARKING SPACES WHERE 3,710 PARKING SPACES ARE REQUIRED on 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 003 and 162-08-702-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen) [PRJ-78674].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-78705, SUP-78706, SUP-78766, SUP-78767) and Site Development Plan Review (SDR-78709) shall be required, if approved.
2. If approved, Variance (VAR-75852) shall be expunged.
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 Planning Commission on **June 9, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **June 22, 2020**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las, Vegas, Nevada 89135

Appendix B – Hydraulic Calculations

- Swale Normal Depth Sections

Worksheet for Wall Opening Q100 Min%

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Channel Slope	8.69 %
Discharge	6.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00.00	4.00
0+00.00	0.50
0+02.00	0.00
0+04.00	0.50
0+04.00	4.00

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 4.00)	(0+00.00, 0.50)	0.013
(0+00.00, 0.50)	(0+04.00, 0.50)	0.035
(0+04.00, 0.50)	(0+04.00, 4.00)	0.013

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	0.53 ft
Elevation Range	0.00 to 4.00 ft
Flow Area	1.1 ft ²
Wetted Perimeter	4.19 ft
Hydraulic Radius	0.27 ft
Top Width	4.00 ft
Normal Depth	0.53 ft
Critical Depth	0.66 ft
Critical Slope	2.72 %
Velocity	5.28 ft/s
Velocity Head	0.43 ft
Specific Energy	0.97 ft
Froude Number	1.746
Flow Type	Supercritical

Worksheet for Wall Opening Q100 Min%

GVF Input Data

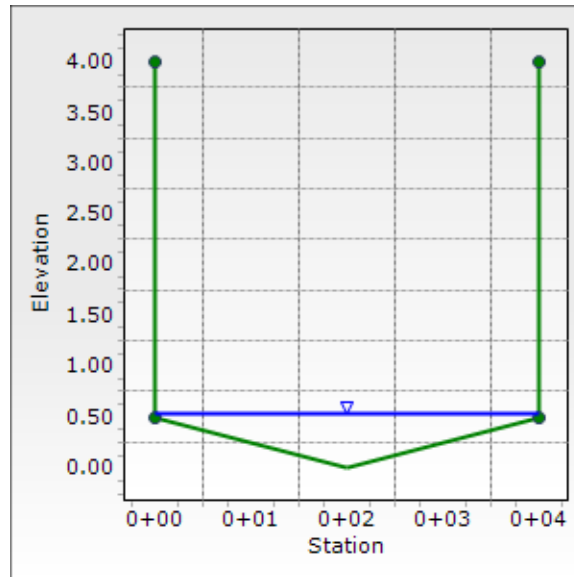
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

GVF Output Data

Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.53 ft
Critical Depth	0.66 ft
Channel Slope	8.69 %
Critical Slope	2.72 %

Cross Section for Wall Opening Q100 Min%

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Channel Slope	8.69 %
Normal Depth	0.53 ft
Discharge	6.00 cfs



Worksheet for Wall Opening Q100 Max%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Channel Slope	11.59 %
Discharge	6.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00.00	4.00
0+00.00	0.50
0+02.00	0.00
0+04.00	0.50
0+04.00	4.00

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 4.00)	(0+00.00, 0.50)	0.013
(0+00.00, 0.50)	(0+04.00, 0.50)	0.035
(0+04.00, 0.50)	(0+04.00, 4.00)	0.013

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

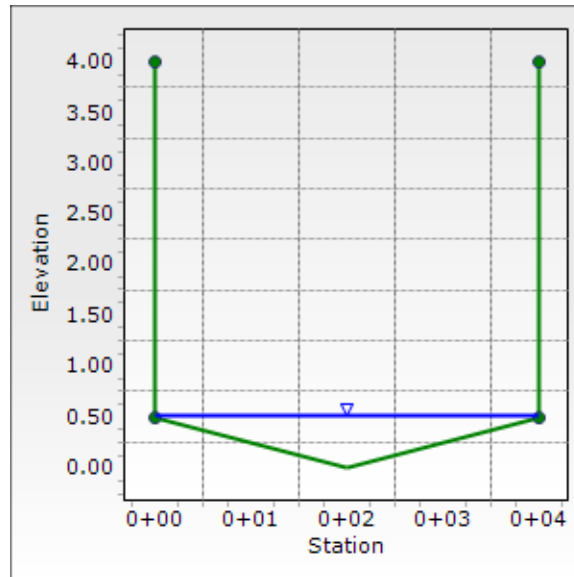
Results	
Normal Depth	0.51 ft
Elevation Range	0.00 to 4.00 ft
Flow Area	1.0 ft ²
Wetted Perimeter	4.14 ft
Hydraulic Radius	0.25 ft
Top Width	4.00 ft
Normal Depth	0.51 ft
Critical Depth	0.66 ft
Critical Slope	2.75 %
Velocity	5.77 ft/s
Velocity Head	0.52 ft
Specific Energy	1.03 ft
Froude Number	1.993
Flow Type	Supercritical

Worksheet for Wall Opening Q100 Max%

GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.51 ft
Critical Depth	0.66 ft
Channel Slope	11.59 %
Critical Slope	2.75 %

Cross Section for Wall Opening Q100 Max%

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Channel Slope	11.59 %
Normal Depth	0.51 ft
Discharge	6.00 cfs



Appendix C – Parking Lot LID Calculations

- LID-1: LID Facilities Map
- Parking Lot Calculations



PROJECT NAME: AREA 15 EVENT PARKING LOT
 CALC'D BY: AV CHECKED BY: RRD
 DATE: 7/1/20 KH No. 92965001

PARKING LOT DATA CALCULATIONS				
Note: Stormwater Quality Design Volume calculated using steps from Section 1500 Figures 1501-1503 of the CCRFCD HCDDM, Revised 2013				
GIVEN:				
Parking Lot Data		=		
Property Size (PS)		=	4.39	
Total Pervious Area (TPA)		=	0.89	
Parking Lot Area (PLA) = (PS - BA - TPA)		=	3.50	
Minimum PLA to be treated = (PLA * 0.75)		=	2.63	acres
Area to be treated by the proposed LID BMPs				
Drainage Area A		=	2.22	
Drainage Area B		=	1.11	
Total		=	3.33	acres
Since 3.33 ac >= 2.63 ac then site satisfies Parking Lot LID criteria				

PROJECT NAME: AREA 15 EVENT PARKING LOT
 CALC'D BY: AV CHECKED BY: RRD
 DATE: 7/1/20 KH No. 92965001

PARKING LOT LID CALCULATIONS - Peak QBMP FOR DRAINAGE AREA "A"

Note: Stormwater Quality Design Volume calculated using steps from Section 1502.3 of the CCRFCD HCDDM, Revised 2013
 GIVEN:

Drainage Area = 2.22 acres
 Avg % Impervious = 100 %

Determine BMP Design Precipitation - 85th Percentile Rainfall Depth

Is site located within McCarran Airport Rainfall Area? (Yes/No?) YES

If yes, use Table 505 to obtain 2-year 6-hour rainfall depth; this is your D2

If no, use Figure 501 to obtain 2-year 6-hour rainfall depth; this is your D2

D2 = 0.72

Compute ratio of D2 of site to D2 for the McCarran Area

$D2_{site}/D2_{McCarran} = 1.00$

Compute 85th Percentile Rainfall depth D_{85} using following equation

$D_{85} = 0.32 * D2_{site}/D2_{McCarran}$
 $= 0.32$

Calculate BMP Design Peak Discharge, QBMP

Use the following regression equation to calculate the unit discharge (Qp/A) for the 90 percent average percent impervious area condition based on D_{85} value

$$Y = 1.5042X - 0.0066$$

where, Y = Average Qp/A in cfs/ac

X = D_{85} in inches

$Qp/A = 0.47$ cfs/ac

Adjust the Qp/A for site based on actual percent impervious using the following regression equation

$$Y = 0.0059X + 0.4688$$

where, Y = Ratio Qp/A to 90% Impervious Value (unitless)

X = Percent Impervious

Y = 1.06

Qp/A (adjusted) = 0.50 cfs/ac

QBMP = Qp/A (adjusted) * Area

= 1.12 cfs

PROJECT NAME: AREA 15 EVENT PARKING LOT
 CALC'D BY: AV CHECKED BY: RRD
 DATE: 7/1/20 KH No. 92965001

PARKING LOT LID CALCULATIONS - Peak QBMP FOR DRAINAGE AREA "A"

Note: Stormwater Quality Design Volume calculated using steps from Section 1502.3 of the CCRFCD HCDDM, Revised 2013
 GIVEN:

Drainage Area = 1.11 acres
 Avg % Impervious = 100 %

Determine BMP Design Precipitation - 85th Percentile Rainfall Depth

Is site located within McCarran Airport Rainfall Area? (Yes/No?) YES

If yes, use Table 505 to obtain 2-year 6-hour rainfall depth; this is your D2

If no, use Figure 501 to obtain 2-year 6-hour rainfall depth; this is your D2

D2 = 0.72

Compute ratio of D2 of site to D2 for the McCarran Area

$D2_{site}/D2_{McCarran} = 1.00$

Compute 85th Percentile Rainfall depth D_{85} using following equation

$D_{85} = 0.32 * D2_{site}/D2_{McCarran}$
 $= 0.32$

Calculate BMP Design Peak Discharge, QBMP

Use the following regression equation to calculate the unit discharge (Qp/A) for the 90 percent average percent impervious area condition based on D_{85} value

$$Y = 1.5042X - 0.0066$$

where, Y = Average Qp/A in cfs/ac

X = D_{85} in inches

$Qp/A = 0.47$ cfs/ac

Adjust the Qp/A for site based on actual percent impervious using the following regression equation

$$Y = 0.0059X + 0.4688$$

where, Y = Ratio Qp/A to 90% Impervious Value (unitless)

X = Percent Impervious

Y = 1.06

Qp/A (adjusted) = 0.50 cfs/ac

QBMP = Qp/A (adjusted) * Area

= 0.56 cfs

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DEPTH-DURATION-FREQUENCY VALUES FOR McCARRAN AIRPORT RAINFALL AREA (IN INCHES)

TIME	RECURRENCE INTERVAL					
	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
5 min.	0.15	0.27	0.35	0.46	0.54	0.63
10 min.	0.25	0.44	0.57	0.74	0.89	1.02
15 min.	0.33	0.57	0.74	0.97	1.15	1.32
30 min.	0.44	0.78	1.01	1.31	1.55	1.79
1 hour	0.52	0.89	1.15	1.50	1.78	2.06
2 hour	0.59	1.01	1.30	1.70	2.01	2.30
3 hour	0.64	1.08	1.39	1.82	2.15	2.48
6 hour	0.72	1.22	1.58	2.05	2.41	2.77
24 hour (TR-55)	1.20	1.60	1.80	2.40	2.70	2.96

- NOTE: 1. Refer to Figure 513 for a description and drawing of the area included in the McCarran Airport Rainfall Area.
2. The 24 hour values presented above are for use with TR-55 only.
3. Table 501 adjustments not required.

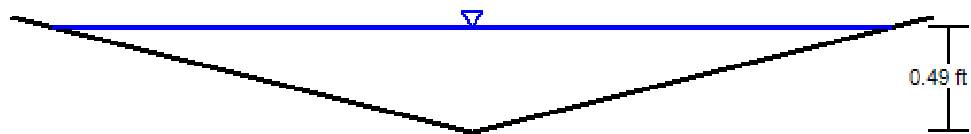
Revision	Date

Worksheet for Swale A QBMP Min%

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.49 %
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.12 cfs
Results	
Normal Depth	0.49 ft
Flow Area	1.0 ft ²
Wetted Perimeter	4.08 ft
Hydraulic Radius	0.24 ft
Top Width	3.95 ft
Critical Depth	0.34 ft
Critical Slope	3.34 %
Velocity	1.15 ft/s
Velocity Head	0.02 ft
Specific Energy	0.51 ft
Froude Number	0.407
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.49 ft
Critical Depth	0.34 ft
Channel Slope	0.49 %
Critical Slope	3.34 %

Cross Section for Swale A QBMP Min%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.49 %
Normal Depth	0.49 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.12 cfs



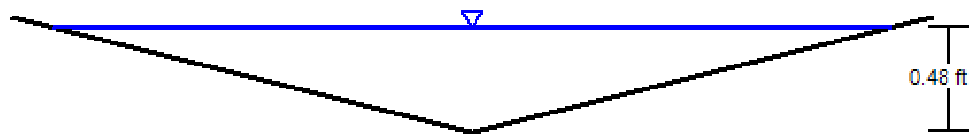
V: 1
H: 1

Worksheet for Swale A QBMP Max%

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.60 %
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.12 cfs
Results	
Normal Depth	0.48 ft
Flow Area	0.9 ft ²
Wetted Perimeter	3.92 ft
Hydraulic Radius	0.23 ft
Top Width	3.81 ft
Critical Depth	0.34 ft
Critical Slope	3.34 %
Velocity	1.24 ft/s
Velocity Head	0.02 ft
Specific Energy	0.50 ft
Froude Number	0.447
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.48 ft
Critical Depth	0.34 ft
Channel Slope	0.60 %
Critical Slope	3.34 %

Cross Section for Swale A QBMP Max%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.60 %
Normal Depth	0.48 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.12 cfs



V: 1
H: 1

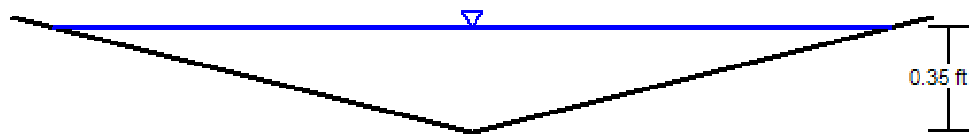
A small right-angled triangle is shown to the right of the text, with a vertical side labeled 'V: 1' and a horizontal side labeled 'H: 1', representing the 4:1 slope.

Worksheet for Swale B QBMP Min%

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.78 %
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	0.56 cfs
Results	
Normal Depth	0.35 ft
Flow Area	0.5 ft ²
Wetted Perimeter	2.88 ft
Hydraulic Radius	0.17 ft
Top Width	2.79 ft
Critical Depth	0.26 ft
Critical Slope	3.66 %
Velocity	1.15 ft/s
Velocity Head	0.02 ft
Specific Energy	0.37 ft
Froude Number	0.485
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.35 ft
Critical Depth	0.26 ft
Channel Slope	0.78 %
Critical Slope	3.66 %

Cross Section for Swale B QBMP Min%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.78 %
Normal Depth	0.35 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	0.56 cfs



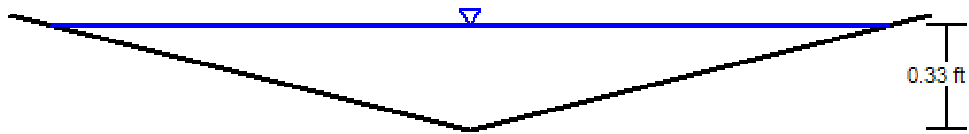
V: 1 
H: 1

Worksheet for Swale B QBMP Max%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.99 %
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	0.56 cfs
Results	
Normal Depth	0.33 ft
Flow Area	0.4 ft ²
Wetted Perimeter	2.75 ft
Hydraulic Radius	0.16 ft
Top Width	2.67 ft
Critical Depth	0.26 ft
Critical Slope	3.66 %
Velocity	1.26 ft/s
Velocity Head	0.02 ft
Specific Energy	0.36 ft
Froude Number	0.542
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.33 ft
Critical Depth	0.26 ft
Channel Slope	0.99 %
Critical Slope	3.66 %

Cross Section for Swale B QBMP Max%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.99 %
Normal Depth	0.33 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	0.56 cfs



V: 1 
H: 1

Appendix D – Improvement Plans

FOR
AREA 15 EVENT PARKING LOT

CITY OF LAS VEGAS, NEVADA

OWNER	PROJECT ARCHITECT	PROJECT SURVEYOR
FISHER BROTHERS LAS VEGAS, LLC 299 PARK AVENUE NEW YORK, NEW YORK 10170	MOSEY ARCHITECTURE STUDIO 570 EDMOND STREET LAS VEGAS, NEVADA 89118	HERITAGE SURVEYING 1895 VILLAGE CENTER CIRCLE LAS VEGAS, NEVADA 89134
CONTACT: PHILIP BROHN (212)-940-6262	CONTACT: CHRISTIAN NELSON (702)-322-1177	CONTACT: CRAIG GIVANT, PLS (702)-212-4016
DEVELOPER	CIVIL ENGINEER	
AREA 15 LAS VEGAS, LLC 299 PARK AVENUE NEW YORK, NEW YORK 10170	KIMLEY-HORN AND ASSOCIATES, INC. 1515 LAS VEGAS BOULEVARD SOUTH, SUITE 320 LAS VEGAS, NEVADA 89119	
CONTACT: PHILIP BROHN (212)-940-6262	CONTACT: THOMAS ACKERST, P.E. (702)-862-3608	

NUMBER OF LOTS:	1
ACREAGE:	±4.39 ACRES
ZONING:	INDUSTRIAL DISTRICT (M)

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) No. 320033C2170F AS SHOWN ON THE FIRM INDEX, REVISED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN".

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. "0LV118SSW6"

CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF DESERT
INN ROAD AND POLARIS AVENUE NEAR THE PC OF DESERT INN ROAD.

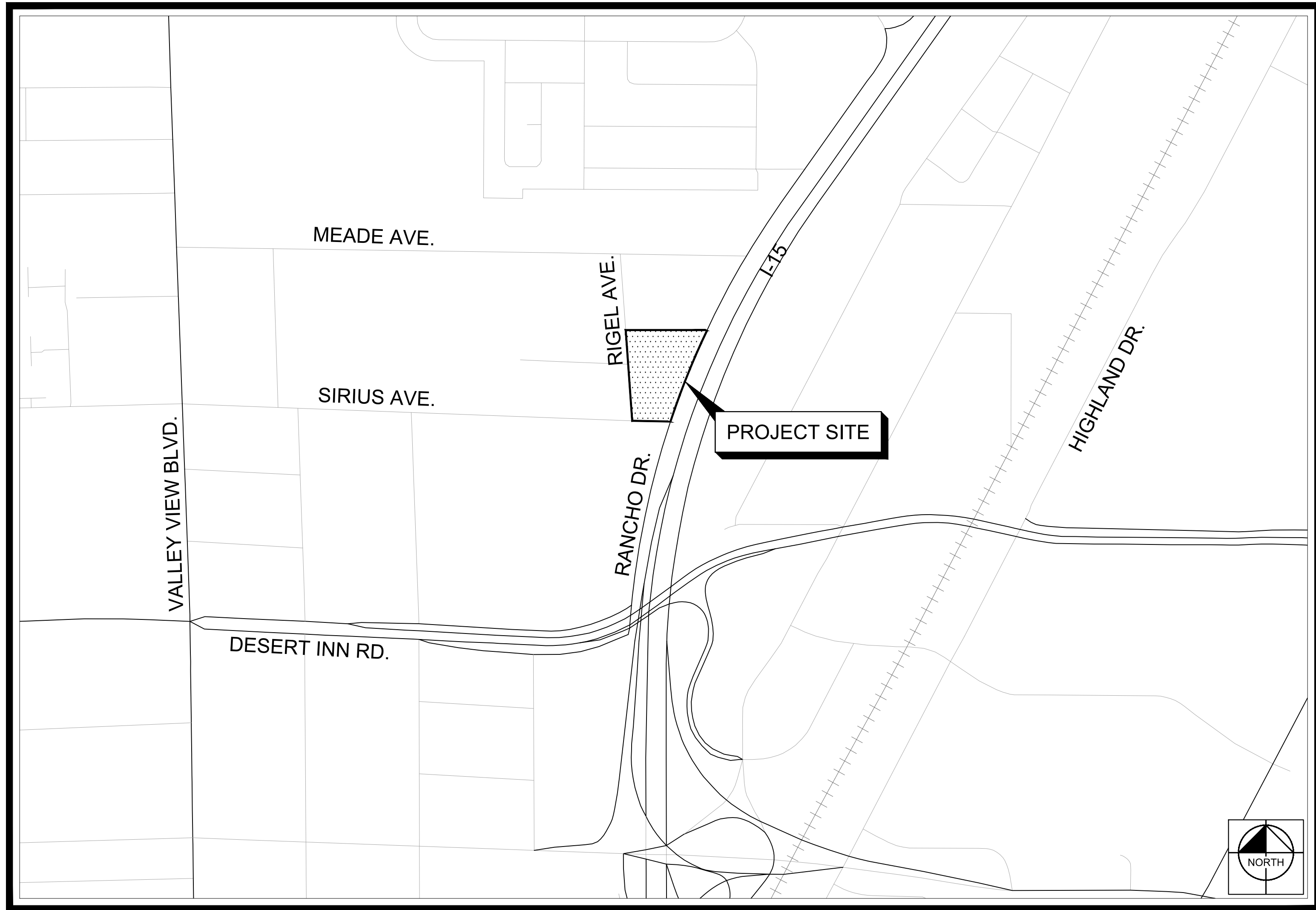
ELEVATION = 50.346 METERS
133.676 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88 1/2018)

NORTH 87°51'19" WEST, BEING THE BEARING ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AND BEING THE CENTERLINE OF SIRIUS AVENUE AS MEASURED BETWEEN VALLEY VIEW BOULEVARD AND RIGEL AVENUE AS SHOWN IN FILE 196, PAGE 060 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

KIMLEY-HORN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY-OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATIONS AND INVERTS OF THE EXISTING WITHIN THE VICINITY OF CONSTRUCTION ACTIVITIES. IF A CONFLICT IS FOUND TO EXIST, THE CONTRACTOR SHALL COORDINATE THE PROJECT ENGINEER, PROJECT ARCHITECT, AND THE OWNER IMMEDIATELY.

PAGE NO.	SHEET NO.	SHEET TITLE	REV NO.			
			1	2	3	4
	C00.01	COVER SHEET				
	C00.02	GENERAL NOTES				
	C03.01	GRADING PLAN				
	C03.02	GRADING SECTIONS				
	C03.03	DETAILED GRADING — SHEET 1				
	C03.04	DETAILED GRADING — SHEET 2				
	C03.05	GRADING DETAILS — SHEET 1				



PROJECT VICINITY MAP

ALLEN PAVELKA, PE, PE#009029	DATE
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER THE DEVIATION FOR THE PROJECT. THE CITY ENGINEER SHALL RESOLVE ANY STANDARD OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.	

CLV FIRE AND RESCUE
DATE

CITY OF LAS VEGAS DEPARTMENT OF PLANNING DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

CENTRAL TELEPHONE COMPANY, D/B/A CENTURYLINK	DATE
THE AFFIXED CENTURYLINK NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION STANDARD REGULATIONS.	

NV ENERGY - DISTRIBUTION DATE

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION
DATE

COX COMMUNICATIONS LAS VEGAS, INC.
DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

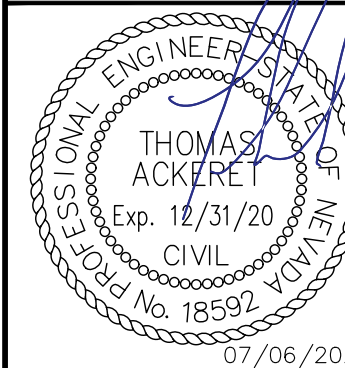
PROJECT No. #### FIRST APPROVED DATE:
LVWD APPROVED FIRE FLOW: TOTAL X.XXX GPM / ONSITE --- GPM

COX COMMUNICATIONS LAS VEGAS, INC. _____ DATE _____

CCWRD PIPES #: _____
SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF
ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION DISTRICT RULES, REGULATIONS, OR DESIGN
AND CONSTRUCTION STANDARDS.



Kimley»»Horn
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671 LAS VEGAS BOULEVARD, SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	TEAM	DRAWN BY	KL
092965001	07/02/2020						

COVER SHEET

AREA 15
EVENT PARKING LOT
PREPARED FOR
AREA 15 LAS VEGAS, LLC.

01 OF XX

C00.01

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER MATERIALS THAT HAVE BEEN DISCHARGED TO OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR MAINTENANCE PROJECT. SUCH MATERIALS 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 REQUIREMENTS OF THE NEVADA WATER QUALITY ACT, CHAPTER 24-40 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 WATER QUALITY GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR10000, SECTION III.A5.
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 AREAS WHERE THERE IS ANY SIGNIFICANT RISK OF POLLUTION TO THE AIR OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO THESE REQUIREMENTS RESPECT TO THE NEVADA WATER QUALITY GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A12.
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 PERFORMANCE INDICATES THAT THERE IS 80% OR GREATER ACCUMULATION

SOUTHWEST GAS CORPORATION	DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT No. #### FIRST APPROVED DATE:
LVVWD APPROVED FIRE FLOW: TOTAL X,XXX GPM / ONSITE ---- GPM

LVVWD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

CLARK COUNTY WATER RECLAMATION DISTRICT _____ DATE _____

CCWRD PIPES #: _____

SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR
OR AN APPROVAL OF ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION
DISTRICT RULES, REGULATIONS, OR DESIGN AND CONSTRUCTION STANDARDS.

1. THE CONTRACTOR SHALL VERIFY THE EX. GRADES PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN THESE PLANS AND THE FIELD CONDITION, THE
2. THE CONTRACTOR SHALL VERIFY EX. IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.
3. ALL EXISTING STRUCTURE(S), IMPROVEMENT(S), OR APPURTENANCE(S), THAT ARE NOTED TO REMAIN, DURING DEMOLITION AND CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITY(IES) PRIOR TO CONSTRUCTION AND PROTECT IN PLACE UNLESS OTHERWISE NOTED ON THE PLANS.
5. ANY EXISTING STRUCTURE(S), IMPROVEMENT(S), OR APPURTENANCE(S) TO REMAIN, WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION, SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IS MAINTAINED. AND 2100.00 FEET
7. REFER TO SHEET C00.02 FOR LEGEND AND ABBREVIATIONS.

ENGINEER: NINYO & MOORE
DATED: 06/01/2020
PROJECT NO.: 304616001

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) No. 32003C2170F AS SHOWN ON THE FIRM INDEX, REVISED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN".

NO WORK SHALL BE DONE WITHIN NDOT RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

- ① INSTALL MODIFIED TYPE 'A' CONCRETE CURB PER DETAIL 1 ON SHEET CO3.05.
- ② INSTALL TYPE 'L' CONCRETE CURB AND GUTTER PER CCAUD No. 216.
- ③ INSTALL 0" FACE CURB PER DETAIL 2 ON SHEET CO3.05.
- ④ INSTALL CONCRETE SIDEWALK PER CCAUD No. 234, WIDTH AS NOTED ON PLANS.
- ⑤ INSTALL TRANSITION FROM TYPE 'L' CURB TO 0" FACE CURB, LENGTH AS NOTED ON PLANS.
- ⑥ INSTALL ASPHALT PAVING AND BASE MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- ⑦ INSTALL CONCRETE PAVING AND BASE MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- ⑧ INSTALL ADA SIDEWALK RAMP, I.D. AS NOTED ON PLAN. REFER TO DETAILS ON SHEETS CO3.03-CO3.04 FOR RAMP I.D., GEOMETRY AND GRADES.
- ⑨ INSTALL 3' WIDE ADA VALLEY GUTTER PER DETAIL 4 ON SHEET CO3.05.
- ⑩ INSTALL 2' RETAINING WALL WITH "OPTIONAL" TYPE FOOTING PER SNBO REGIONAL STANDARD No. B-100-2 WITH GROUTED SCREEN WALL.
- ⑪ INSTALL LID RIP-RAP SWALE PER DETAIL 3 ON SHEET CO3.05.
- ⑫ INSTALL CONCRETE CROSS GUTTER PER CCAUD No. 228.
- ⑬ REFER TO LANDSCAPE PLANS FOR DETAILS.
- ME MATCH EXISTING
- PP PROTECT IN PLACE

(101) EX. R/W PER DOC #0329:0288327.
(102) EX. R/W PER DOC #0452:0364174.
(103) EX. R/W PER DOC #0020:0018943.
(104) EX. R/W PER DOC #0000.0403623.
(105) EX. R/W PER DOC #0000.0403457.

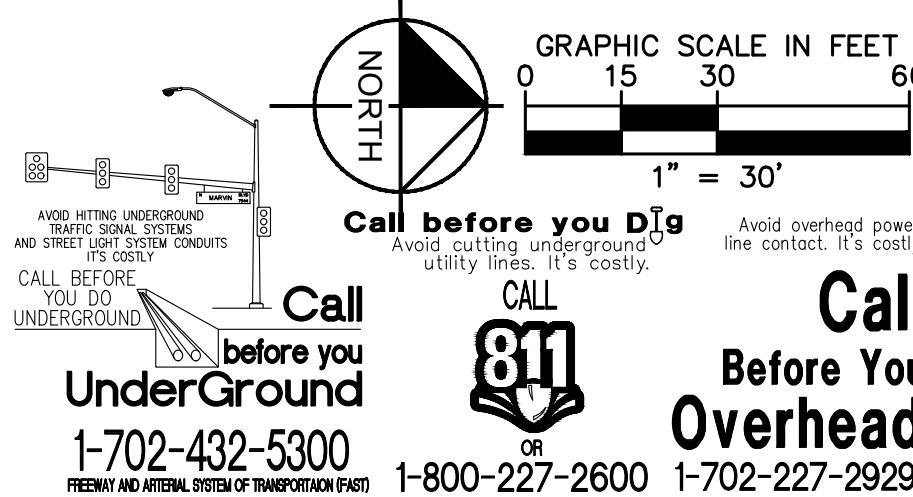
CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. "QLV118SSW6"

CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB AT THE NORTHEAST
CORNER OF DESERT INN ROAD AND POLARIS AVENUE NEAR THE PC OF DESERT INN
ROAD.

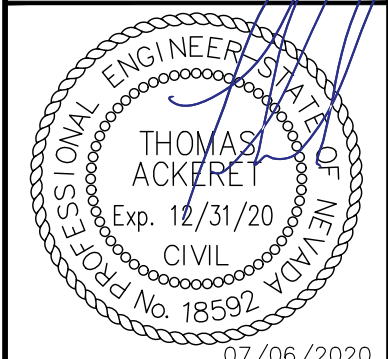
ELEVATION = 650.346 METERS
2133.676 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88 V.2018)

NORTH 87°51'19" WEST, BEING THE BEARING ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. AND BEING THE CENTERLINE OF SIRIUS AVENUE AS MEASURED BETWEEN VALLEY VIEW BOULEVARD AND RIGEL AVENUE AS SHOWN IN FILE 196, PAGE 060 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

[illegible]

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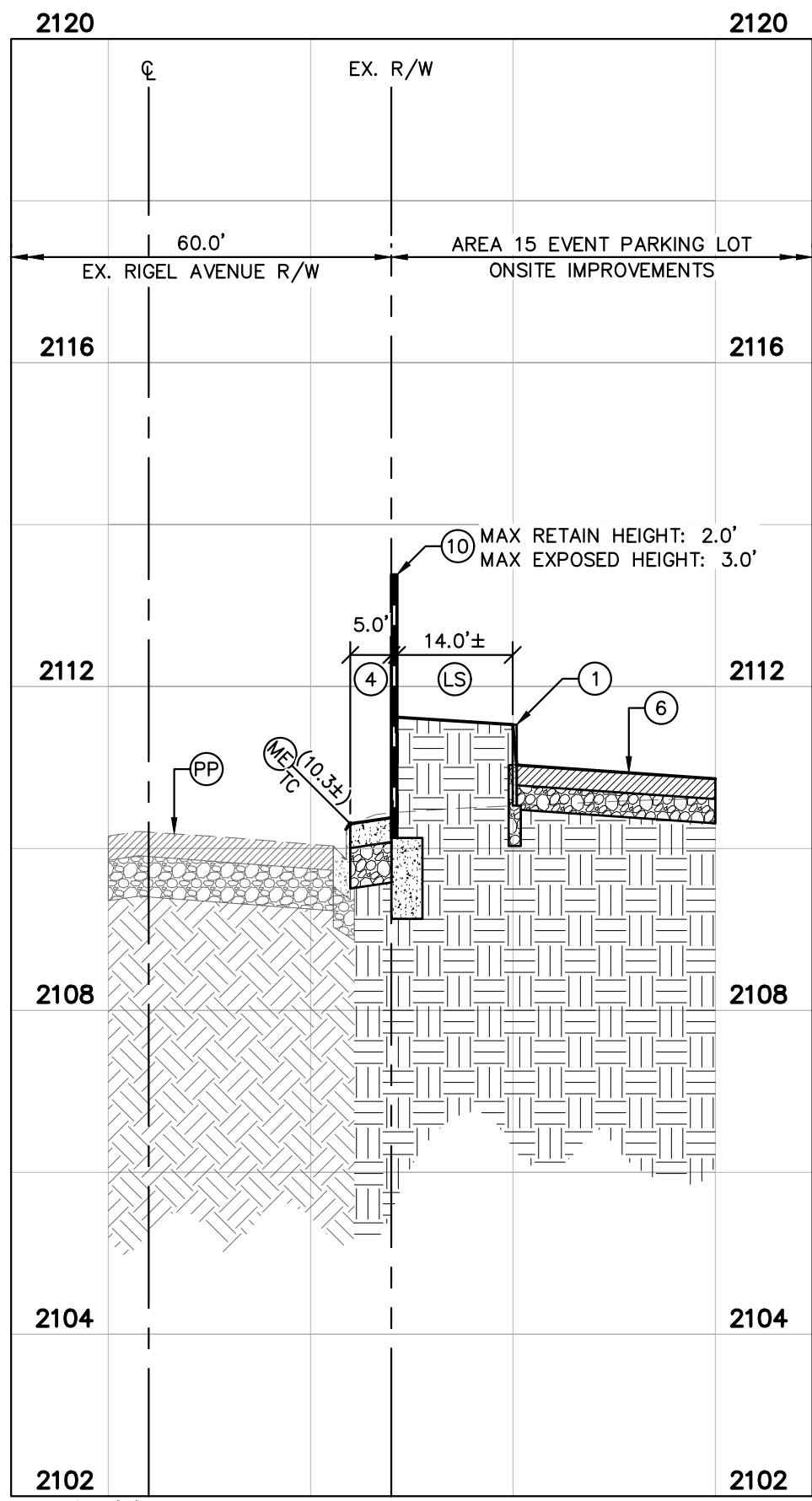


KHA PROJECT	DATE
092965001	07/02/2020
SCALE	AS SHOWN
DESIGNED BY	TEA
DRAWN BY	KLS
CHECKED BY	TEA

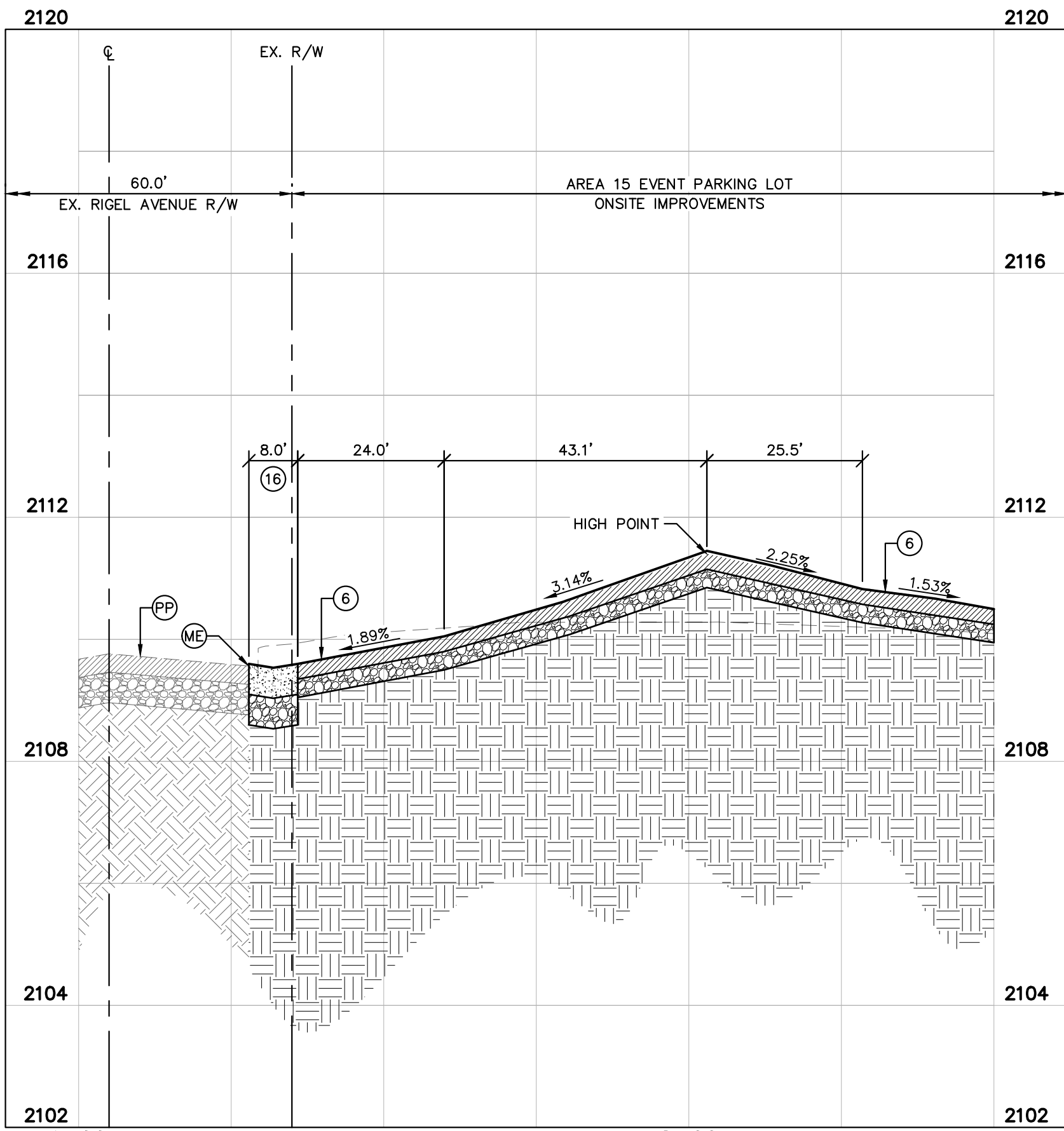
GRADING PLAN

C03.01	## OF XX	AREA 15 EVENT PARKING LOT PREPARED FOR AREA 15 LAS VEGAS, LLC. CITY OF LAS VEGAS NEVADA
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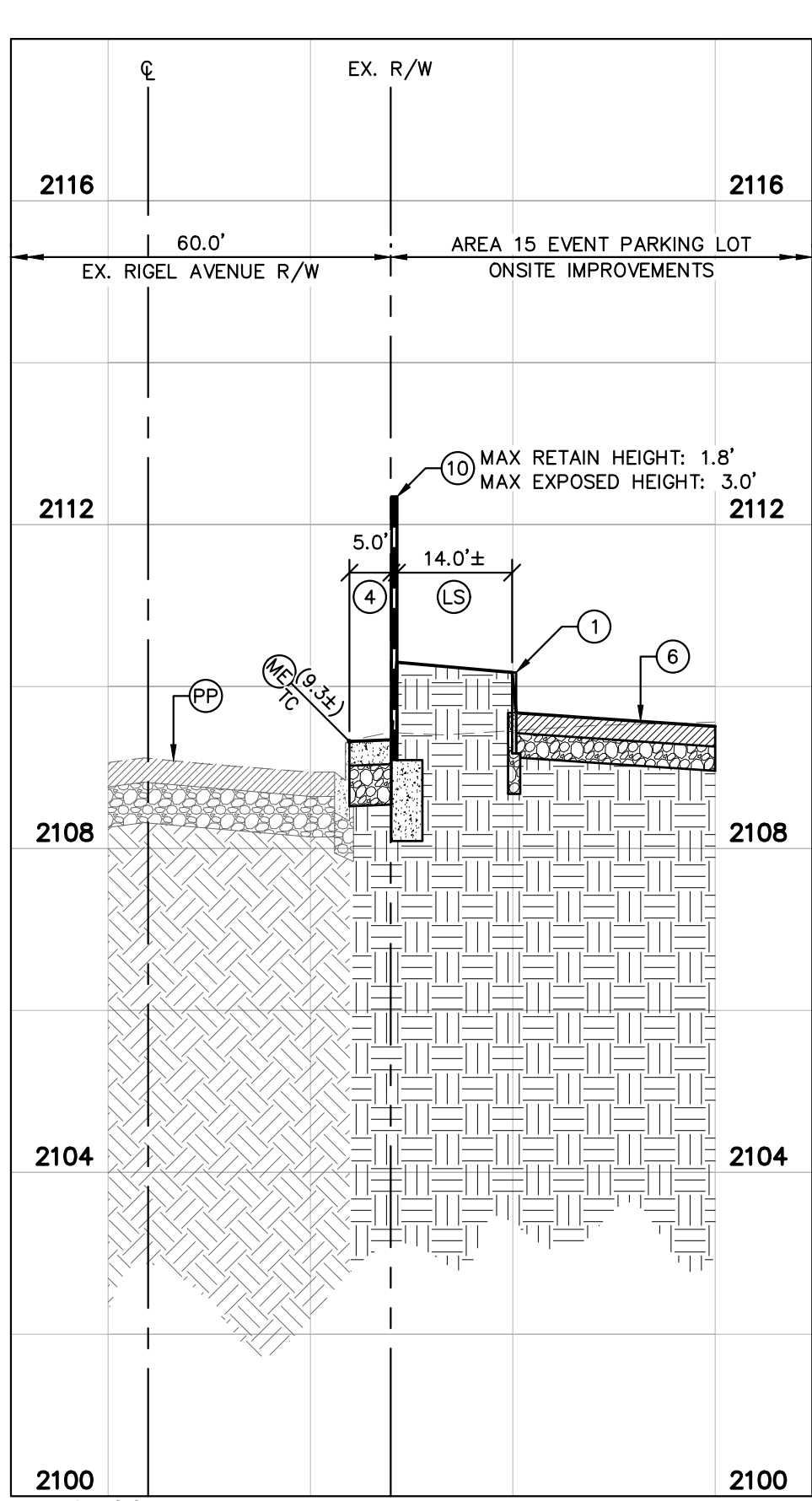
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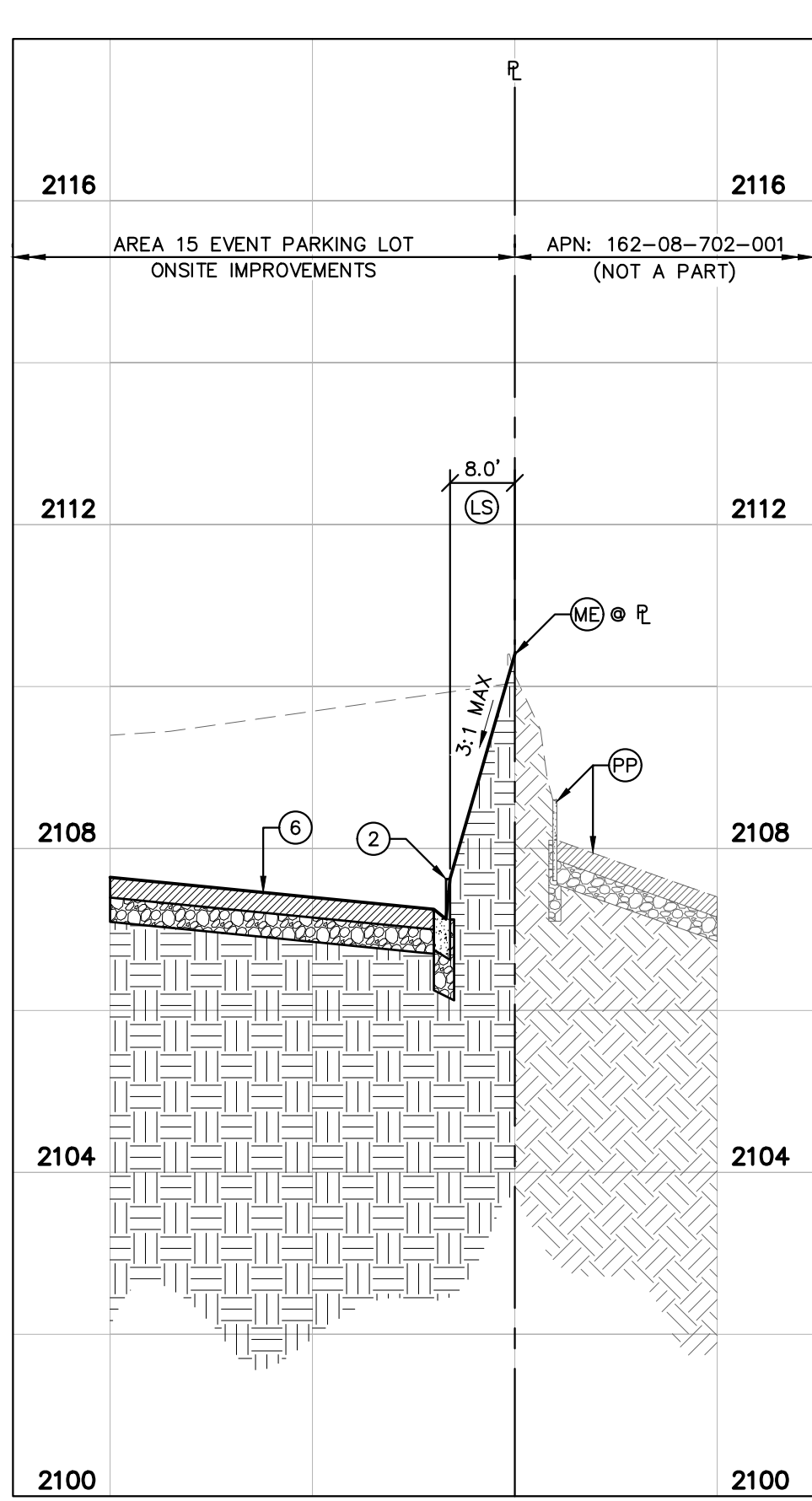
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C03.01



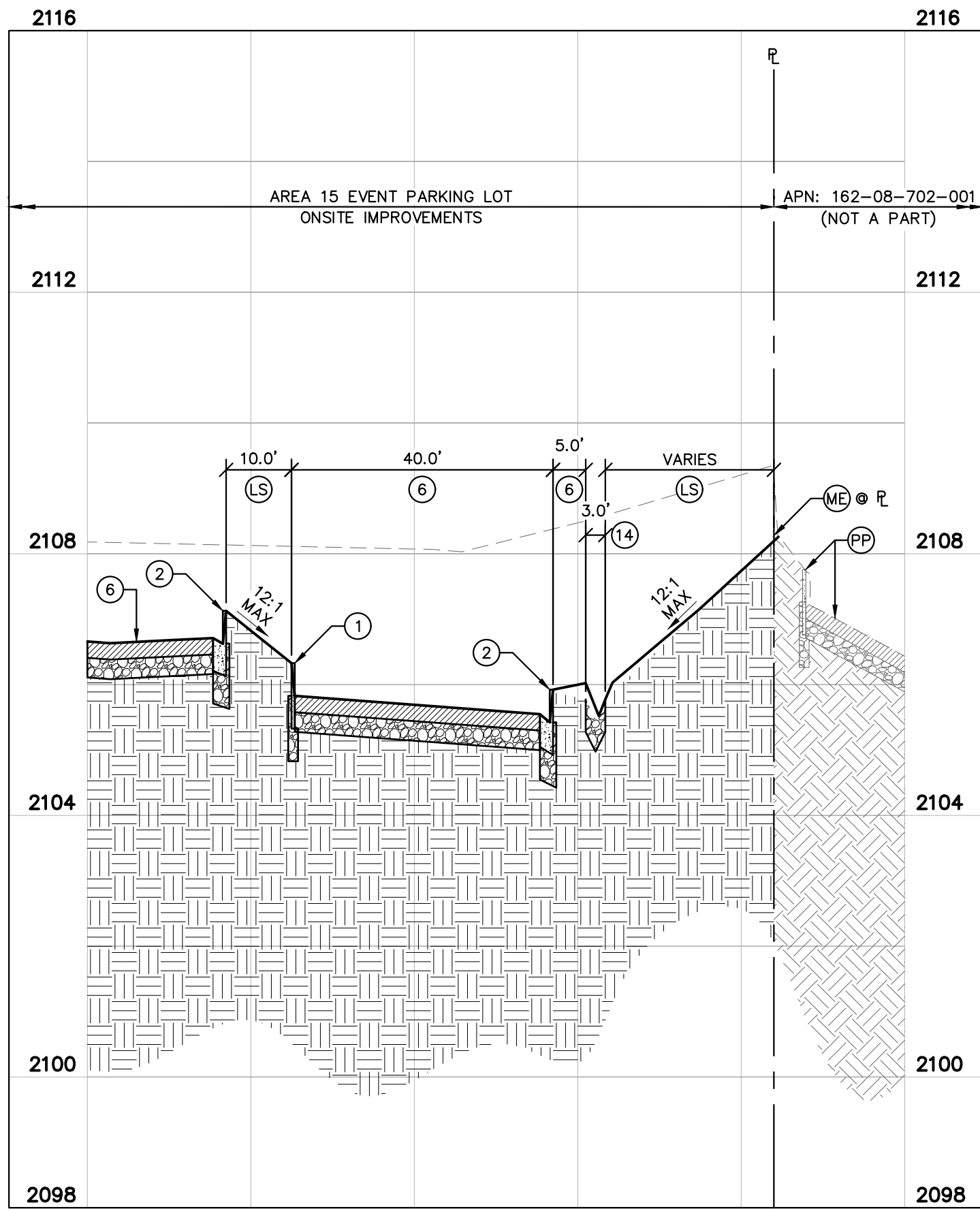
SECTION B
C03.01



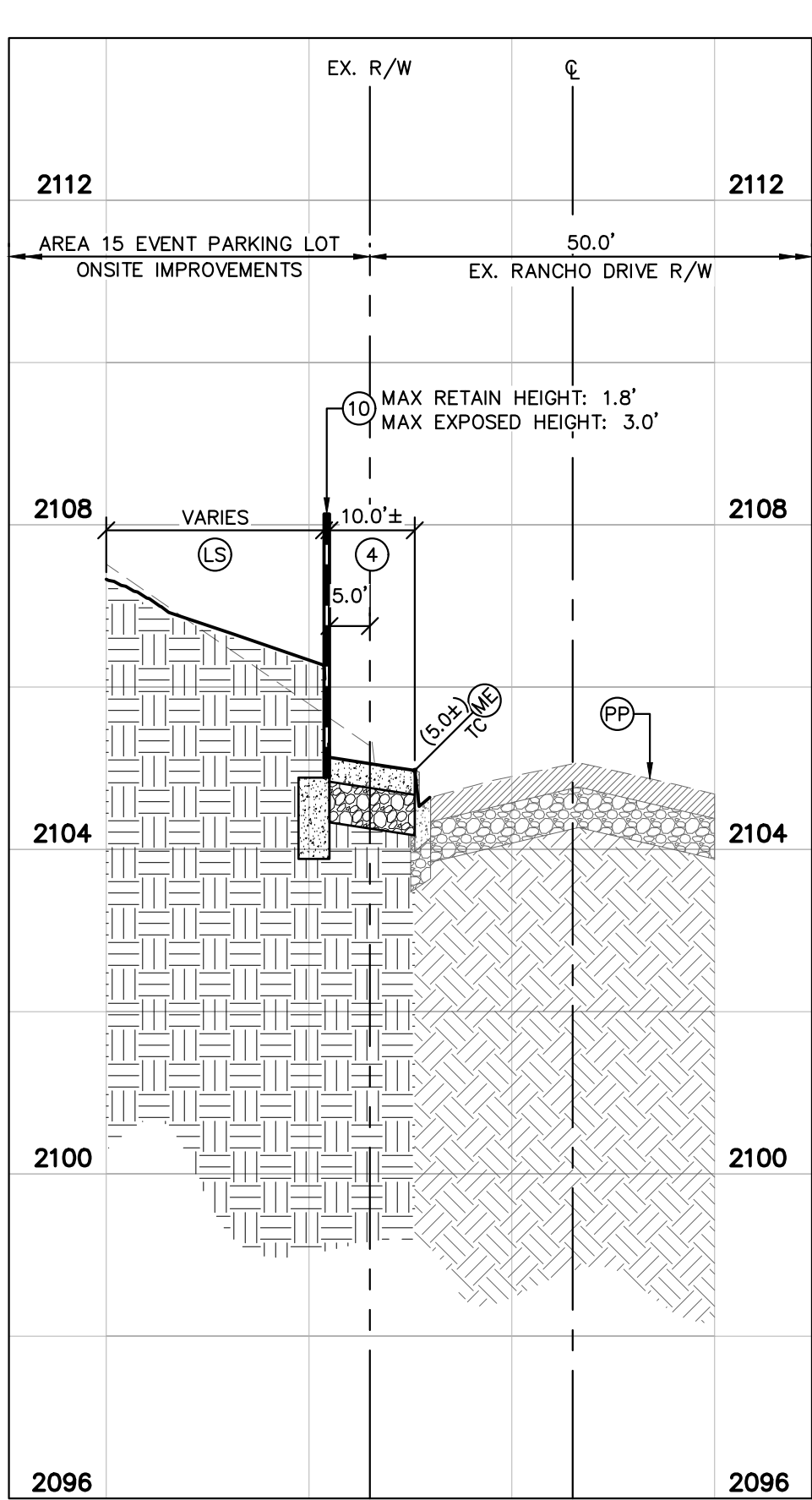
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C03.01



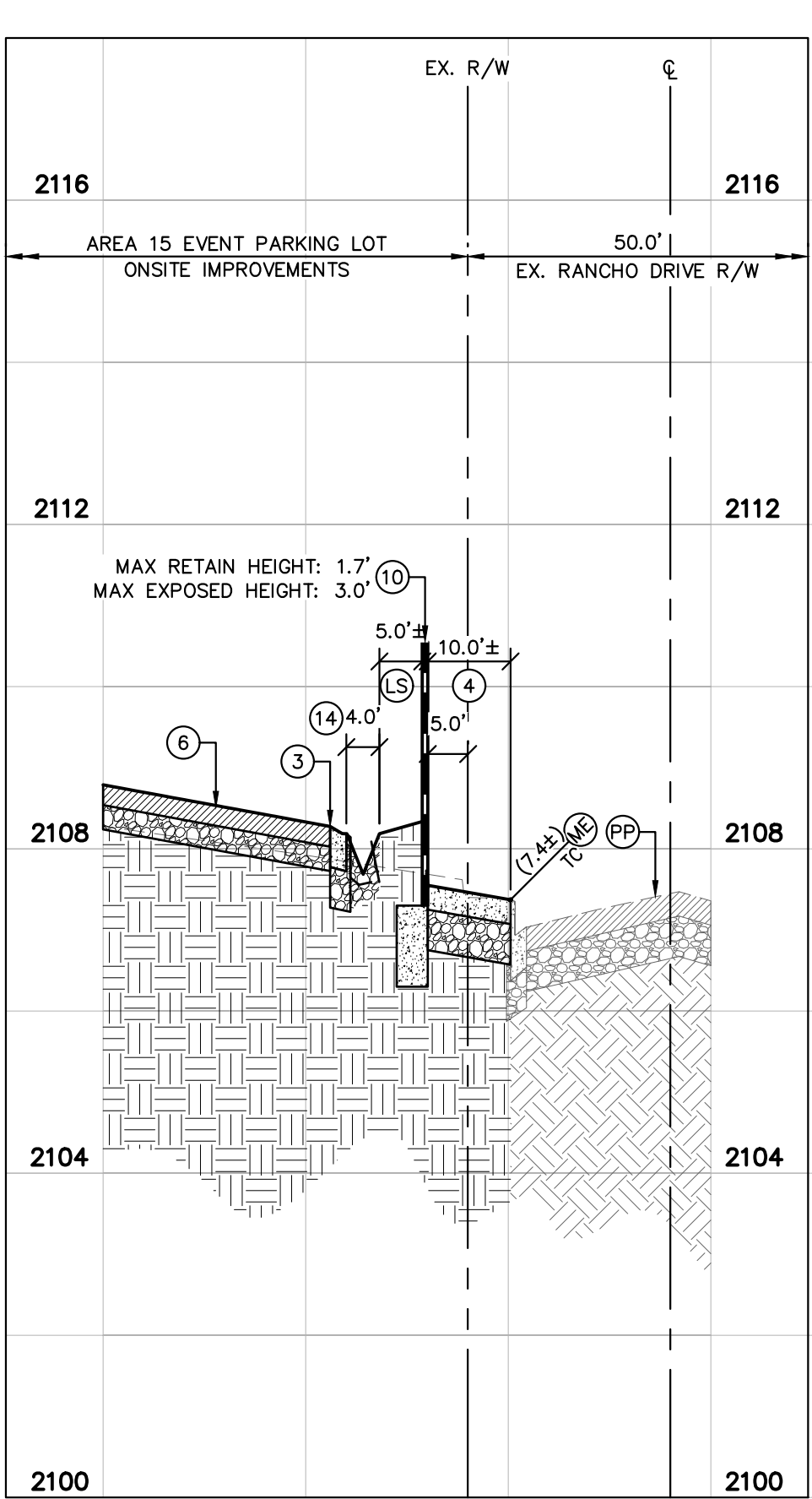
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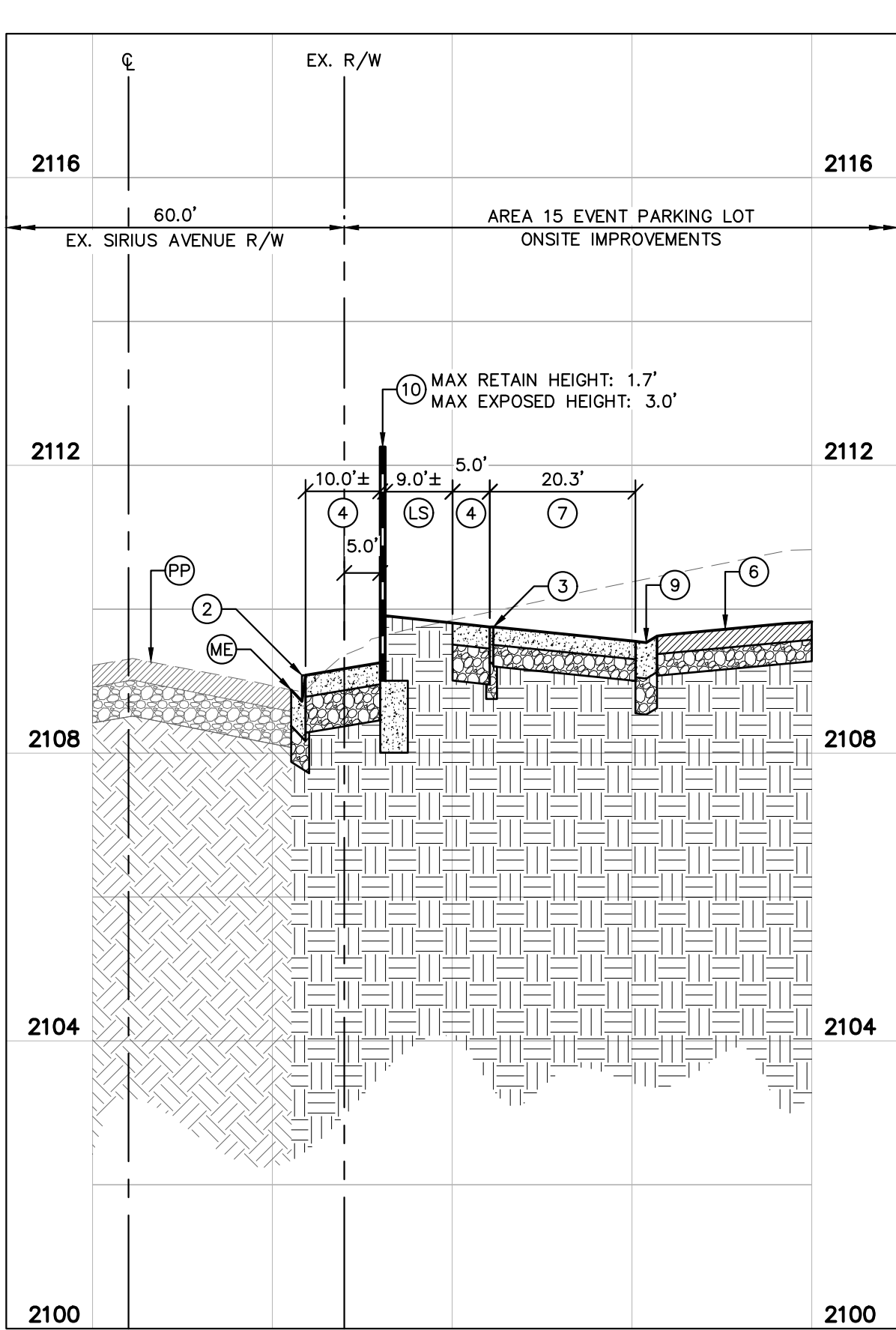
SECTION E
C03.01



SECTION F
C03.01



SECTION G
C03.01



SECTION H
C03.01

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7. ADD 2100.00 FEET TO ALL TRUNCATED ELEVATIONS.
8. REFER TO SHEET C00.02 FOR LEGEND AND ABBREVIATIONS.

GEOTECHNICAL REPORT

ENGINEER: NINYO & MOORE
DATED: 06/01/2020
PROJECT NO.: 304616001

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) No. 3200302170F AS SHOWN ON THE FIRM INDEX, REVISED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN".

STORM WATER COMPLIANCE NOTES

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NDOT RIGHT-OF-WAY NOTES

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CONSTRUCTION NOTES

1. INSTALL MODIFIED TYPE 'A' CONCRETE CURB PER DETAIL 1 ON SHEET C03.05.
2. INSTALL TYPE 'L' CONCRETE CURB AND GUTTER PER CCAUD No. 216.
3. INSTALL 0" FACE CURB PER DETAIL 2 ON SHEET C03.05.
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16. INSTALL CONCRETE CROSS GUTTER PER CCAUD No. 228.
- LS REFER TO LANDSCAPE PLANS FOR DETAILS.
- ME MATCH EXISTING
- PP PROTECT IN PLACE

BENCHMARK

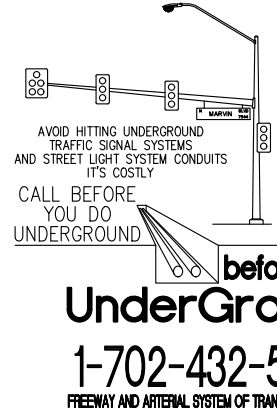
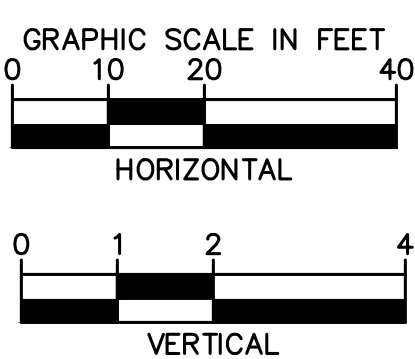
CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. "0LV118SSW6"

CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF DESERT INN ROAD AND POLARIS AVENUE NEAR THE PC OF DESERT INN ROAD.

ELEVATION = 650.346 METERS
2133.676 FEET
CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON
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BASIS OF BEARING

NORTH 87°51'19" WEST, BEING THE BEARING ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. AND BEING THE CENTERLINE OF SIRUS AVENUE AS MEASURED BETWEEN VALLEY VIEW BOULEVARD AND RIGEL AVENUE AS SHOWN IN FILE 196, PAGE 060 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.



SOUTHWEST GAS CORPORATION DATE

CITY OF LAS VEGAS FIRE AND RESCUE DATE

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. ### FIRST APPROVED DATE: ###
LVWMD APPROVED FIRE FLOW: TOTAL X.XXX GPM / ONSITE ---- GPM
LVWMD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

CLARK COUNTY WATER RECLAMATION DISTRICT DATE
CCWRD PIPES #: ----
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NO.	REVISIONS	DATE	BY

Kimley & Horn
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6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

Professional Engineer
THOMAS ACKRETT
Exp. 12/31/20
CIVIL
No. 18592
07/06/2020

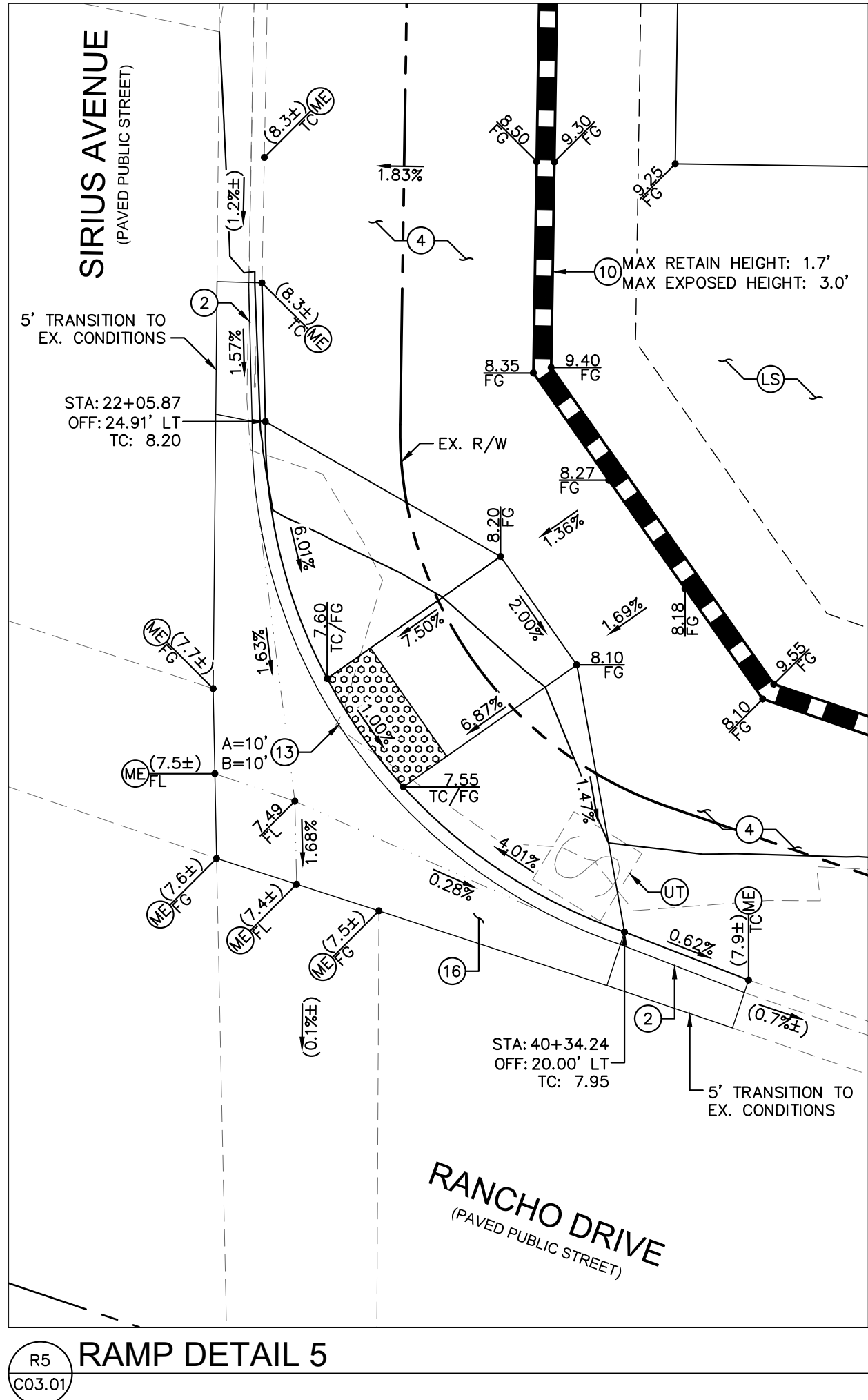
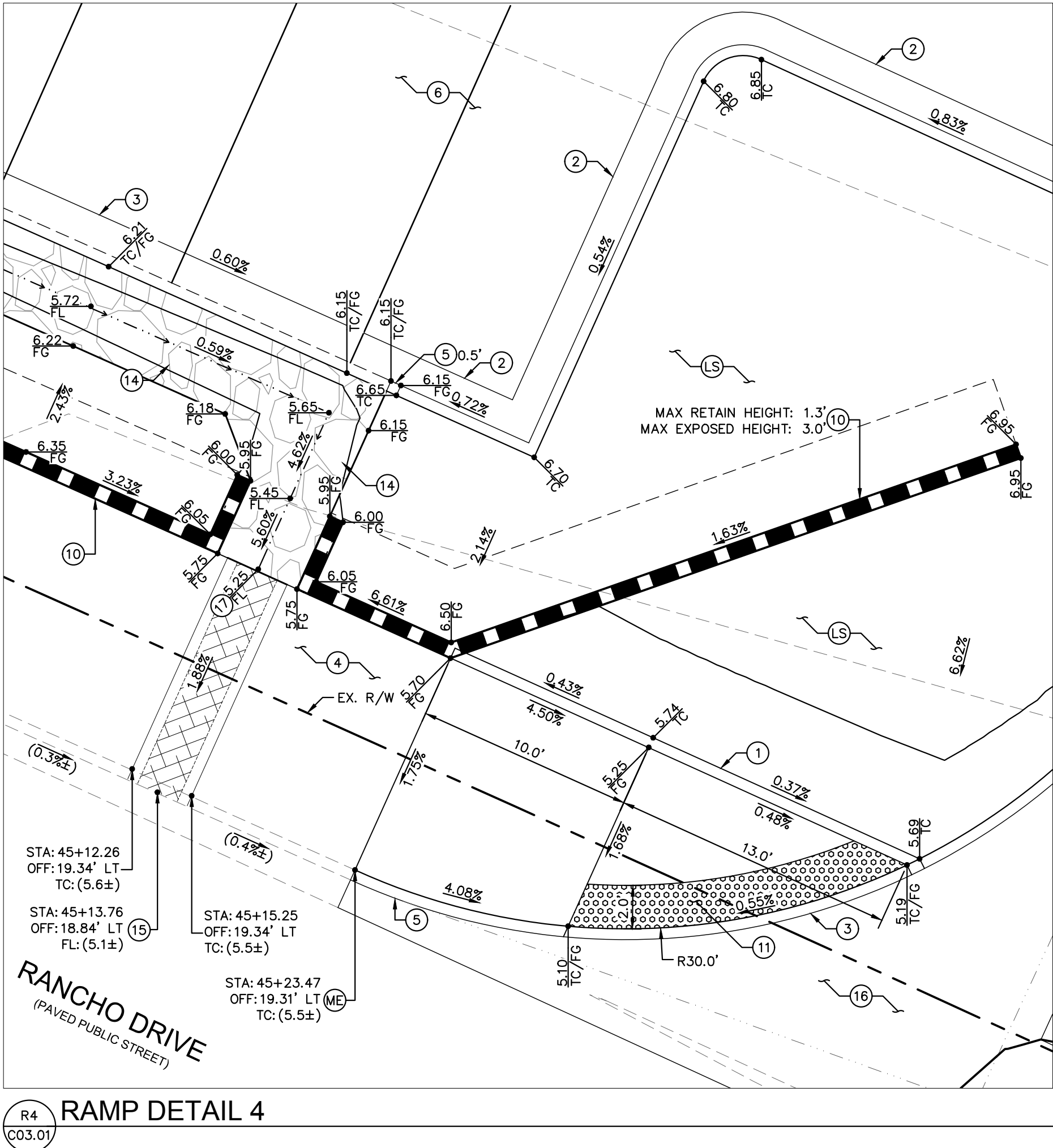
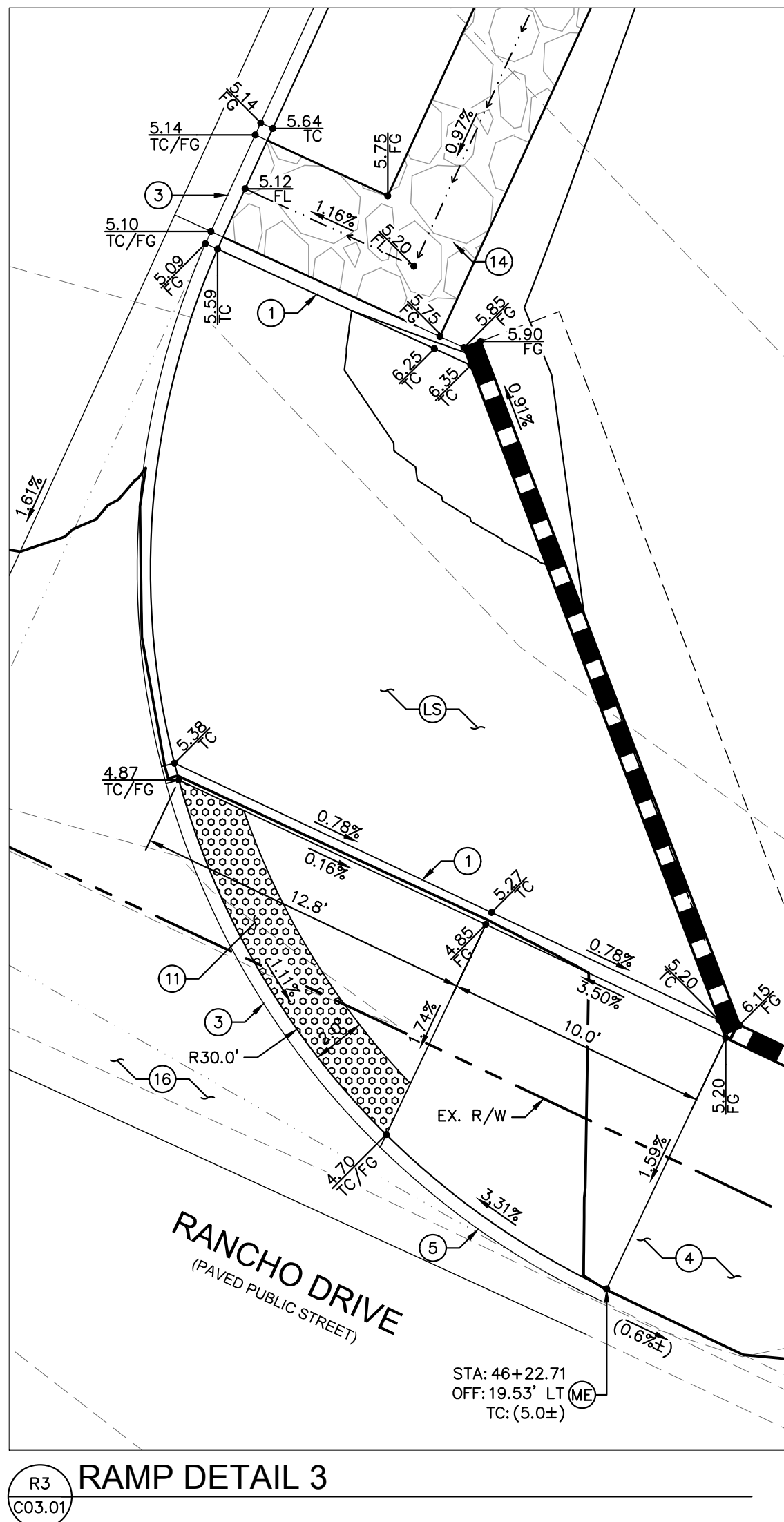
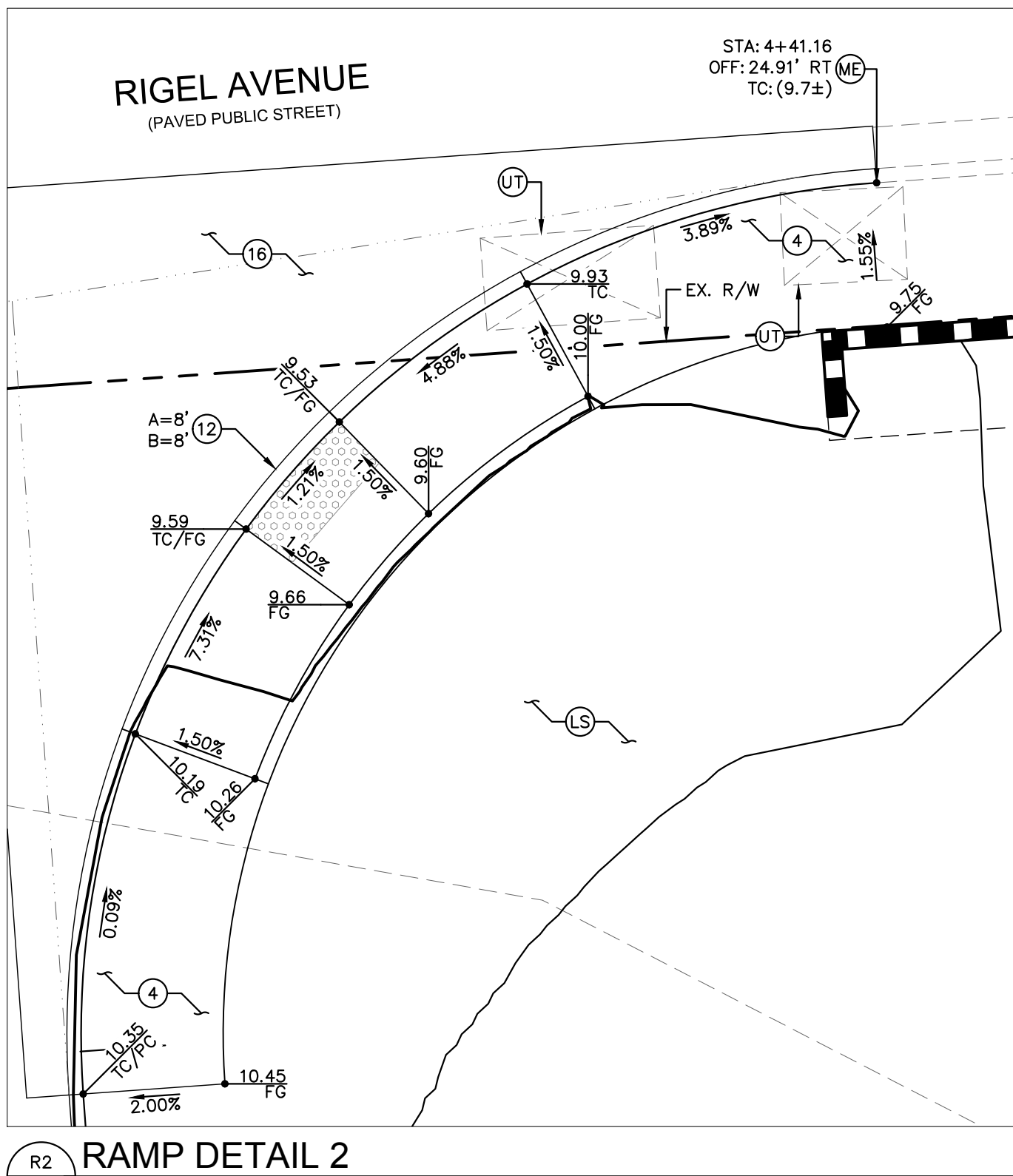
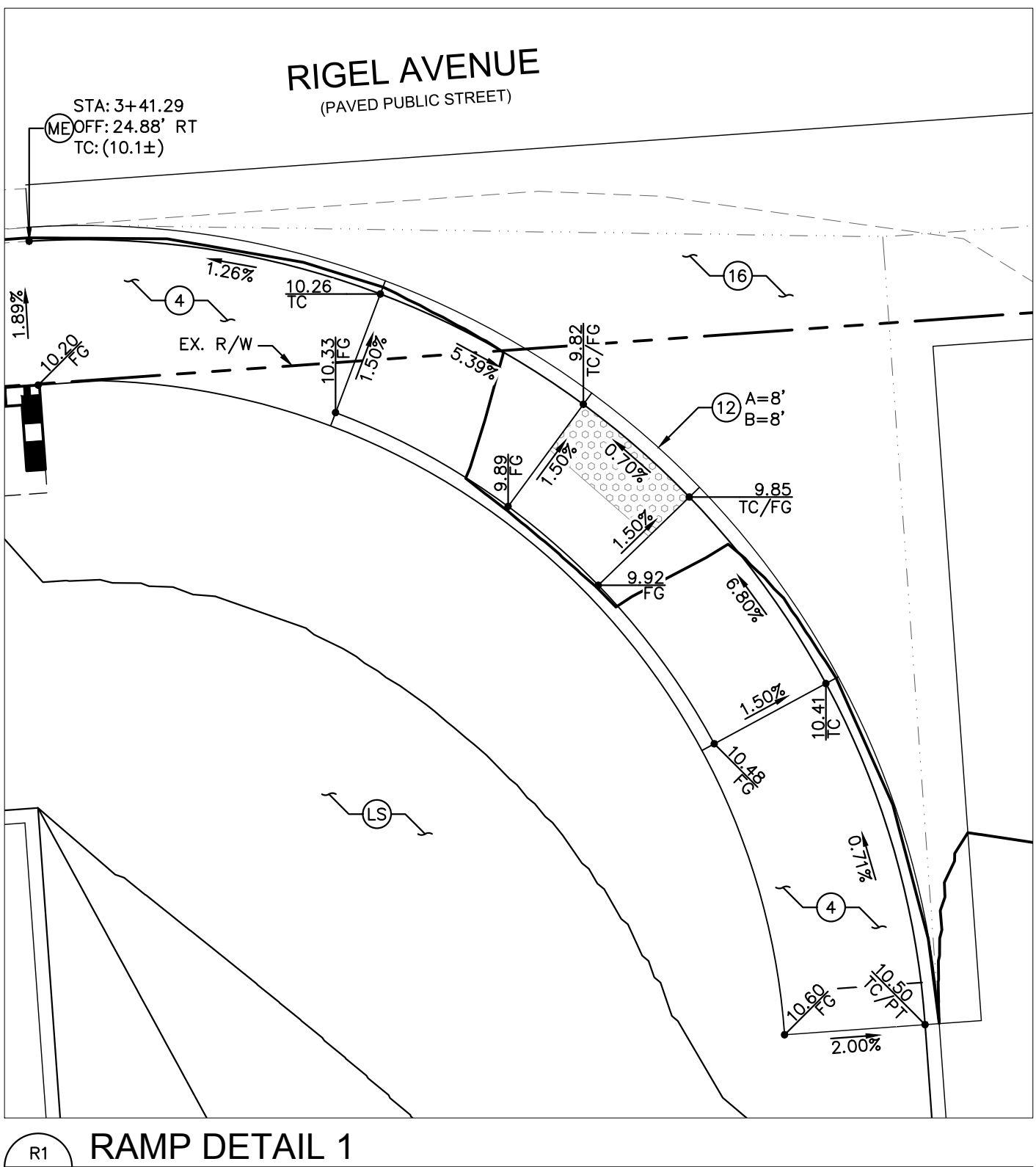
KHA PROJECT	DATE	SCALE	DESIGNED BY	TEA	KLS	CHECKED BY	TEA
092965001	07/02/2020	AS SHOWN					

GRADING SECTIONS

AREA 15
EVENT PARKING LOT
PREPARED FOR
AREA 15 LAS VEGAS, LLC.
CITY OF LAS VEGAS
NEVADA

OF XX
C03.02

Plotted By: Ackeret, Thomas Sheet Set: KHA - Layout: C03.03 July 06, 2020 09:32:13am K:\AV-Civil\092965001 - Area 15 Ph2 (Fisher Brothers)\CAD\PlanSheets\Event Lot\092965001 - 03-Detail.dwg
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GEOTECHNICAL REPORT

ENGINEER: NINYO & MOORE
DATED: 06/01/2020
PROJECT NO.: 304616001

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10. INSTALL 2' RETAINING WALL WITH "OPTIONAL" TYPE FOOTING PER SNBO REGIONAL STANDARD No. B-100-2 WITH GROUTED SCREEN WALL.
11. INSTALL DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES (YELLOW), PER CCAUSD No. 235, PAGE 4 OF 4.
12. INSTALL CASE I SIDEWALK RAMP PER CCAUSD No. 235.
13. INSTALL CASE II SIDEWALK RAMP PER CCAUSD No. 235.
14. INSTALL LID RIP-RAP SWALE PER DETAIL 3 ON SHEET C03.05.
15. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD No. 236.
16. INSTALL CONCRETE CROSS GUTTER PER CCAUSD No. 228.
17. INSTALL CONCRETE CURB WALL PER DETAIL 9 ON SHEET C03.05.
18. REFER TO LANDSCAPE PLANS FOR DETAILS.
- ME MATCH EXISTING
- UT ADJUST UTILITY APPURTENANCE TO GRADE/ RELOCATE UTILITY PER UTILITY PLANS.

BENCHMARK

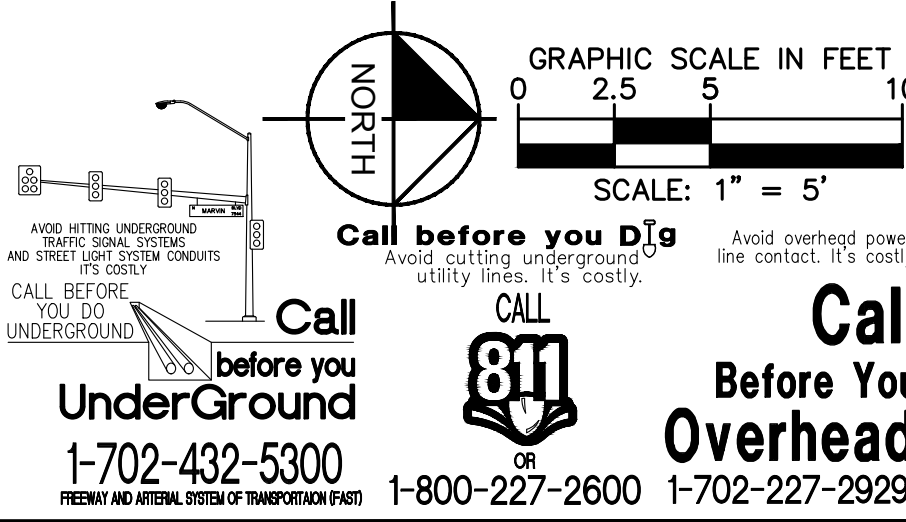
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PROJECT No. ###	FIRST APPROVED DATE: _____
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KHA PROJECT 092965001		DATE 07/02/2020		SCALE AS SHOWN		DESIGNED BY TEA		DRAWN BY KLS		CHECKED BY TEA	
AREA 15		EVENT PARKING LOT		PREPARED FOR		AREA 15 LAS VEGAS, LLC.		CITY OF LAS VEGAS		NEVADA	
# OF XX		C03.03		DATE		REVISIONS		BY			

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3. THE CONTRACTOR SHALL PROTECT IN PLACE EX. IMPROVEMENTS, THAT ARE NOT TO BE REMOVED OR RELOCATED.
4. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND PROTECT IN PLACE THEREAFTER.
5. ANY EXISTING STRUCTURE(S), IMPROVEMENT(S), OR APPURTENANCE(S) TO REMAIN, WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION, SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IS MAINTAINED. TO 10.000 FEET TO ALL EXISTING UTILITIES.
7. REFER TO SHEET C00.02 FOR LEGEND AND ABBREVIATIONS.

GEOTECHNICAL REPORT

ENGINEER: NINYO & MOORE
DATED: 06/01/2020
PROJECT NO.: 304616001

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) No. 32003C2170F AS SHOWN ON THE FIRM INDEX, REVISED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN".

STORM WATER COMPLIANCE NOTES

REFER TO SHEET C03.01 FOR STORM WATER COMPLIANCE NOTES

NDOT RIGHT-OF-WAY NOTES

NO WORK SHALL BE DONE WITHIN NDOT RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

CONSTRUCTION NOTES

- ② INSTALL TYPE 'L' CONCRETE CURB AND GUTTER PER CCAUD No. 216.
- ③ INSTALL 0" FACE CURB PER DETAIL 2 ON SHEET C03.05.
- ④ INSTALL CONCRETE SIDEWALK PER CCAUD No. 234, WIDTH AS NOTED ON PLANS.
- ⑥ INSTALL ASPHALT PAVING AND BASE MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- ⑦ INSTALL CONCRETE PAVING AND BASE MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- ⑨ INSTALL 3' WIDE ADA VALLEY GUTTER PER DETAIL 4 ON SHEET C03.05.
- ⑩ INSTALL 2' RETAINING WALL WITH "OPTIONAL" TYPE FOOTING PER SNBO REGIONAL STANDARD No. B-100-2 WITH GROUTED SCREEN WALL.
- ⑬ INSTALL CASE II SIDEWALK RAMP PER CCAUD No. 235.
- ⑭ INSTALL LID RIP-RAP SWALE PER DETAIL 3 ON SHEET C03.05.
- ⑮ INSTALL SIDEWALK UNDERDRAIN PER CCAUD No. 236.
- ⑯ INSTALL CONCRETE CROSS GUTTER PER CCAUD No. 228.
- ⑰ INSTALL CONCRETE CURB WALL PER DETAIL 9 ON SHEET C03.05.
- ⑮ REFER TO LANDSCAPE PLANS FOR DETAILS.
- ME MATCH EXISTING
- PP PROTECT IN PLACE

BENCHMARK

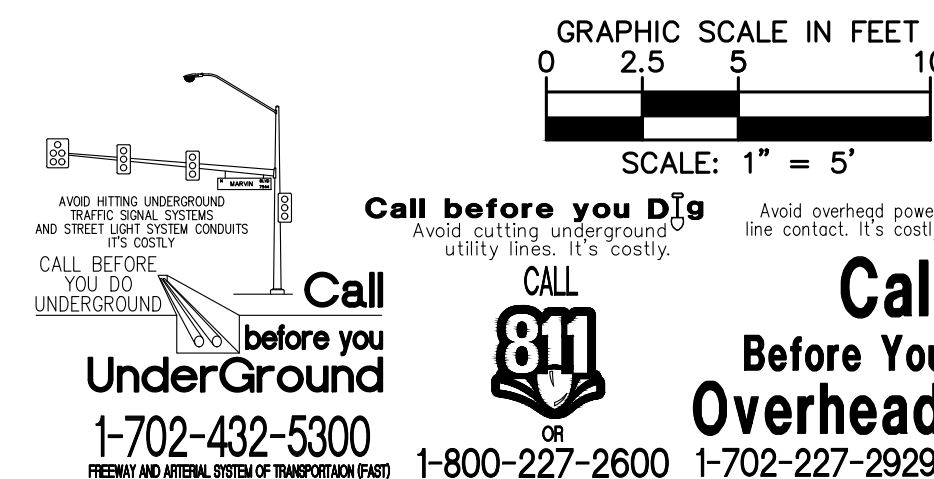
CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. "OLV118SSW6"

CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF DESERT INN ROAD AND POLARIS AVENUE NEAR THE PC OF DESERT INN ROAD.

ELEVATION = 650.346 METERS
2133.676 FEET
CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88 V.2018)

BASIS OF BEARING

NORTH 87°51'19" WEST, BEING THE BEARING ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AND BEING THE CENTERLINE OF SIRIUS AVENUE AS MEASURED BETWEEN VALLEY VIEW BOULEVARD AND RIGEL AVENUE AS SHOWN IN FILE 196, PAGE 060 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

[illegible]

SOUTHWEST GAS CORPORATION _____ DATE _____

CITY OF LAS VEGAS FIRE AND RESCUE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT NO. ##### FIRST APPROVED DATE: _____

LVVWD APPROVED FIRE FLOW: TOTAL X.XXX GPM / ONSITE ---- GPM

LVVWD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.

CLARK COUNTY WATER RECLAMATION DISTRICT _____ DATE _____

CCWRD PIPES #:

SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL. ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION DISTRICT RULES, REGULATIONS, OR DESIGN AND CONSTRUCTION STANDARDS.

[illegible]

Kimley»Horn
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6671 LAS VEGAS BLVD. LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

Professional Engineer
THOMAS ACKRE
Exp. 12/31/20
CIVIL
No. 18599
Nevada State Board of Professional Engineers and Architects

07/06/2020

KHA PROJECT
092965001
DATE
07/02/2020
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY KLS
CHECKED BY TEA

C03.04

OF XX

AREA 15

EVENT PARKING LOT

PREPARED FOR

AREA 15 LAS VEGAS, LLC.

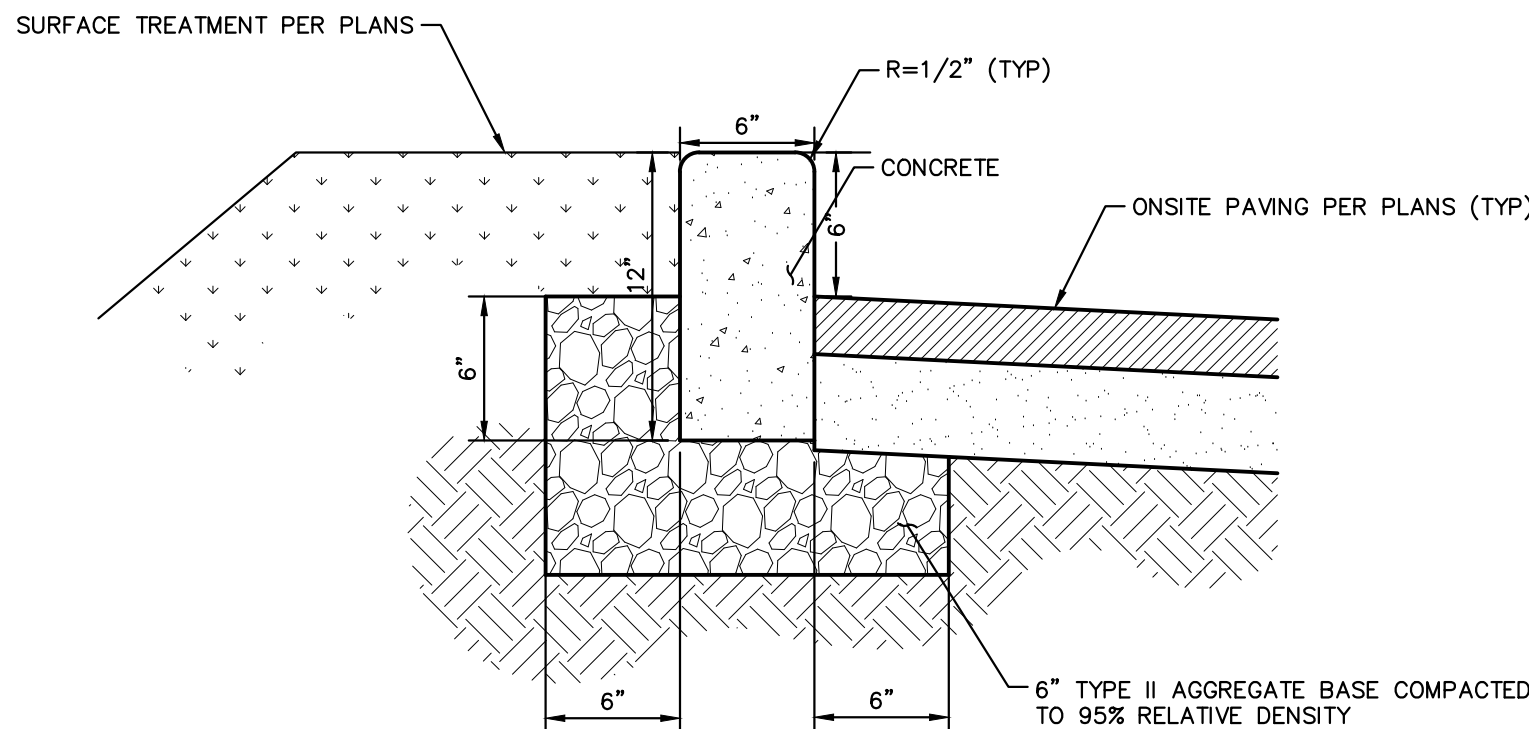
CITY OF LAS VEGAS

NEVADA

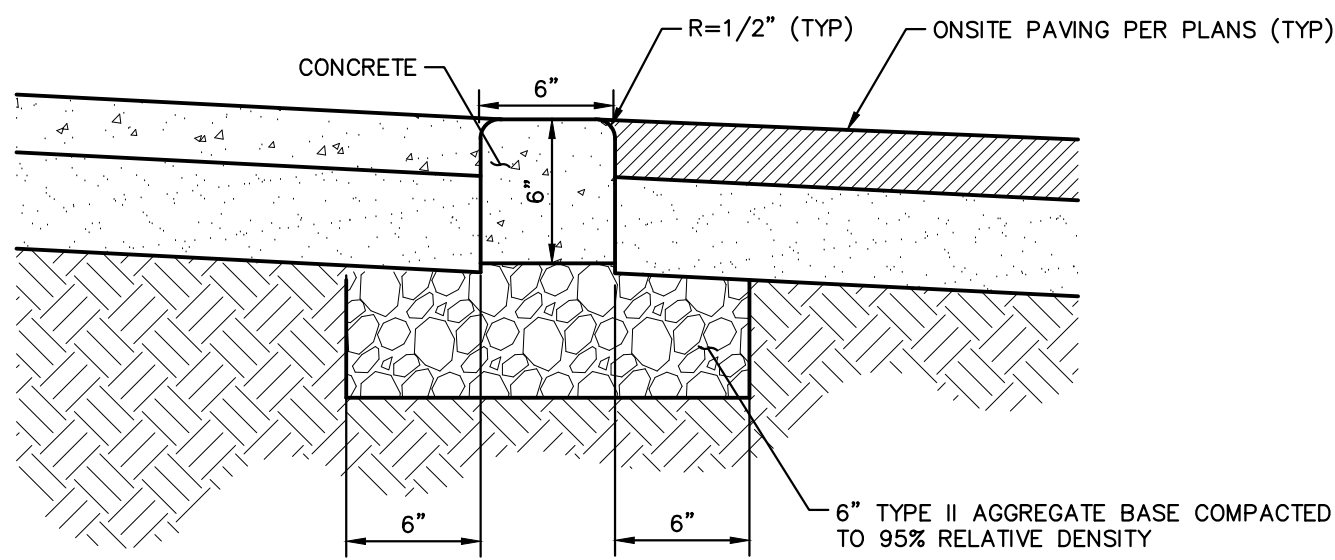
DETAILED GRADING -

SHEET 2

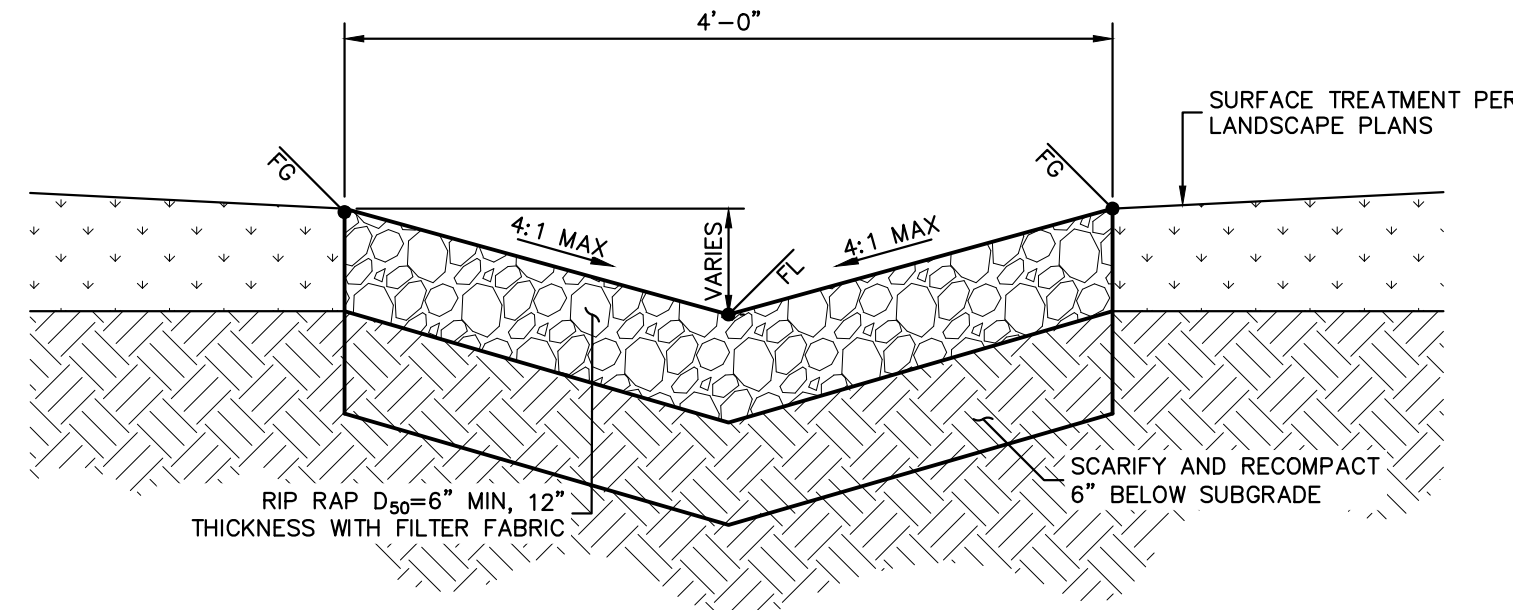
Plotted By: Ackeret, Thomas Sheet Set: KHA Layout: C03.05 July 06, 2020 09:32:31pm K:\LAV-Civil\092965001 - Area 15 Ph2 (Fisher Brothers)\CAD\PlanSheets\Event Lot\092965001 - 03-Detail.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



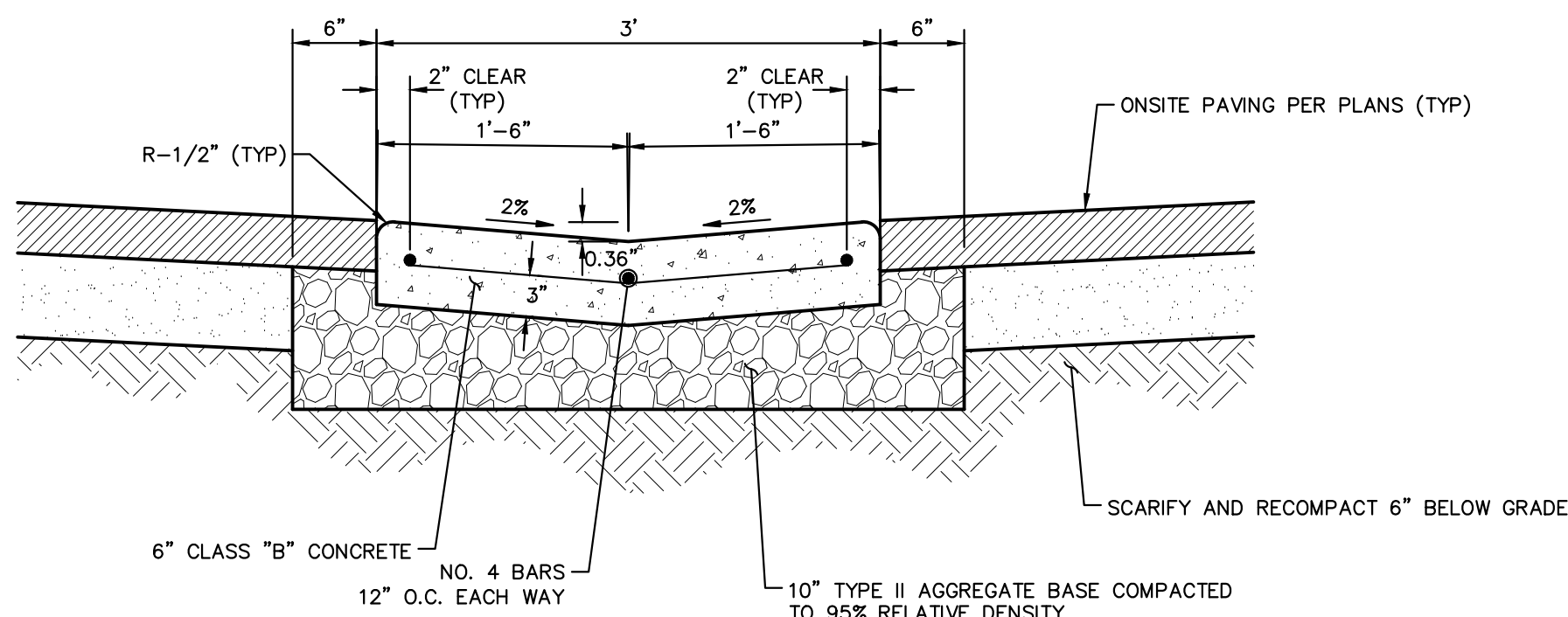
1
—
ONSITE MODIFIED TYPE "A" CURB
DETAIL NTS



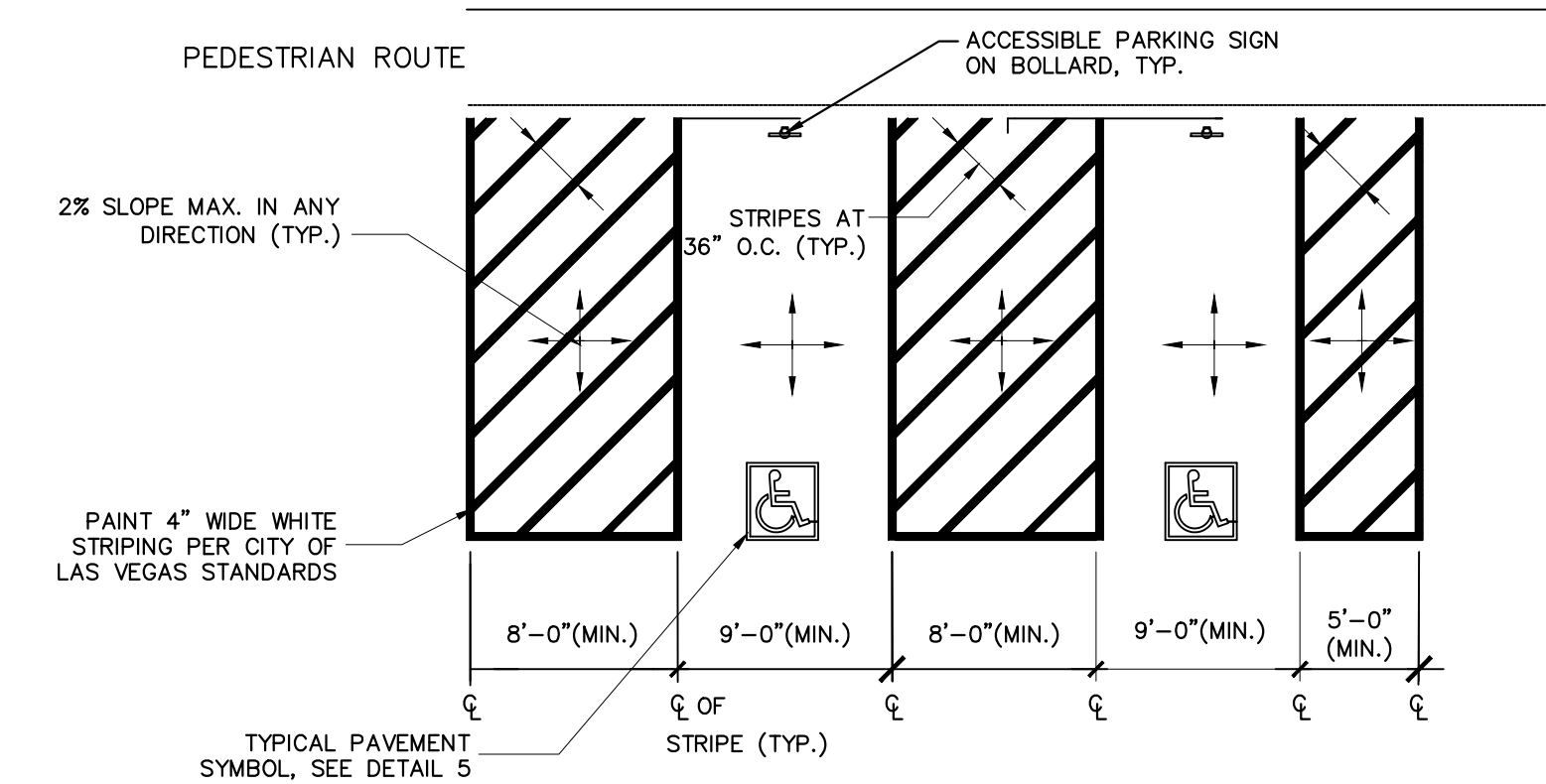
2
—
FLUSH (0") CURB
DETAIL NTS



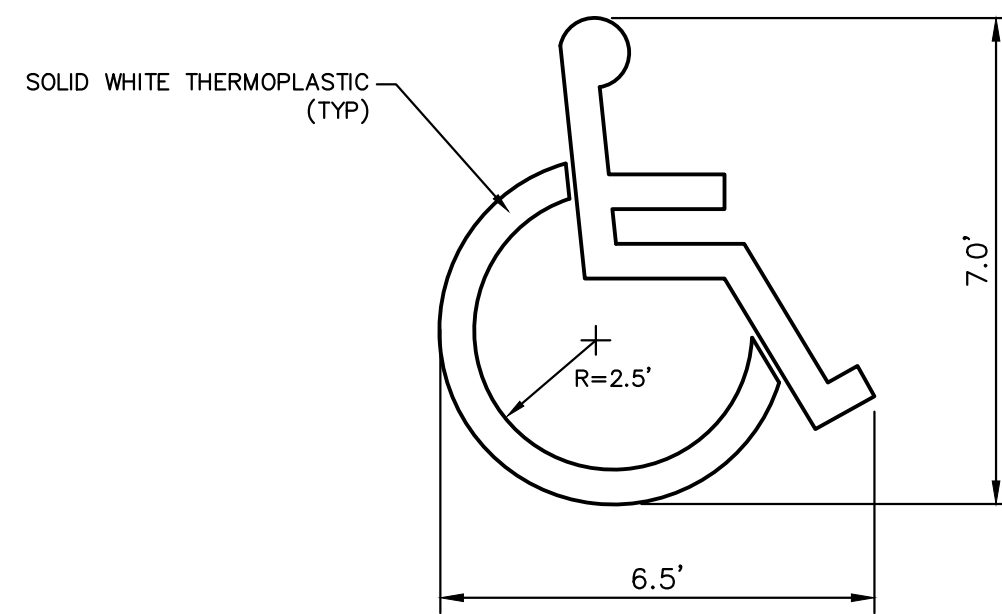
3
—
LID RIP-RAP DRAINAGE SWALE
DETAIL NTS



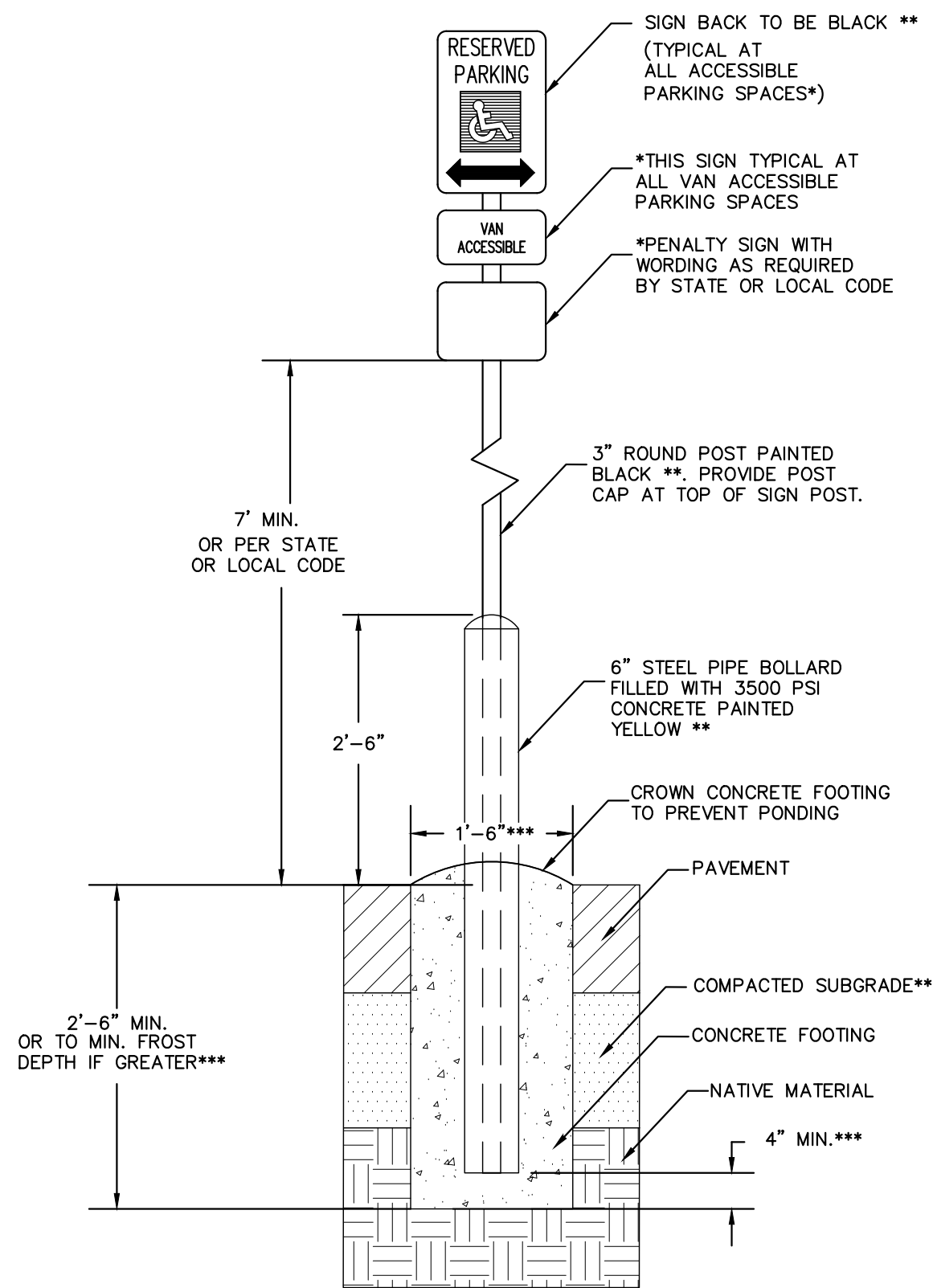
4
—
ONSITE 3' ADA VALLEY GUTTER
DETAIL NTS



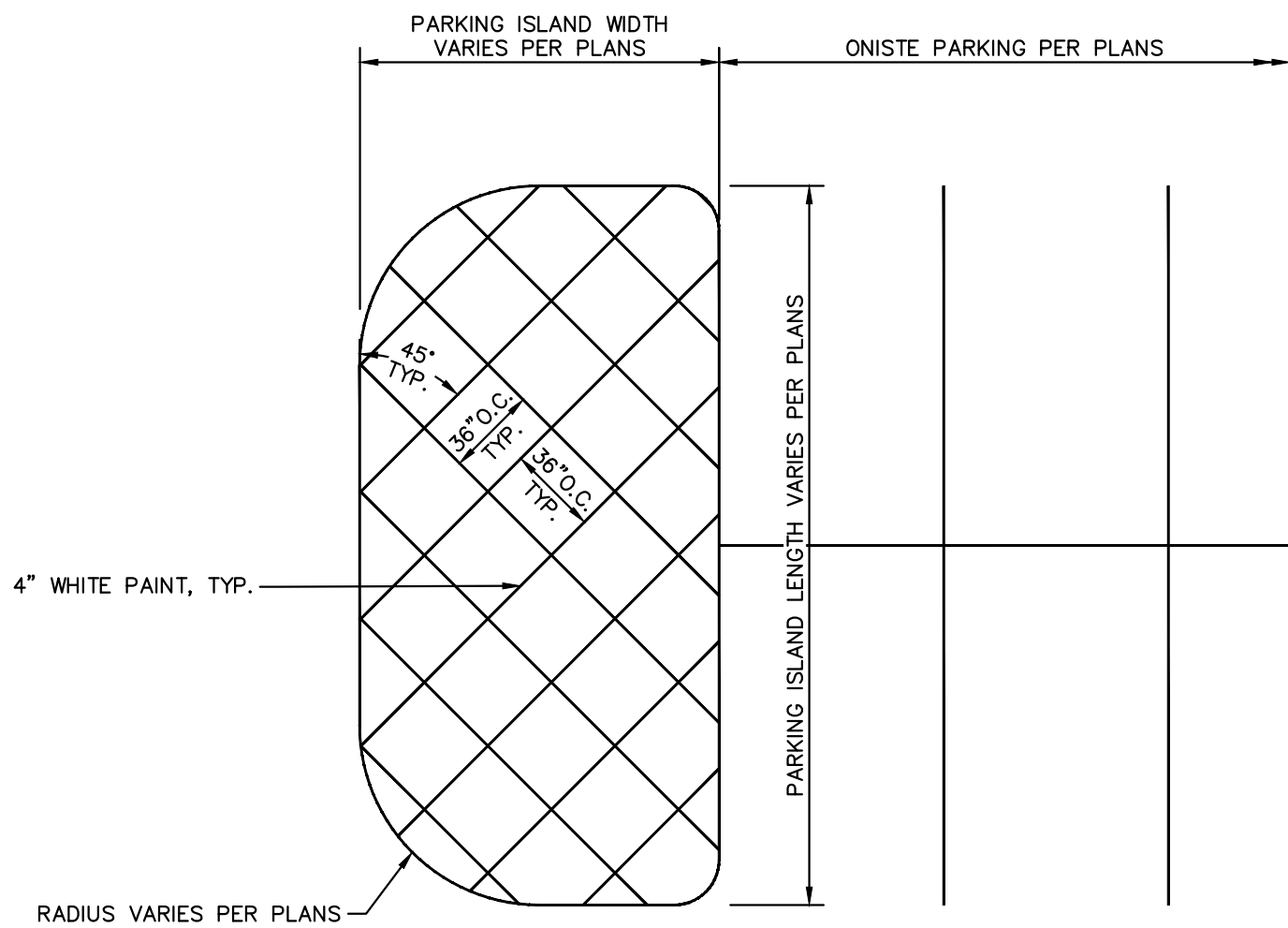
5
—
ACCESSIBLE PARKING STALL
DETAIL NTS



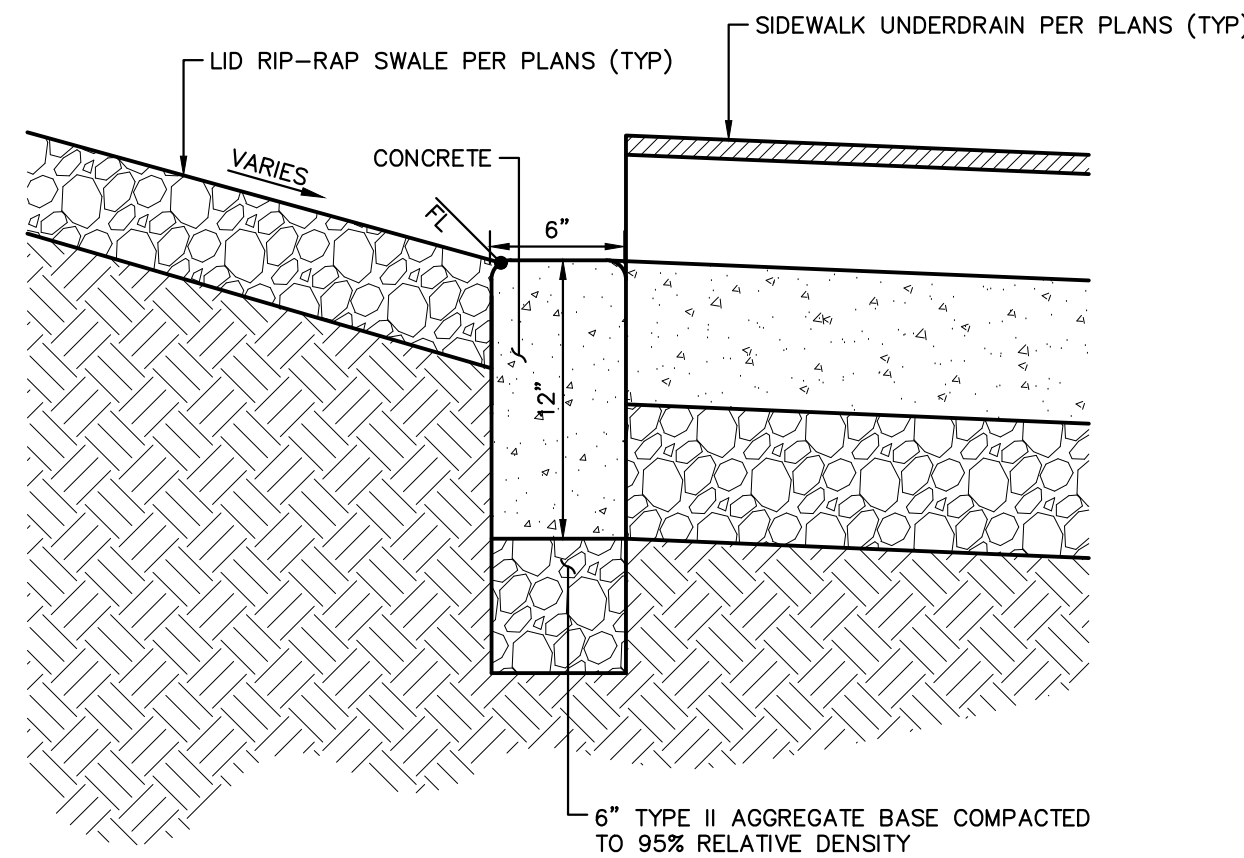
6
—
ADA PARKING DESIGNATION SYMBOL
DETAIL NTS



7
—
ACCESSIBLE PARKING SIGN ASSEMBLY WITH BOLLARD
DETAIL NTS



8
—
PARKING END CAP STRIPING
DETAIL NTS



9
—
CONCRETE CURB WALL
DETAIL NTS



KHA PROJECT		DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY	
092965001		07/02/2020		AS SHOWN		TEA		KLS		TEA	

AREA 15

EVENT PARKING LOT

PREPARED FOR

AREA 15 LAS VEGAS, LLC.

CITY OF LAS VEGAS

NEVADA

GRADING DETAILS -

SHEET 1

Kimley»Horn

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6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119

PHONE: 702-862-3600

WWW.KIMLEY-HORN.COM

THOMAS ACKERET

Exp. 12/31/2020

CIVIL

Professional Engineer No. 18592

07/06/2020

##

OF XX

C03.05



**Addendum to the
Technical Drainage Study
for**

Area 15 Event Parking Lot

Date Prepared:
July 2020

Prepared for:
Area 15 Las Vegas, LLC
229 Park Avenue
New York, NY 10171
212.940.6262

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600

Kimley»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Area 15 Event Parking Lot Date: July 2020

Location of Development: a) Descriptive (Cross Streets) North/South: Sirius Avenue
East/West: Rancho Drive / Rigel Avenue

b) Section: 8 Township: 21 South Range: 61 East

c) APN : 162-08-702-002

Name of Owner: Area 15 Las Vegas, LLC

Telephone No.: 212.940.6262 Fax No.: n/a E-Mail Address: pbrohn@fisherbrothers.com

Address: 299 Park Avenue New York, NY 10171

Contact Person-Name: Rachael R. Dennis, P.E. Telephone No.: 702.734.5666

* E-Mail Address: Rachael.Dennis@kimley-horn.com Fax No.: _____

Firm: Kimley-Horn

Address: 6671 Las Vegas Boulevard South, #320, Las Vegas NV 89119

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		Parking Lot

1. Total Owned Land Area: At Site: +/- 4.39 ac Being Developed/Disturbed: +/- 4.39 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.): Parking Lot

5. Approximate upstream land area which drains to the subject site: +/- 4.38 sq. mi.

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Area 15 TDS (DS-4921)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Surface runoff (east) into Rancho Drive

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



Engineer's Seal **07/02/20**

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

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		June 22, 2020
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:	
	Area 15 Event Parking Lot	
Cross Streets:	NWC of Rancho Drive & Sirius Avenue	
File Number:	F:\Depot\DSMemos\DS5288A.doc	
Parcel Number:	162-08-702-002	
Zoning Action:	SDR-78709 & VAR-78074	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		Kimley-Horn and Associates, Inc.
		Area 15 Las Vegas, LLC
		Bart Anderson, P.E., DevCo
		CCRFCFCD
		NDOT

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal (Paid on 6/1/2020)	6/1/2020	6/18/2020	See Comments Below	\$400.00	3866352: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

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:
X	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.

1. Provide a copy of the zoning/planning conditions associated with this site (**SDR-78709 & VAR-78074**) 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. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way (the existing channel between *Rancho Road* and I-15). The engineer must contact NDOT for encroachment permit or concurrence for the proposed project.

4. **Figure RAS-1:** There are two river station labeled at the same value of "1036". It is obvious that the "River Station 1036" identified at the intersection of *Sirius Avenue* and *Rigel Avenue* should be River Station **1170**. Review and revise accordingly in the next submittal.
5. **Sheet C3.01:** Identify an existing storm drain "I15 050" located at the center portion of the subject site running across the site to the *Rancho* channel. Address what need to be done to this facility, to be removed, buried in place or provide a catch basin to utilize it or something?
6. The overall parking lot improvement area is larger than 1 acre. Per **Section 1500** of the *Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual*, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.

In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.

A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.



Sample Letter to
certify CD.pdf

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: T21S/R61E/08
AREA R-08



July 2, 2020

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

RE: *Addendum to the Technical Drainage Study for Area 15 Event Parking Lot*

Dear Mr. Sung,

This letter certifies that all items provided on the *Addendum to the Technical Drainage Study for Area 15 Event Parking Lot* electronic submittal matches the paper version bound into the study.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 734-5666 or rachael.dennis@kimley-horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Rachael R. Dennis".

Rachael R. Dennis, P.E.

A handwritten signature in cursive script that reads "Jonathan Rocha".

Jonathan Rocha, E.I.

**Addendum to the
Technical Drainage Study
for**

Area 15 Event Parking Lot

Date Prepared:
July 2020

Prepared for:
Area 15 Las Vegas, LLC
229 Park Avenue
New York, NY 10171
212.940.6262

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600



July 2, 2020

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

RE: *Technical Drainage Study for Area 15 Event Parking Lot (DS-05228)*

Mr. Sung,

This letter is being submitted in response to the subject Drainage Study Comment Letter dated June 22, 2020. These comments have been reviewed and are addressed herein.

Comment 1: Provide a copy of the zoning/planning conditions associated with this site (SDR-78709 & VAR-78074) 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: Zoning and Planning Conditions (SDR-78709 & VAR-78074) for the proposed site have been included in **Appendix A**.

Comment 2: The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

Response: Noted. Upon conditional approval by CLV, the study will be submitted to CCRFCD for concurrence.

Comment 3: The project proposes to construct facilities and/or increase flows within Nevada Department of Transportation (NDOT) right-of-way (the existing channel between Rancho Road and I-15). The engineer must contact NDOT for encroachment permit or concurrence for the proposed project.

Response: This project does not propose to construct any facilities/improvements or increase flows within NDOT ROW (the existing channel between Rancho Road and I-15); therefore upon conditional approval by CLV, the study will be submitted to NDOT for concurrence. Please note the property was previously an existing commercial development for more than 20 years prior to Spring of 2007 when the site was demolished, and the proposed site improvements are consistent with the historical existing condition.

Comment 4: Figure RAS-1: There are two river station labeled at the same value of “1036”. It is obvious that the “River Station 1036” identified at the intersection of Sirius Avenue and Rigel Avenue should be a River Station 1170. Review and revise accordingly in the next submittal.

Response: The RAS River **Station 1170** has been correctly labeled on **Figure RAS-1** in **Appendix A**. Note that the HEC-RAS model remains unchanged with this submittal.

Comment 5: Sheet C3-01: Identify an existing storm drain “I15 050” located at the center portion of the subject site running across the site to the Rancho channel. Address what needs to be done to this facility, to be removed, buried in place or provide a catch basin to utilize it or something?

Response: Facility I15 050 is identified as a 48” RCP per the *Central Neighborhood Flood Control Master Plan Study for City of Las Vegas* (Neighborhood Master Study) at the northern limits of the project site referencing CLV Plan #327-V221. The referenced plan correlates to facilities along Meade Avenue which are not adjacent to the project site. Additionally, a site visit confirmed no such facility exists or connects to the existing NDOT drainage facility adjacent to Rancho Drive and I-15. Therefore, it is not shown on our plans and no drainage recommendations are proposed for connection.

Comment 6: The overall parking lot improvement area is larger than 1 acre. Per Section 1500 of the Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.

Response: Per Section 1502.2 of the CCRFCD "Hydrologic Criteria and Drainage Design Manual", this project is categorized as a **Large Parking Lot** since the size of the on-site parking lot is approximately **+/-3.5 acres**.

For the Large parking lot category, BMPs are required to treat storm water runoff from at least 75 percent of the parking lot. BMPs are sized for the 85th Percentile Rainfall. Please refer to Appendix D for all LID calculations and for **Figure LID – LID Basin Map**.

One (1) types of BMP is incorporated into the project design: landscaped swales. Due to site design and grading constraints, the project site was delineated into two (2) sub-areas; Drainage Management Areas (DMA) 1 and 2.

DMA's 1 and 2, will be treated by **landscaped swales**. The swales are designed with a minimum length of 40 feet long and a slope of less than 1%. The proposed swales are rock-lined (d50=6-inches; thickness=12-inches) and treat more than 75 percent of the parking lot area. Based on hydraulic analysis, these swales will convey, contain and treat the peak BMP discharge (QBMP) as well as facilitate the 100-year peak flow rate; these calculations are included in Appendix D.

The proposed **LID Basin Map** and QBMP calculations are included in **Appendix C**. The proposed BMPs are shown on the grading plan included in **Appendix D**.

Three openings with sidewalk underdrains have been added along the eastern property boundary at Rancho Drive. The proposed openings will allow a portion of the flows generated onsite to discharge into Rancho Drive. A normal depth section has been provided in **Appendix B** showing a maximum flowrate of **6 cfs** will generate a flow depth of **0.53 feet** through the wall opening located at the low point of the site. The proposed wall openings and added LID swales are consistent with previously submitted drainage patterns and will not adversely impact any downstream properties or facilities.

We anticipate that the above responses address your concerns/comments. Please contact me at (702) 734-5666 or rachael.dennis@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Rachael R. Dennis, P.E.



Jonathan Rocha, E.I.

LIST OF APPENDICES

Appendix A – Documents & Figures

- RAS-1: Sirius Avenue HEC-RAS Exhibit
- SDR-78709 Conditions and Staff Report
- VAR-78074 Conditions and Staff Report

Appendix B – Hydraulic Calculations

- Swale Normal Depth Sections

Appendix C – Parking Lot LID Calculations

- LID Parking Lot LID Map & Calculations
- Table 505 2-Year 6-Hour Rainfall Depth-Duration-Frequency (McCarran)

Appendix D – Improvement Plans

Appendix E – Data CD

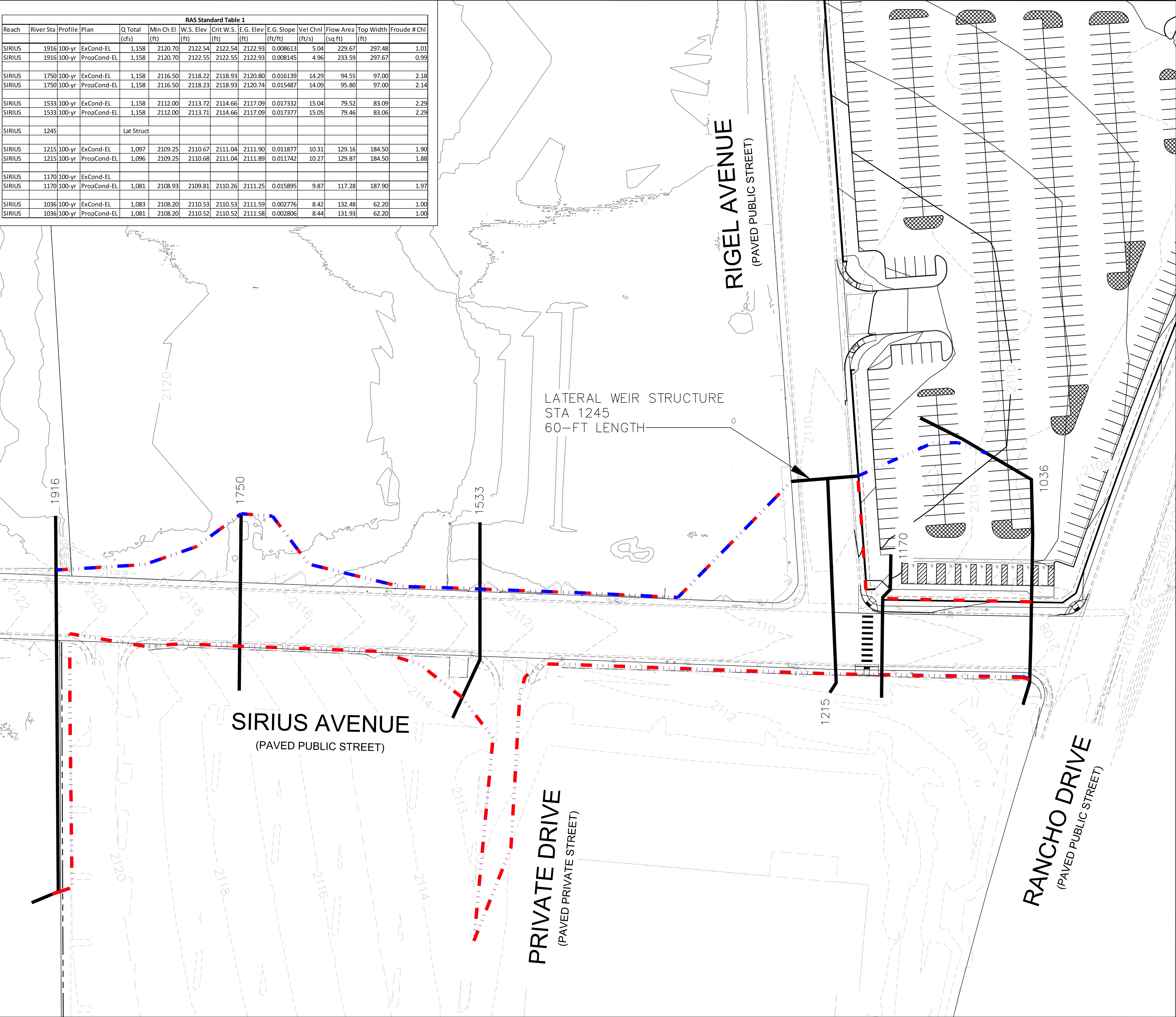
Appendix A – Documents & Figures

- RAS-1: Sirius Avenue HEC-RAS Exhibit
- SDR-78709 Conditions
- VAR-78074 Conditions

Plotted By:Recho, Jonathan Sheet: Sir-Kha Layout:EX-1 June 28, 2020 11:33:56am K:\AV-Civil\092805001 - Area 15 PH2 (Fisher Brothers)\Reports\DRAINAGE\Exhibit Parking Lot\02_ADD\Figure\CAD\RAS-1.dwg and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, is prepared only for the specific purpose and client for which it was prepared. No other use or reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RAS Standard Table 1										
Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)
SIRIUS	1916	100-yr	ExCond-EL	1,158	2120.70	2122.54	2122.54	2122.93	0.008613	5.04
SIRIUS	1916	100-yr	PropCond-EL	1,158	2120.70	2122.55	2122.55	2122.93	0.008145	4.96
SIRIUS	1750	100-yr	ExCond-EL	1,158	2116.50	2118.22	2118.93	2120.80	0.016139	14.29
SIRIUS	1750	100-yr	PropCond-EL	1,158	2116.50	2118.23	2118.93	2120.74	0.015487	14.09
SIRIUS	1533	100-yr	ExCond-EL	1,158	2112.00	2113.72	2114.66	2117.09	0.017332	15.04
SIRIUS	1533	100-yr	PropCond-EL	1,158	2112.00	2113.71	2114.66	2117.09	0.017377	15.05
SIRIUS	1245									
				Lat Struct						
SIRIUS	1215	100-yr	ExCond-EL	1,097	2109.25	2110.67	2111.04	2111.90	0.011877	10.31
SIRIUS	1215	100-yr	PropCond-EL	1,096	2109.25	2110.68	2111.04	2111.89	0.011742	10.27
SIRIUS	1170	100-yr	ExCond-EL							
SIRIUS	1170	100-yr	PropCond-EL	1,081	2108.93	2109.81	2110.26	2111.25	0.015895	9.87
SIRIUS	1036	100-yr	ExCond-EL	1,083	2108.20	2110.53	2110.53	2111.59	0.002776	8.42
SIRIUS	1036	100-yr	PropCond-EL	1,081	2108.20	2110.52	2110.52	2111.58	0.002806	8.44



GRAPHIC SCALE IN FEET
0 20 40 80

1036

HEC-RAS CROSS SECTION & ID

2-FT CONTOURS

1-FT CONTOURS

PROPOSED CONTOURS

EXISTING 100-YR INUNDATION LIMITS

PROPOSED 100-YR INUNDATION LIMITS

NORTH

AREA 15
EVENT PARKING LOT
PREPARED FOR
AREA 15 LAS VEGAS, LLC.
CITY OF LAS VEGAS NEVADA

FIGURE
RAS-1

SIRIUS AVENUE
HEC-RAS EXHIBIT

RHA PROJECT
092805001

DATE
JUNE 2020

SCALE
AS SHOWN

DESIGNED BY
JR

CHECKED BY
RHD

REVISIONS

No.

DATE

BY

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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



cityoflasvegas
lasvegasnevada.gov

June 10, 2020

Mr. Phillip Brohn
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, NY 10171

**RE: SDR-78709 [PRJ-78674] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-78704, SUP-78705, SUP-78706, SUP-78766 AND
SUP-78767
PLANNING COMMISSION MEETING OF JUNE 9, 2020**

Dear Applicant:

The Planning Commission at a regular meeting held on June 9, 2020 voted to **APPROVE** a request for a Major Amendment of an approved Site Development Plan Review (SDR-70652) FOR A PROPOSED 115,001 SQUARE-FOOT ADDITION TO AN EXISTING 217,899 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 003 and 162-08-702-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen) [PRJ-78674].

This approval is subject to the following amended conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-78704) and Special Use Permits (SUP-78705, SUP-78706, SUP-78766, SUP-78767) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/27/20, except as amended by conditions herein.
4. If approved, an off-site parking agreement shall be submitted at the time of building permit submission.

5. An Exception from Title 19.08.040 is hereby approved, to allow zero interior parking lot trees for the proposed overflow parking lot where one tree is required per six uncovered spaces, plus one tree at the end of each row of spaces.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which 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.
9. 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.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The sidewalk adjacent to this site (Desert Inn Road, Rancho Drive, Rigel Avenue & Sirius Avenue) shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. Coordinate with the Clark County Water Reclamation District (CCWRD) prior to submittal of civil plans. A new interlocal agreement may be required.
14. Vacate all portions of a sewer easement running through the site granted by Parcel Map Book 19, Page 45. The vacation shall record prior to the issuance of permits.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. 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.
18. Comply with all applicable conditions of approval for Site Development Plan Review (SDR-70652).

This action by the Planning Commission on **June 9, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **June 22, 2020**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

SDR-78709 [PRJ-78674] - Page Four
June 10, 2020

cc:

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las, Vegas, Nevada 89135



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711 | TTY



cityoflasvegas
lasvegasnevada.gov

June 10, 2020

Mr. Phillip Brohn
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, NY 10171

**RE: VAR-78704 [PRJ-78674] - VARIANCE RELATED TO SUP-78705,
SUP-78706, SUP-78766, SUP-78767 AND SDR-78709
PLANNING COMMISSION MEETING OF JUNE 9, 2020**

Dear Applicant:

The Planning Commission at a regular meeting held on June 9, 2020 voted to **APPROVE** a request for a Variance TO ALLOW 1,515 PARKING SPACES WHERE 3,710 PARKING SPACES ARE REQUIRED on 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 003 and 162-08-702-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen) [PRJ-78674].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-78705, SUP-78706, SUP-78766, SUP-78767) and Site Development Plan Review (SDR-78709) shall be required, if approved.
2. If approved, Variance (VAR-75852) shall be expunged.
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 Planning Commission on **June 9, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **June 22, 2020**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las, Vegas, Nevada 89135

Appendix B – Hydraulic Calculations

- Swale Normal Depth Sections

Worksheet for Wall Opening Q100 Min%

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Channel Slope	8.69 %
Discharge	6.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00.00	4.00
0+00.00	0.50
0+02.00	0.00
0+04.00	0.50
0+04.00	4.00

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 4.00)	(0+00.00, 0.50)	0.013
(0+00.00, 0.50)	(0+04.00, 0.50)	0.035
(0+04.00, 0.50)	(0+04.00, 4.00)	0.013

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	0.53 ft
Elevation Range	0.00 to 4.00 ft
Flow Area	1.1 ft ²
Wetted Perimeter	4.19 ft
Hydraulic Radius	0.27 ft
Top Width	4.00 ft
Normal Depth	0.53 ft
Critical Depth	0.66 ft
Critical Slope	2.72 %
Velocity	5.28 ft/s
Velocity Head	0.43 ft
Specific Energy	0.97 ft
Froude Number	1.746
Flow Type	Supercritical

Worksheet for Wall Opening Q100 Min%

GVF Input Data

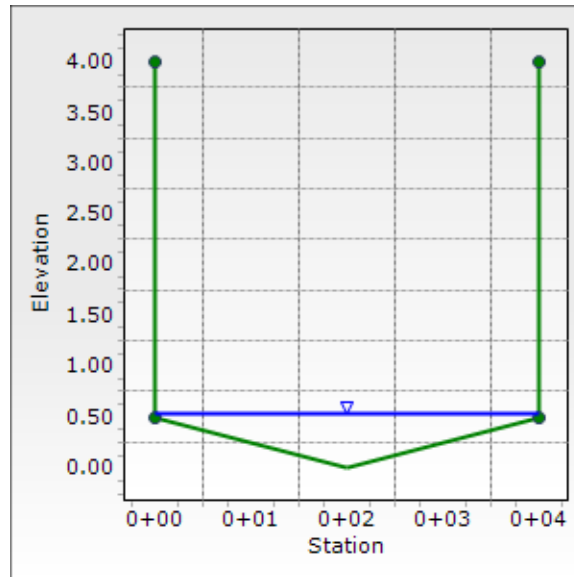
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

GVF Output Data

Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.53 ft
Critical Depth	0.66 ft
Channel Slope	8.69 %
Critical Slope	2.72 %

Cross Section for Wall Opening Q100 Min%

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Channel Slope	8.69 %
Normal Depth	0.53 ft
Discharge	6.00 cfs



Worksheet for Wall Opening Q100 Max%

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Channel Slope	11.59 %
Discharge	6.00 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00.00	4.00
0+00.00	0.50
0+02.00	0.00
0+04.00	0.50
0+04.00	4.00

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 4.00)	(0+00.00, 0.50)	0.013
(0+00.00, 0.50)	(0+04.00, 0.50)	0.035
(0+04.00, 0.50)	(0+04.00, 4.00)	0.013

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

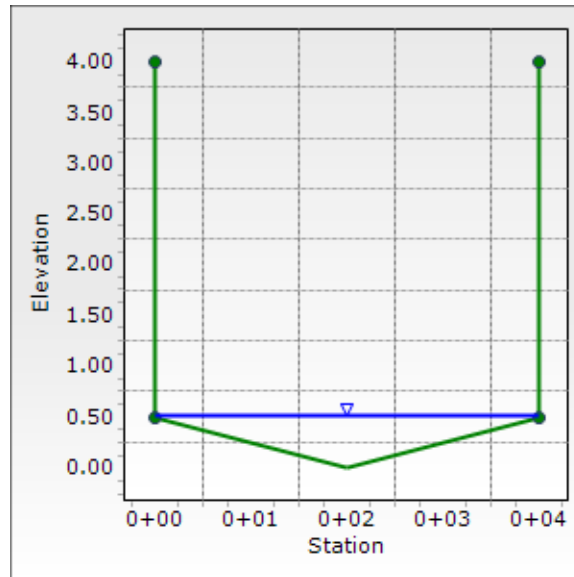
Results	
Normal Depth	0.51 ft
Elevation Range	0.00 to 4.00 ft
Flow Area	1.0 ft ²
Wetted Perimeter	4.14 ft
Hydraulic Radius	0.25 ft
Top Width	4.00 ft
Normal Depth	0.51 ft
Critical Depth	0.66 ft
Critical Slope	2.75 %
Velocity	5.77 ft/s
Velocity Head	0.52 ft
Specific Energy	1.03 ft
Froude Number	1.993
Flow Type	Supercritical

Worksheet for Wall Opening Q100 Max%

GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.51 ft
Critical Depth	0.66 ft
Channel Slope	11.59 %
Critical Slope	2.75 %

Cross Section for Wall Opening Q100 Max%

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Channel Slope	11.59 %
Normal Depth	0.51 ft
Discharge	6.00 cfs



Appendix C – Parking Lot LID Calculations

- LID-1: LID Facilities Map
- Parking Lot Calculations



PROJECT NAME: AREA 15 EVENT PARKING LOT
 CALC'D BY: AV CHECKED BY: RRD
 DATE: 7/1/20 KH No. 92965001

PARKING LOT DATA CALCULATIONS				
Note: Stormwater Quality Design Volume calculated using steps from Section 1500 Figures 1501-1503 of the CCRFCD HCDDM, Revised 2013				
GIVEN:				
Parking Lot Data		=	4.39	
Property Size (PS)		=	0.89	
Total Pervious Area (TPA)		=	3.50	
Parking Lot Area (PLA) = (PLA = PS-BA-TPA)		=	2.63	acres
Minimum PLA to be treated = (PLA * 0.75)		=		
Area to be treated by the proposed LID BMPs				
Drainage Area A		=	2.22	
Drainage Area B		=	1.11	
Total		=	3.33	acres
Since 3.33 ac >= 2.63 ac then site satisfies Parking Lot LID criteria				

PROJECT NAME: AREA 15 EVENT PARKING LOT
 CALC'D BY: AV CHECKED BY: RRD
 DATE: 7/1/20 KH No. 92965001

PARKING LOT LID CALCULATIONS - Peak QBMP FOR DRAINAGE AREA "A"

Note: Stormwater Quality Design Volume calculated using steps from Section 1502.3 of the CCRFCD HCDDM, Revised 2013
 GIVEN:

Drainage Area = 2.22 acres
 Avg % Impervious = 100 %

Determine BMP Design Precipitation - 85th Percentile Rainfall Depth

Is site located within McCarran Airport Rainfall Area? (Yes/No?) YES

If yes, use Table 505 to obtain 2-year 6-hour rainfall depth; this is your D2

If no, use Figure 501 to obtain 2-year 6-hour rainfall depth; this is your D2

D2 = 0.72

Compute ratio of D2 of site to D2 for the McCarran Area

$D2_{site}/D2_{McCarran} = 1.00$

Compute 85th Percentile Rainfall depth D_{85} using following equation

$D_{85} = 0.32 * D2_{site}/D2_{McCarran}$
 $= 0.32$

Calculate BMP Design Peak Discharge, QBMP

Use the following regression equation to calculate the unit discharge (Qp/A) for the 90 percent average percent impervious area condition based on D_{85} value

$$Y = 1.5042X - 0.0066$$

where, Y = Average Qp/A in cfs/ac

X = D_{85} in inches

$Qp/A = 0.47$ cfs/ac

Adjust the Qp/A for site based on actual percent impervious using the following regression equation

$$Y = 0.0059X + 0.4688$$

where, Y = Ratio Qp/A to 90% Impervious Value (unitless)

X = Percent Impervious

Y = 1.06

Qp/A (adjusted) = 0.50 cfs/ac

QBMP = Qp/A (adjusted) * Area

= 1.12 cfs

PROJECT NAME: AREA 15 EVENT PARKING LOT
 CALC'D BY: AV CHECKED BY: RRD
 DATE: 7/1/20 KH No. 92965001

PARKING LOT LID CALCULATIONS - Peak QBMP FOR DRAINAGE AREA "A"

Note: Stormwater Quality Design Volume calculated using steps from Section 1502.3 of the CCRFCD HCDDM, Revised 2013
 GIVEN:

Drainage Area = 1.11 acres
 Avg % Impervious = 100 %

Determine BMP Design Precipitation - 85th Percentile Rainfall Depth

Is site located within McCarran Airport Rainfall Area? (Yes/No?) YES

If yes, use Table 505 to obtain 2-year 6-hour rainfall depth; this is your D2

If no, use Figure 501 to obtain 2-year 6-hour rainfall depth; this is your D2

D2 = 0.72

Compute ratio of D2 of site to D2 for the McCarran Area

$D2_{site}/D2_{McCarran} = 1.00$

Compute 85th Percentile Rainfall depth D_{85} using following equation

$D_{85} = 0.32 * D2_{site}/D2_{McCarran}$
 $= 0.32$

Calculate BMP Design Peak Discharge, QBMP

Use the following regression equation to calculate the unit discharge (Qp/A) for the 90 percent average percent impervious area condition based on D_{85} value

$$Y = 1.5042X - 0.0066$$

where, Y = Average Qp/A in cfs/ac

X = D_{85} in inches

$Qp/A = 0.47$ cfs/ac

Adjust the Qp/A for site based on actual percent impervious using the following regression equation

$$Y = 0.0059X + 0.4688$$

where, Y = Ratio Qp/A to 90% Impervious Value (unitless)

X = Percent Impervious

Y = 1.06

Qp/A (adjusted) = 0.50 cfs/ac

QBMP = Qp/A (adjusted) * Area

= 0.56 cfs

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DEPTH-DURATION-FREQUENCY VALUES FOR McCARRAN AIRPORT RAINFALL AREA (IN INCHES)

TIME	RECURRENCE INTERVAL					
	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
5 min.	0.15	0.27	0.35	0.46	0.54	0.63
10 min.	0.25	0.44	0.57	0.74	0.89	1.02
15 min.	0.33	0.57	0.74	0.97	1.15	1.32
30 min.	0.44	0.78	1.01	1.31	1.55	1.79
1 hour	0.52	0.89	1.15	1.50	1.78	2.06
2 hour	0.59	1.01	1.30	1.70	2.01	2.30
3 hour	0.64	1.08	1.39	1.82	2.15	2.48
6 hour	0.72	1.22	1.58	2.05	2.41	2.77
24 hour (TR-55)	1.20	1.60	1.80	2.40	2.70	2.96

- NOTE: 1. Refer to Figure 513 for a description and drawing of the area included in the McCarran Airport Rainfall Area.
2. The 24 hour values presented above are for use with TR-55 only.
3. Table 501 adjustments not required.

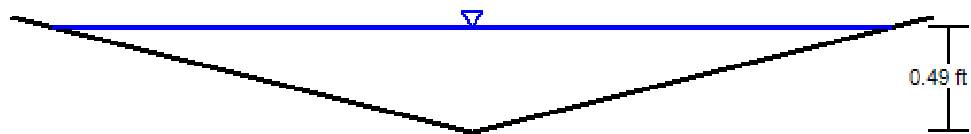
Revision	Date

Worksheet for Swale A QBMP Min%

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.49 %
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.12 cfs
Results	
Normal Depth	0.49 ft
Flow Area	1.0 ft ²
Wetted Perimeter	4.08 ft
Hydraulic Radius	0.24 ft
Top Width	3.95 ft
Critical Depth	0.34 ft
Critical Slope	3.34 %
Velocity	1.15 ft/s
Velocity Head	0.02 ft
Specific Energy	0.51 ft
Froude Number	0.407
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.49 ft
Critical Depth	0.34 ft
Channel Slope	0.49 %
Critical Slope	3.34 %

Cross Section for Swale A QBMP Min%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.49 %
Normal Depth	0.49 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.12 cfs



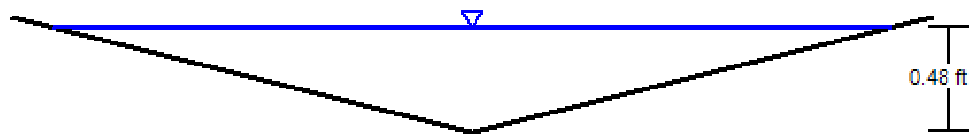
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Worksheet for Swale A QBMP Max%

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.60 %
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.12 cfs
Results	
Normal Depth	0.48 ft
Flow Area	0.9 ft ²
Wetted Perimeter	3.92 ft
Hydraulic Radius	0.23 ft
Top Width	3.81 ft
Critical Depth	0.34 ft
Critical Slope	3.34 %
Velocity	1.24 ft/s
Velocity Head	0.02 ft
Specific Energy	0.50 ft
Froude Number	0.447
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.48 ft
Critical Depth	0.34 ft
Channel Slope	0.60 %
Critical Slope	3.34 %

Cross Section for Swale A QBMP Max%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.60 %
Normal Depth	0.48 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	1.12 cfs



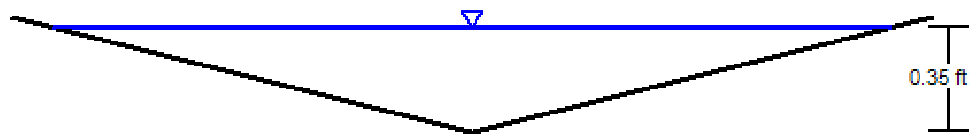
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Worksheet for Swale B QBMP Min%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.78 %
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	0.56 cfs
Results	
Normal Depth	0.35 ft
Flow Area	0.5 ft ²
Wetted Perimeter	2.88 ft
Hydraulic Radius	0.17 ft
Top Width	2.79 ft
Critical Depth	0.26 ft
Critical Slope	3.66 %
Velocity	1.15 ft/s
Velocity Head	0.02 ft
Specific Energy	0.37 ft
Froude Number	0.485
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.35 ft
Critical Depth	0.26 ft
Channel Slope	0.78 %
Critical Slope	3.66 %

Cross Section for Swale B QBMP Min%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.78 %
Normal Depth	0.35 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	0.56 cfs



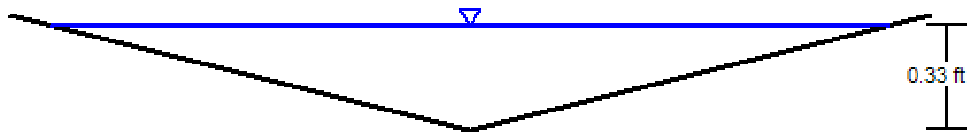
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Worksheet for Swale B QBMP Max%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.99 %
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	0.56 cfs
Results	
Normal Depth	0.33 ft
Flow Area	0.4 ft ²
Wetted Perimeter	2.75 ft
Hydraulic Radius	0.16 ft
Top Width	2.67 ft
Critical Depth	0.26 ft
Critical Slope	3.66 %
Velocity	1.26 ft/s
Velocity Head	0.02 ft
Specific Energy	0.36 ft
Froude Number	0.542
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.33 ft
Critical Depth	0.26 ft
Channel Slope	0.99 %
Critical Slope	3.66 %

Cross Section for Swale B QBMP Max%

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.035
Channel Slope	0.99 %
Normal Depth	0.33 ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	0.56 cfs



V: 1 
H: 1

Appendix D – Improvement Plans

FOR
AREA 15 EVENT PARKING LOT

CITY OF LAS VEGAS, NEVADA

OWNER	PROJECT ARCHITECT	PROJECT SURVEYOR
FISHER BROTHERS LAS VEGAS, LLC 299 PARK AVENUE NEW YORK, NEW YORK 10170	MOSEY ARCHITECTURE STUDIO 570 EDMOND STREET LAS VEGAS, NEVADA 89118	HERITAGE SURVEYING 1895 VILLAGE CENTER CIRCLE LAS VEGAS, NEVADA 89134
CONTACT: PHILIP BROHN (212)-940-6262	CONTACT: CHRISTIAN NELSON (702)-322-1177	CONTACT: CRAIG GIVANT, PLS (702)-212-4016
DEVELOPER	CIVIL ENGINEER	
AREA 15 LAS VEGAS, LLC 299 PARK AVENUE NEW YORK, NEW YORK 10170	KIMLEY-HORN AND ASSOCIATES, INC. 1815 LAS VEGAS BOULEVARD SOUTH, SUITE 320 LAS VEGAS, NEVADA 89119	
CONTACT: PHILIP BROHN (212)-940-6262	CONTACT: THOMAS ACKERST, P.E. (702)-862-3608	

NUMBER OF LOTS:	1
ACREAGE:	±4.39 ACRES
ZONING:	INDUSTRIAL DISTRICT (M)

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) No. 320033C2170F AS SHOWN ON THE FIRM INDEX, REVISED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN".

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. "0LV118SSW6"

CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF DESERT
INN ROAD AND POLARIS AVENUE NEAR THE PC OF DESERT INN ROAD.

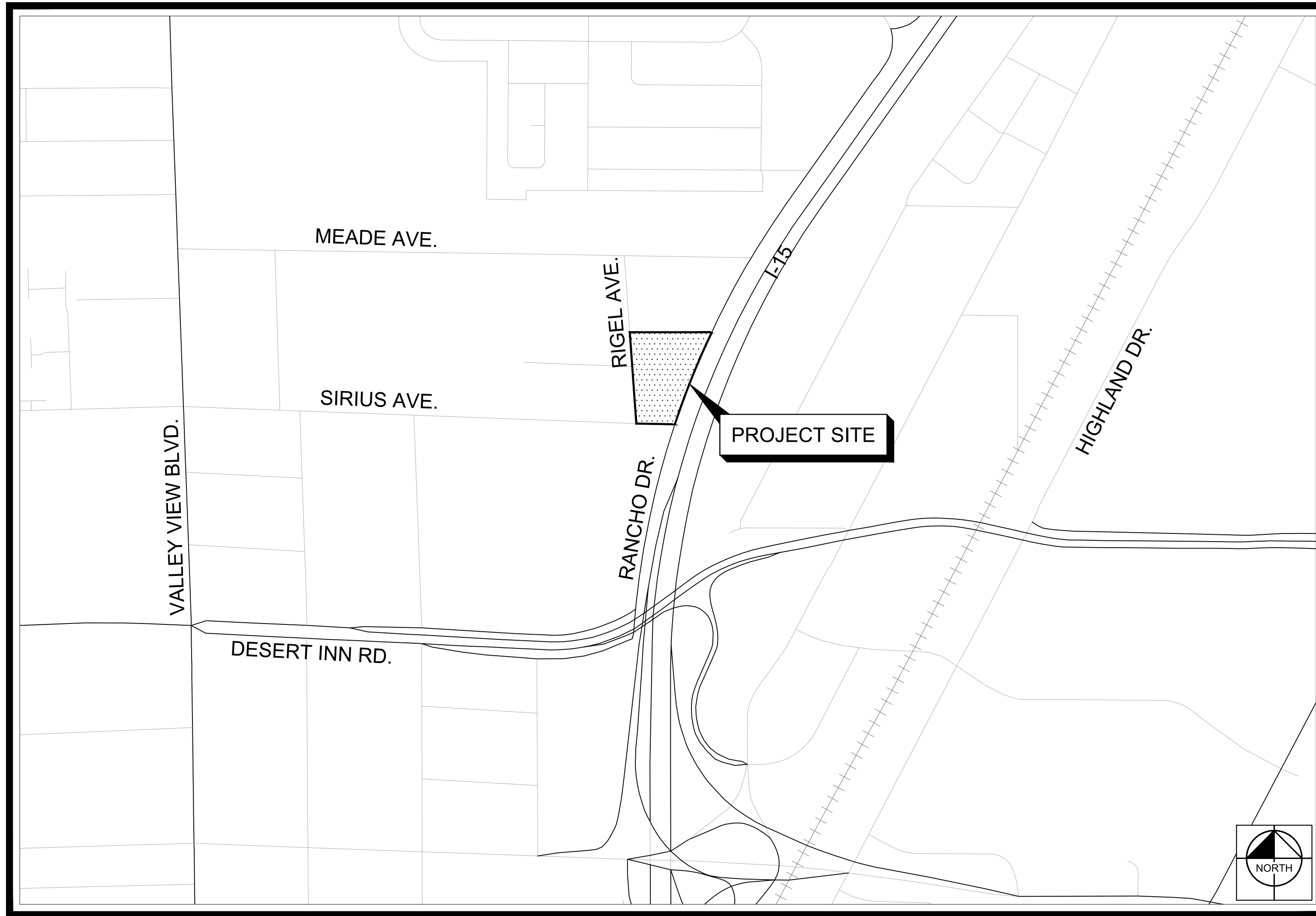
ELEVATION = 50.346 METERS
133.676 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88 1/2018)

NORTH 87°51'19" WEST, BEING THE BEARING ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AND BEING THE CENTERLINE OF SIRIUS AVENUE AS MEASURED BETWEEN VALLEY VIEW BOULEVARD AND RIGEL AVENUE AS SHOWN IN FILE 196, PAGE 060 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

KIMLEY-HORN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY-OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATIONS AND INVERTS OF THE EXISTING WITHIN THE VICINITY OF CONSTRUCTION ACTIVITIES. IF A CONFLICT IS FOUND TO EXIST, THE CONTRACTOR SHALL COORDINATE THE PROJECT ENGINEER, PROJECT ARCHITECT, AND THE OWNER IMMEDIATELY.

PAGE NO.	SHEET NO.	SHEET TITLE	REV NO.			
			1	2	3	4
	C00.01	COVER SHEET				
	C00.02	GENERAL NOTES				
	C03.01	GRADING PLAN				
	C03.02	GRADING SECTIONS				
	C03.03	DETAILED GRADING — SHEET 1				
	C03.04	DETAILED GRADING — SHEET 2				
	C03.05	GRADING DETAILS — SHEET 1				



PROJECT VICINITY MAP

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROV DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER THE DEVIATION FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATION FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLATSOP COUNTY AREA, NEVADA.

CLV FIRE AND RESCUE DATE

CITY OF LAS VEGAS DEPARTMENT OF PLANNING DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

CENTRAL TELEPHONE COMPANY, D/B/A CENTURYLINK	DATE
THE AFFIXED CENTURYLINK NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION STANDARD REGULATIONS.	

NV ENERGY - DISTRIBUTION	DATE
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NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION
DATE _____

COX COMMUNICATIONS LAS VEGAS, INC. DATE

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT No. #### FIRST APPROVED DATE:
LVWD APPROVED FIRE FLOW: TOTAL X,XXX GPM / ONSITE --- GPM

COX COMMUNICATIONS LAS VEGAS, INC.

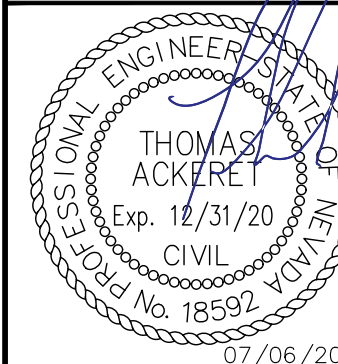
DATE

CCWRD PIPES #: _____
SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL
ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION DISTRICT RULES, REGULATIONS, OR DESIGN
AND CONSTRUCTION STANDARDS.



Kimley»Horn

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5671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	TEAM	DRAWN BY	KLSE
092965001	07/02/2020						

COVER SHEET

AREA 15
EVENT PARKING LOT
PREPARED FOR
AREA 15 LAS VEGAS, LLC.

01 OF XX

C00.01

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISION EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS FOR WORK IN THE SUMMERLIN AREA AND OTHER APPLICABLE AREAS", LATEST EDITION; THE "CLARK COUNTY AREA NEVADA, THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS DEVIATIONS FROM STANDARDS".

- ALL NOTES:**
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE FLOOD CONTROL AND SIGHT DISTANCE DEPARTMENT.
 17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
 18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
 19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF MDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.
 20. NEARBY UNDERGROUND FACILITIES THAT REQUIRE UNDERGROUND LOCATING DEVICES SUCH AS MARKER BALLS, LOUVER RIBBON, ETC., THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO OFFSITE INSPECTION AND TESTING CERTIFYING THAT ALL DEVICES HAVE BEEN PLACED AND VERIFIED TO BE IN GOOD WORKING CONDITION PRIOR TO THE CONSTRUCTION OF ANY ROAD BASE.
 21. AFTER HAUNCHING AND PRIOR TO BACKFILL OPERATIONS WHICH WOULD COVER SANITARY SEWER AND STORM DRAIN CONNECTIONS, CONTRACTOR IS REQUIRED TO SCHEDULE AN OPEN-TRENCH UTILITY SEWER INSPECTION FOR DETERMINATION OF FINAL LOCATION COORDINATES. FACILITIES TO BE LOCATED BY GLV SHALL INCLUDE AT A MINIMUM THE HORIZONTAL AND VERTICAL (INVERT) LOCATION OF PUBLIC SEWER MANHOLES, STORM DRAIN MANHOLES AND TRANSITION STRUCTURES, STORM DRAIN LATERALS AT THE CONNECTION TO THE STORM DRAIN MAIN AND WHERE THE SEWER SERVICE LATERAL EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN AND WHERE THE SEWER SERVICE LATERAL EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN ALIGNMENT, INCLUDING DEFLECTION POINTS, OR (MAY BE USED ONLY ON PROJECTS ASSOCIATED WITH A TENATIVE MAP CONTAINING 5 LOTS OR MORE) SANITARY SEWER AND STORM DRAIN FLAT LOCATION MAP(S) SHALL BE PROVIDED TO THE CITY AND APPROVED PRIOR TO ACCEPTANCE OF FACILITY VIDEO INSPECTION. THE MAP(S) SHALL INCLUDE AN INTERACTIVE PLAN VIEW AND CROSS SECTION OF EACH PUBLIC SEWER MANHOLE, STORM DRAIN MANHOLES AND TRANSITION STRUCTURE, STORM DRAIN LATERAL AT THE CONNECTION TO THE STORM DRAIN MAIN AND AT THE CONNECTION TO A DROP INLET, THE CONNECTION OF SEWER SERVICE LATERALS TO THE SEWER MAIN AND WHERE THE SEWER SERVICE LATERAL EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN AND WHERE THE SEWER SERVICE LATERAL EXIT THE PUBLIC RIGHT-OF-WAY, SEWER AND STORM DRAIN MAIN. BASED ON THE OFFICIAL HORIZONTAL AND VERTICAL CONTROL NETWORKS OF THE CITY OF LAS VEGAS. FINAL LOCATION MAPS MUST BE SEALED AND CERTIFIED BY A NEVADA PROFESSIONAL LAND SURVEYOR TO HAVE POSITIONAL CERTAINTIES OF ± 0.09 METERS (± 0.3 FEET) HORIZONTALLY AND VERTICALLY. A SEPARATE FLOOD CONTROL AND SIGHT DISTANCE DEPARTMENT SHALL VERIFY SEWER AND STORM DRAIN COORDINATES SHALL ALSO ACCOMPANY THE SANITARY SEWER AND STORM DRAIN FINAL LOCATION MAP(S).
 22. CCTV VIDEO INSPECTION IS REQUIRED FOR ALL SEWER AND STORM DRAINS. THE CCTV VIDEO INSPECTIONS NEED TO BE PERFORMED PER THE DESIGN AND CONSTRUCTION STANDARDS FOR

- REVISÉ 04/15/10

1. ALL WORK PERFORMED ON ANY TRAFFIC SIGNAL COMPONENT MUST BE UNDER THE DIRECT ON-SITE SUPERVISION OF AN IMSA CERTIFIED TECHNICIAN. THE LEVEL OF CERTIFICATION REQUIRED SHALL BE LEVEL II.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES. THE LOCATIONS OF UTILITIES AND UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES VERIFY THE FIELD LOCATIONS OF THEIR INSTALLATIONS 72 HOURS PRIOR TO CONSTRUCTION.
CALL-BEFORE-YOU-OVERHEAD 1-702-227-2929
CALL-BEFORE-YOU-DIG 1-800-227-2600
STREETLIGHTS 1-702-229-6331
F.A.S.T. 1-702-432-5300
3. ALL TRAFFIC SIGNAL INSTALLATIONS SHALL CONFORM TO THE UNIFORM STANDARD DRAWINGS SPECIFICATIONS AND STANDARD PRACTICE WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, VOLUMES I AND II, ADOPTED BY THE REGIONAL TRANSPORTATION COMMISSION, APRIL 8, 1992, WITH ALL SUBSEQUENT REVISIONS. BRACKET MOUNTED (SIDE-MOUNTED) VEHICLE SIGNAL ASSEMBLIES WITH 2 OR MORE SIGNAL HEADS SHALL HAVE AN ADDITIONAL ELBOW AS SHOWN IN UNIFORM STANDARD DRAWING NUMBER 863 AND STANDARD DETAIL SECTION FROM THE SERVICE TO THE CABINET. THE #4 AND #10 AWG THW CONDUCTORS SHALL AS SHOWN IN UNIFORM STANDARD DRAWING NUMBER 863 IF ONE OF THE SIGNAL HEADS CONTAINS 4 OR MORE SIGNAL MODULES.
4. SERVICE SHALL HAVE 1-60 AMP SINGLE POLE BREAKER FOR SIGNAL, AND 10 AMP SINGLE POLE BREAKERS FOR STREET LIGHTS. SERVICE SHALL BE 200 AMP PADMOUNT.
5. LINE SIDE OF METER TO BE WIRED WITH THREE #3/0 AWG THW. LOAD SIDE SHALL BE WIRED WITH FOUR #4 AWG THW (2 BLACK, 2 WHITE) AND ONE #8 AWG THW (GREEN).
6. LUMINAIRE ON ALL SIGNAL POLES SHALL BE L.E.D. AS APPROVED BY THE CITY OF LAS VEGAS (CLV). DESIGN PROVIDED BY THE CONTRACTOR. STANDARD VERIFIABLE, LATEST L.E.D. FIXTURE SPECIFICATIONS AND APPROVED FIXTURES PER CLV WEBSITE. UNDER BUILDING AND SAFETY FORMS, PRIOR TO ORDERING MATERIALS, INTERSECTOR LIGHTING SHALL MEET THE REQUIREMENTS OF UNIFORM STANDARD DRAWING NUMBER 300.53. EACH LUMINAIRE SHALL HAVE AN INDIVIDUAL 1000 WATT P.E. CONTROL. FOR LUMINAIRES THERE SHALL BE 2(TWO) #4 AWG THW CONDUCTORS FROM THE SERVICE TO THE CABINET. THE #4 AND #10 AWG THW CONDUCTORS SHALL BRANCH OFF INTO #10 AWG THW CONDUCTORS INDIVIDUALLY FUSED WITH 10 AMP FUSES. THERE SHALL BE NO SPLICES BETWEEN THE CABINET AND LUMINAIRE FIXTURES.
7. THE INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE WIRED TO THE LUMINAIRES PHOTO CELL FOR CONTROL WITH #10 AWG THW COPPER STRANDED WIRE (TYPICAL). THE SIGN SHALL BE WIRED TO THE LUMINAIRE PHOTO CELL. THERE IS NO LUMINAIRE ON THE TRAFFIC SIGNAL POLE. THE 1000 WATT P.E. CONTROL SHALL BE MOUNTED ON THE POLE CAP. ALL NEW ILLUMINATED STREET NAME SIGNS SHALL HAVE LIGHT-EMITTING DIODE (LED) LAMP PER SECTION 623.1.0.2 OF THE SPECIAL PROVISIONS.
8. CHECK CONDUIT AND CABLE SCHEDULE FOR CONDUIT, CABLE, AND WIRE SIZE. VERIFY ALL EXISTING CONDUITS.
9. ALL PULLBOXES SHALL BE IN ACCORDANCE WITH UNIFORM STANDARD DRAWINGS NO. 705, NO. 706, AND NO. 707.
10. TRAFFIC SIGNAL CABLE SHALL BE 15 OR 25 CONDUCTOR #14 AWG SOLID (TYPICAL) CABLE AND SHALL CONFORM TO IMSA SPEC. NO. 20-1.
11. PEDESTRIAN PUSH BUTTONS SHALL BE VERIFIABLE TACTILE "POLAR NAVIGATOR" TYPE (2-WIRE PEDESTRIAN PUSHBUTTON SYSTEM WITH IN2 PUSH BUTTON STATIONS AND SELF-MOUNT BU CONTROL UNIT WITH SOLID CABLE CONNECTION TO THE TRAFFIC SIGNAL VERIFIABLE PUSHBUTTON SYSTEM WITH APC IN ACCORDANCE WITH CITY OF LAS VEGAS SPECIAL PROVISIONS AND SECTION 623 OF THE CCA U.S. PUSH BUTTON SIGNS SHALL BE R10-34 PER MUTCO, AND WITH FULL MOUNTING BRACKETS, AS MODIFIED BY THE MANUFACTURER TO FIT ON A R12X12 SIGN, AND SHALL BE POLYESTER-ENAMELED METAL. ALL PUSH BUTTONS TO BE MOUNTED 42" ABOVE SIDEWALK. THE MAIN HORIZONTAL RAMP SIDEWALK IS TO BE 10" SIDEWALK RAMP WILL BE ACCORDING TO U.S.D. NO. 235 (1-4) LATEST EDITION, WHEN AN EXISTING SIGNAL WITH EXISTING AVAILABLE-TACTILE PUSH BUTTONS IS MODIFIED, THE CONTRACTOR SHALL VERIFY NEW PEDESTRIAN PUSH BUTTONS OR CABINET EQUIPMENT MATCHES THE MANUFACTURE AND MODEL OF ANY EXISTING EQUIPMENT SCHEDULED TO REMAIN, TO PROVIDE A FULLY FUNCTIONING SYSTEM. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL INCLUDING THE INCLUDING THE PEDESTRIAN PUSH BUTTON CONTROL UNIT, INTERFACE PANEL AND ANY REQUIRED HARNESES, TO PROVIDE A FULLY FUNCTIONING SYSTEM.
12. THE ROUTING AND TERMINATION OF CONDUITS AND THE PLACING OF POLES AND CABINETS SHALL BE AS INDICATED

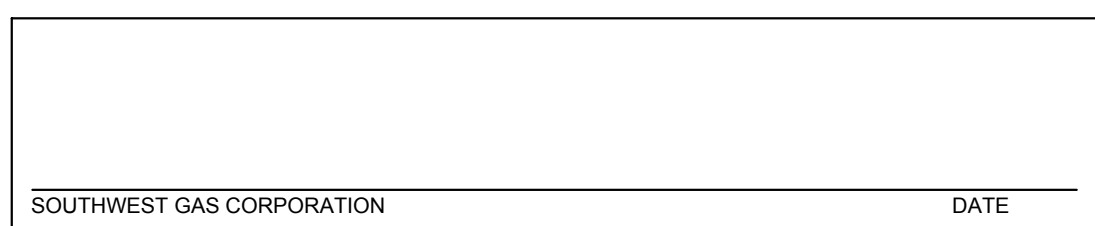
- REVISÉ SEPTEMBER 19, 201

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
2. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LAS VEGAS FIRE AND RESCUE ADOPTED FIRE CODE ORDINANCE # 6631 FOR HYDRANT SPECIFICATIONS AND HYDRANT INSTALLATION SPECIFICATIONS.
3. ONLY FIRE HYDRANTS THAT ARE ON THE LAS VEGAS VALLEY WATER DISTRICT'S - APPROVED PRODUCTS LIST ARE ALLOWED TO BE INSTALLED.
4. A PERMIT IS REQUIRED FROM LAS VEGAS FIRE AND RESCUE FOR THE INSTALLATION OF ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTORS MATERIAL TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK. IFC # 106.6.15
5. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS, FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS SHALL BE MAINTAINED PERMANENTLY BEYOND COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW. IFC # 3310, IFC # 3312
6. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, THE CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF THE STREET ADJACENT TO THE FIRE HYDRANTS. IFC # 507.5.7.3
7. ALL UNDERGROUND INSPECTION HOLES AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES SHALL BE CONDUCTED BEFORE COVERING THE LINES. CENTER LOADING IS ACCEPTABLE FOR THE HYDRO TESTS WITH PRIOR FIRE PREVENTION APPROVAL. IFC # 106.3
8. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A APPROVED AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE. IFC # 507.2.1, NFPA 24
9. PAINTING OF CURBS, FIRE HYDRANTS, PADS, PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, AND ALL OTHER WORK NECESSARY TO BE COMPLETED BEFORE APPROVAL BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION, IFC # 507
10. PRIVATE HYDRANTS SHALL BE PAINTED RED. IFC # 507.5.7.1
11. PRIOR TO THE FINAL OCCUPANCY, A FIRE FLOW TEST SHALL BE WITNESSED BY LAS VEGAS FIRE AND RESCUE, FIRE PREVENTION DIVISION TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW. IFC # 507
12. FIRE HYDRANT SPACING SHALL BE AS FOLLOWS: IFC # C102 RESIDENTIAL - 500 FT UNSPRINKLERED; 600 FT SPRINKLERED. COMMERCIAL - 300 FT UNSPRINKLERED; 400 FT SPRINKLERED.
13. WHERE THE WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED OR PROTECTION AGAINST FIRE VEHICLES, FIRE HYDRANTS SHALL BE INSTALLED AT SPACINGS OF 1000 FT LONG, OR FOR TRANSPORTATION HAZARDS, WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR (4) OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FT ON AN ALTERNATING BASIS. IFC # C102.8
14. FIRE HYDRANTS SHALL BE LOCATED WITHIN THE RADIUS OF A CUL-DE-SAC OR WITHIN 20 FT OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
15. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FT OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREETLIGHT OR ANY OTHER OBSTRUCTION. IFC # C102.10
16. A MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FT, AS MEASURED BY AN APPROVED ROUTE. IFC # C102.4
17. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FT, AS MEASURED BY AN APPROVED ROUTE. IFC # C102.7
18. THE MAXIMUM DISTANCE FROM A HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FT. IFC # C102.6
19. TWO (2) SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE IS 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. FOR SYSTEMS REQUIRED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. FOR SYSTEMS PERMITTED TO HAVE TWO (2) SOURCES OF WATER SUPPLY, SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 3 FIRE HYDRANTS AND/OR FIRE SPRINKLER LEAD-INS CAN BE OUT OF SERVICE DUE TO A SERVICE INTERRUPTION. IFC # C104
20. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS. IFC # 503.2.3
21. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ADJUSTED TO THE STRUCTURES GRADIENT SHALL NOT EXCEED 6%. IFC # 503.2.7, IFC # 503.2.8
22. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FT OUTSIDE AND 28 FT INSIDE TURNING RADIUS. IFC # 503.2.4
23. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13FT 6 INS. IFC # 503.2.1
24. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 33 FT WITH PARKING ON BOTH SIDES MEASURED TO FACE OF CURB, NOT LESS THAN 4 FT WIDE WITH PARKING RESTRICTED TO ONE SIDE MEASURED TO FACE OF CURB, NOT LESS THAN 24 FT WIDE WITH NO PARKING ON EITHER SIDE MEASURED TO FACE OF CURB. FIRE LANES THROUGH PARKING LOTS SHALL BE NOT LESS THAN 24 FT. IFC # 503.2.1.1
25. FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT FROM A FIRE DEPARTMENT VEHICLE ACCESS. IFC # 503.1.1
26. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 200 OR MORE DWELLING UNITS/ROAD(S) WITH DEAD-ENDS OR A SINGLE POINT OF ACCESS IN EXCESS OF 600 FT. CLV REGULATION AND MOU
27. ALL DEAD-END FIRE APPARATUS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND HAVING A MINIMUM DIAMETER OF 81 FT. CLV REGULATION
28. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS OF 100 FT ALONG THE DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FT OR LESS THAN 6 FT FROM THE ROADWAY. ROADWAYS WITH NO PARKING SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS. IFC # 503.3
29. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. IFC # 503.6
30. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS, OR HAVING FOUR OR MORE TRAVEL LANES AND A TRAFFIC COUNT OF MORE THAN 30,000 VEHICLES PER DAY, ALL HYDRANTS BEING UTILIZED TO DELIVER FIRE FLOW TO THE TRAFFIC LOCATION SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PROPOSED DEVELOPMENT. CLV REGULATION

REVISÉ: FEBRUARY 4, 2019

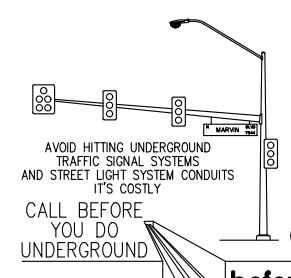
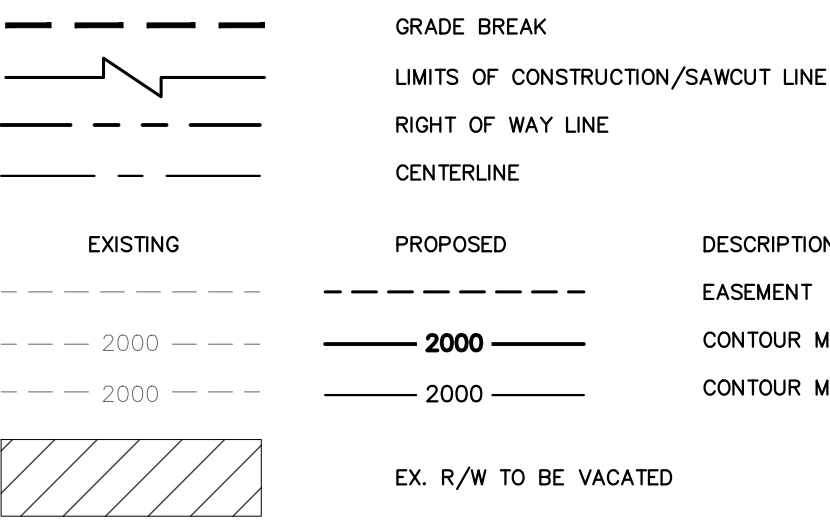
- REVISÉ 04/15/10

1. IN THE EVENT OF NATURAL GAS EMERGENCIES CALL 911 AND 1-877-860-6020
2. THERE SHALL BE A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 12-INCHES BETWEEN NATURAL GAS FACILITIES AND ANY UNDERGROUND FACILITIES AND/OR STRUCTURES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, STORM DRAIN, COMMUNICATIONS, AND ELECTRIC
3. FOR VALVE ADJUSTMENT CONTACT 702-668-6107 48 HOURS PRIOR TO CONSTRUCTION
4. IN THE EVENT OF A NATURAL GAS CONFLICT WITH PROPOSED UTILITIES AND/OR STRUCTURES CONTACT 702-365-2099



1. NO WORK SHALL BEGIN UNTIL THE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD, FOLLOWING WATER PLAN APPROVAL. NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATIONS SUPPORT CENTER (258-7171) AT 2:00 P.M. WORKING DAYS PRIOR TO THE REQUESTED INSPECTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS). THE LATEST EDITION OF UDACS SHALL SUPERSEDE ANY CONFLICTS CONTAINED IN THE APPROVED DRAWINGS AND/OR SPECIFICATIONS.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND CONSTRUCTION OFFSETS IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.2.2 OF THE 2010 EDITION OF THE UDACS.
9. ALL WATER FACILITIES AND APPURTENANCES SHALL BE DISINFECTED, PRESSURE TESTED, AND HAVE AN ACCEPTABLE PASSING HEALTH WATER SAMPLE OBTAINED, PRIOR TO OPERATION AND USE.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 2.14.01, AND APPROVED BY THE LVVWD OPERATIONS DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD APPROVED PRODUCTS LIST FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS BY SUBMITTING SHOP DRAWINGS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT "811" OR 1-800-227-2600.
14. THE INSTALLATION OF LVVWD MUNICIPAL WATER FACILITIES WITHIN ALL STREETS IS ASSUMED TO BE IN COMPLIANCE WITH THE UNIFORM STANDARDS, INCLUDING THE PLACEMENT OF ASPHALT PAVING STREET SURFACES. ANY REPAIR WORK DONE BY THE LVVWD TO THE MUNICIPAL WATER FACILITIES WILL INCLUDE THE PLACEMENT OF ASPHALT PAVING STREET SURFACES.
15. ANY DECORATIVE PAVING SURFACE WITHIN THE STREET IS THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION, OR THE INDIVIDUAL PROPERTY OWNERS IF NO OWNER'S ASSOCIATION IS IN EXISTENCE, OR THE AGENCY HAVING JURISDICTION. DECORATIVE SURFACE MATERIALS PLACED WITHIN THE TEN FOOT EASEMENT ABUTTING A PUBLIC OR PRIVATE STREET, IF DISTURBED BY THE LVVWD DURING THE REPAIR OR OPERATION OF ITS FACILITIES, WILL BE REPAIRED BY THE LVVWD. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS. THE LVVWD WILL NOT RESTORE, AND WILL NOT BE RESPONSIBLE FOR THE RESTORATION OF, ANY DECORATIVE PAVING SURFACE WITHIN THE STREET. THE LVVWD WILL NOT ATTEMPT TO MATCH COLOR OR FINISH OF ANY ADJACENT MATERIALS.
15. NO LEAD COMPLIANCE NOTE.
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, ALL WATER WORKS BRASS PRODUCTS PROPOSED TO BE LOCATED OR USED AS NEW MUST BE INSTALLED WITH THE LEAD FREE APPROVED PRODUCT. THE OLD LEADED PRODUCT MAY NOT BE REUSED.

A	AT	LID	LOW IMPACT DESIGN
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALTIC CONCRETE	LT	LEFT
AV	AVENUE	L VVWD	LAS VEGAS VALLEY WATER DISTRICT
BC	BACK OF CURB	MAX	MAXIMUM
BCR	BEGIN CURB RETURN	MEP	MECHANICAL, ELECTRICAL AND
BLVD	BOULEVARD	PLUMBING	PLUMBING
BM	BENCHMARK	MH	MANHOLE
BVC	BEGIN VERTICAL CURVE	MIN	MINIMUM
BW	BOTTOM OF WALL	N	NORTH
B/S	BACKSIDE	N	NOT TO SCALE
CC	CALCULATED	N/S	NORTH/SOUTH
CC	CLARK COUNTY	OC	ON CENTER
CCUASD	CLARK COUNTY AREA UNIFORM	P.A.E.	PUBLIC ACCESS EASEMENT
	STANDARD DRAWING	PC	POINT OF CURVATURE
CL	CENTERLINE	PCC	POINT OF COMPOUND CURVATURE
CONN	CONNECTION	PR	PROPOSED
CITY	CABLE TELEVISION	R	POINT OF REVERSE CURVATURE
C/V	CUBIC YARD	PT	POINT OF TANGENCY
D	DELTA (DIFFERENCE) / ANGLE	PVC	POLYVINYL CHLORIDE
D	DEPTH	R	POINT OF VERTICAL INFLECTION
Δ	DECOMPOSED GRANITE	RADIUS	RADIUS
DI	DUCTILE IRON	RCB	REINFORCED CONCRETE BOX
E	EAST	RCP	REINFORCED CONCRETE PIPE
EACH	EACH	RIGHT	RIGHT
ECR	END CURB RETURN	R/W	RIGHT OF WAY
ELEV	ELEVATION	S	SOUTH
ELEC	ELECTRICAL	SD	STORM DRAIN
ELEV	EDGE OF PAVEMENT	SF	SQUARE FOOT OR FEET
EV	END VERTICAL CURVE	SS	SANITARY SEWER
E/W	EXISTING	SSMH	SANITARY SEWER MANHOLE
E/W	EAST/WEST OR EACH WAY	ST	STEEL
F-F	FACE OF CURB TO FACE OF CURB	STL	STEEL
FG	FINISHED GROUND	STD	STANDARD
FH	FIRE HYDRANT	SY	SQUARE YARDS
FFS	FINISHED SURFACE	TC	TOP OF CURB
FL	FLOWLINE	TG	TOP OF GRATE
FT	FOOT OR FEET	TP	TYPICAL
GB	GRADE BREAK	TW	TOP OF WALL
H	HEIGHT	UDACS	UNIFORM DESIGN AND
HDPE	HIGH-DENSITY POLYETHYLENE		CONSTRUCTION STANDARDS FOR
HP	HIGH POINT		WATER DISTRIBUTION SYSTEMS
INT	INTERSECTION	V	VERTICAL
INV	INVERT	W	WEST OR WATER
L	LENGTH	WL	WATERLINE
LA	LANDSCAPE ARCHITECT	WTR	WATER
		±	PLUS OR MINUS



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

Avoid overhead power line contact. It's costly

Call Before You Dig

verhead
02-227-2929

AREA 15

EVENT PARKING LOT

PREPARED FOR

AREA 15 LAS VEGAS, LLC.

CITY OF LAS VEGAS

NEVADA

02 OF XX

C00.02

GENERAL NOTES

KHA PROJECT	DATE	SCALE	AS SHOWN
092965001	07/02/2020	DESIGNED BY	TEA
		DRAWN BY	KLS
		CHECKED BY	TEA



Kimley»»Horn

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6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119

PHONE: 702-862-3500

WWW.KIMLEY-HORN.COM

No. _____

DATE _____

BY _____

REVISIONS _____

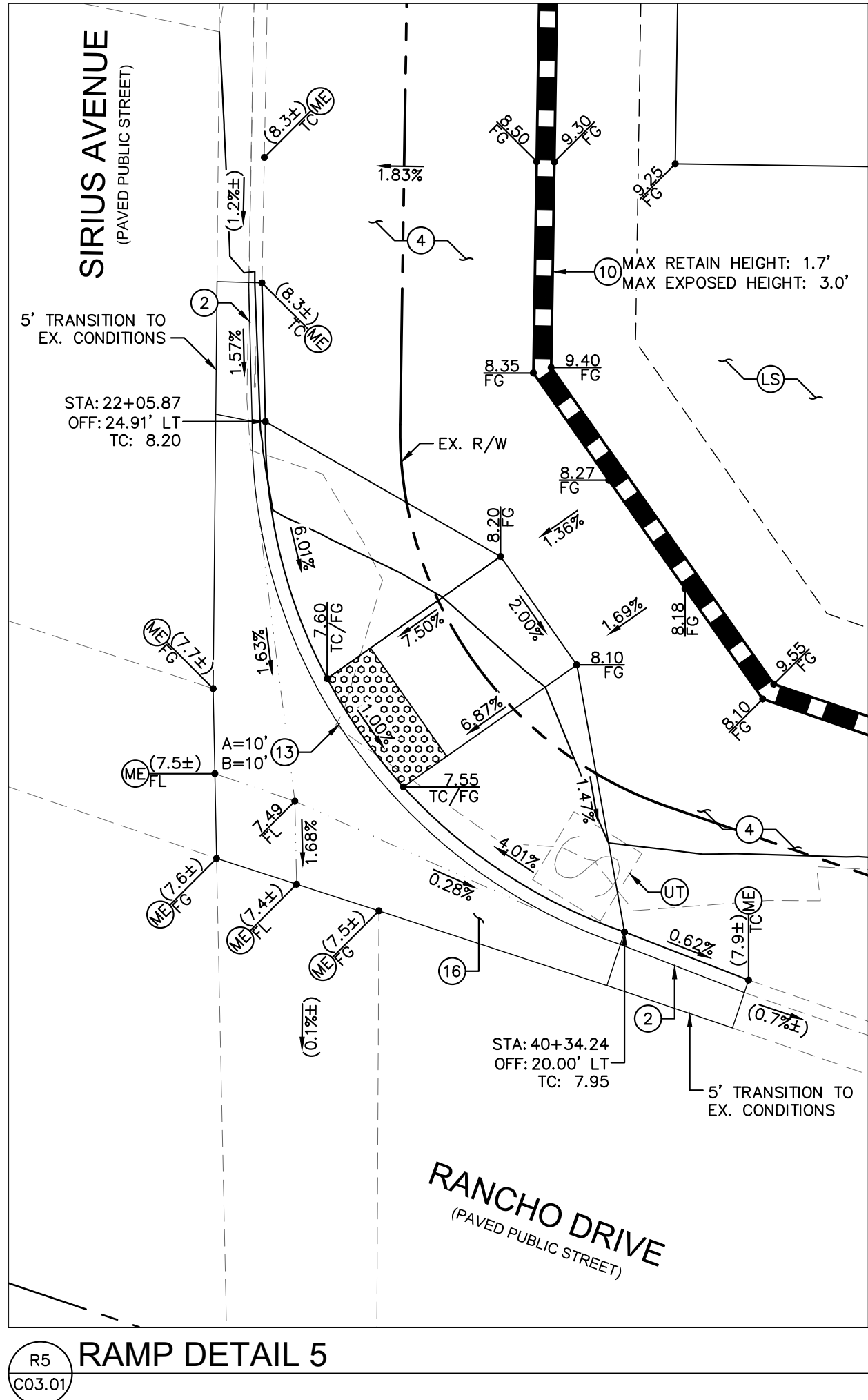
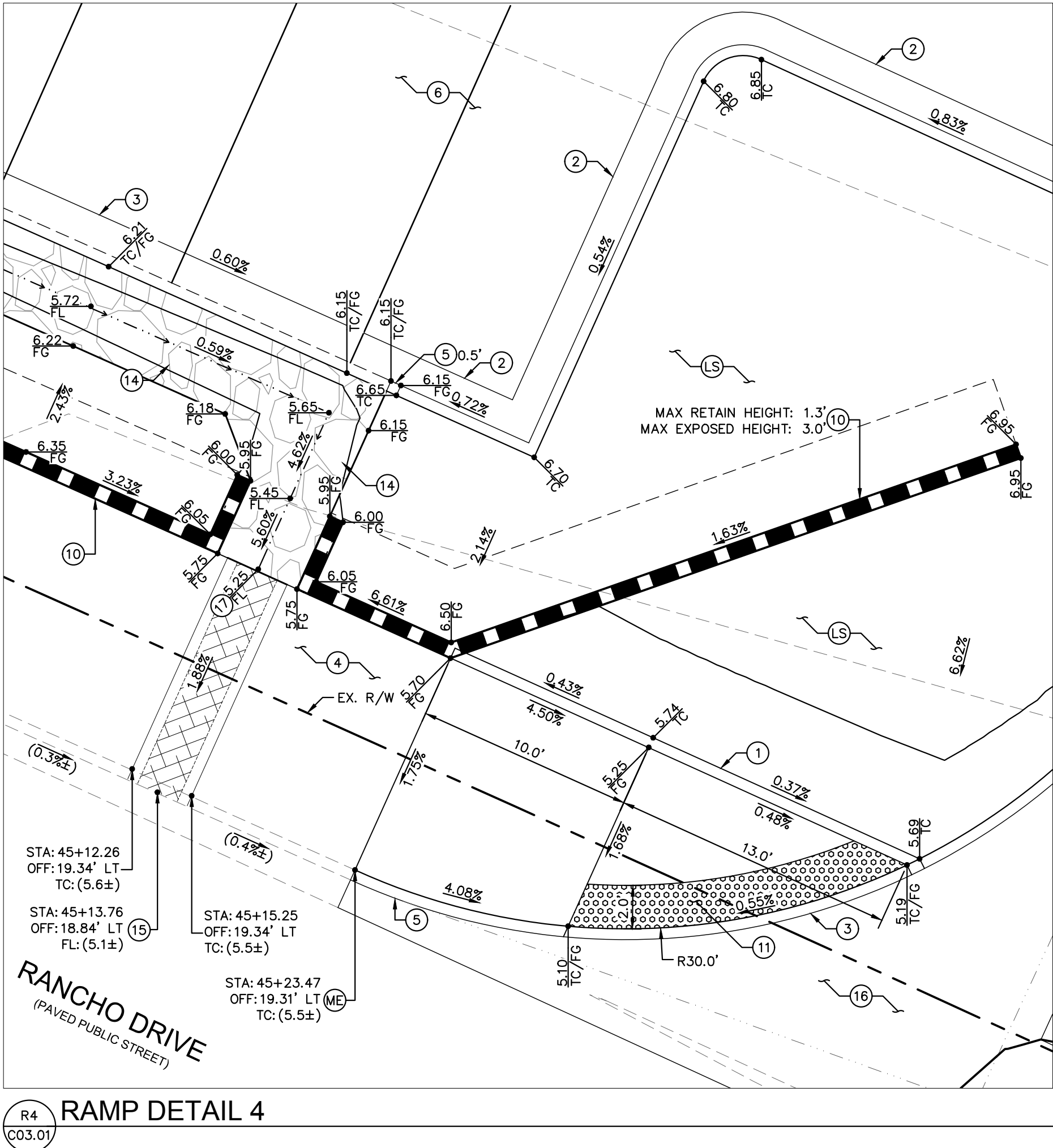
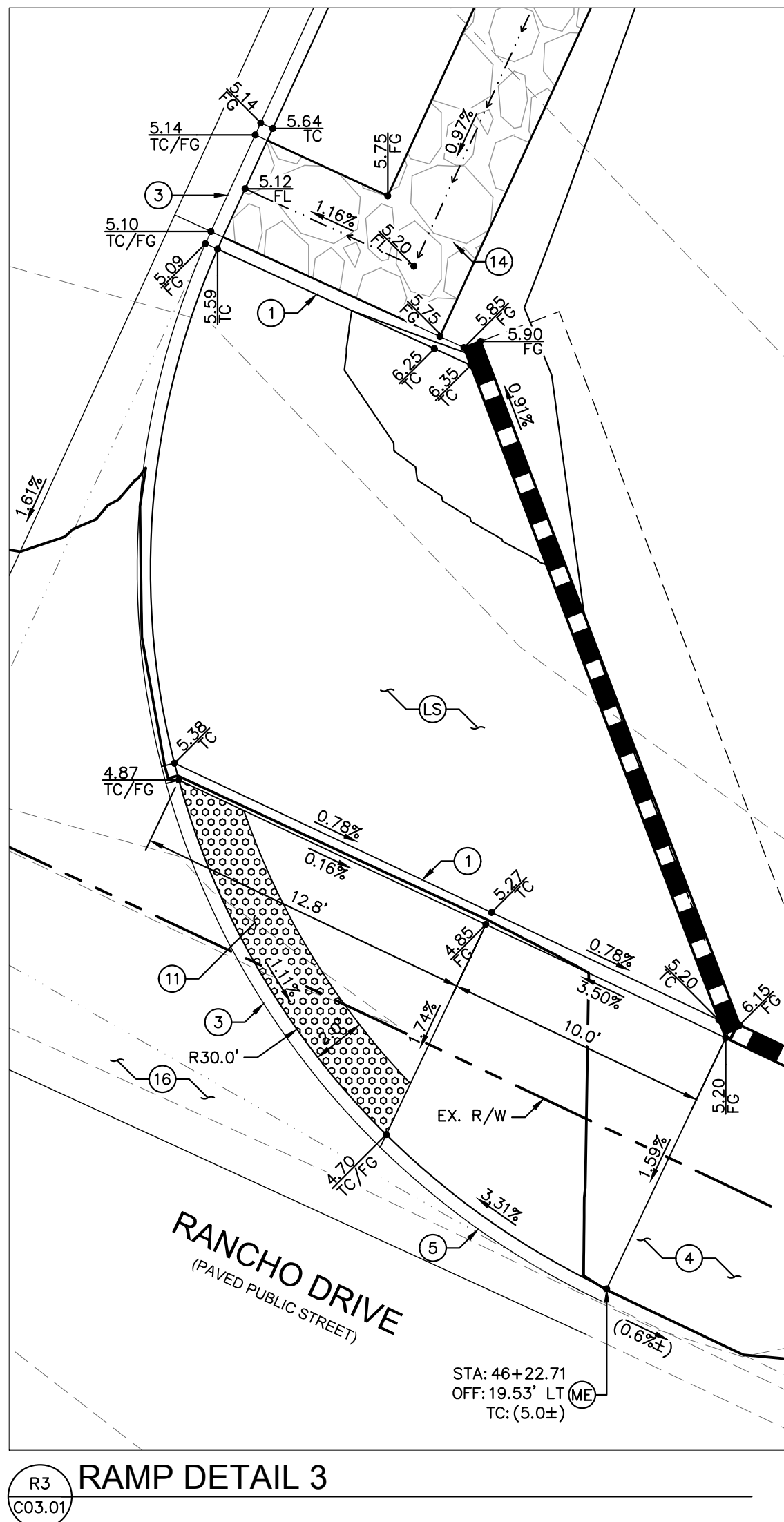
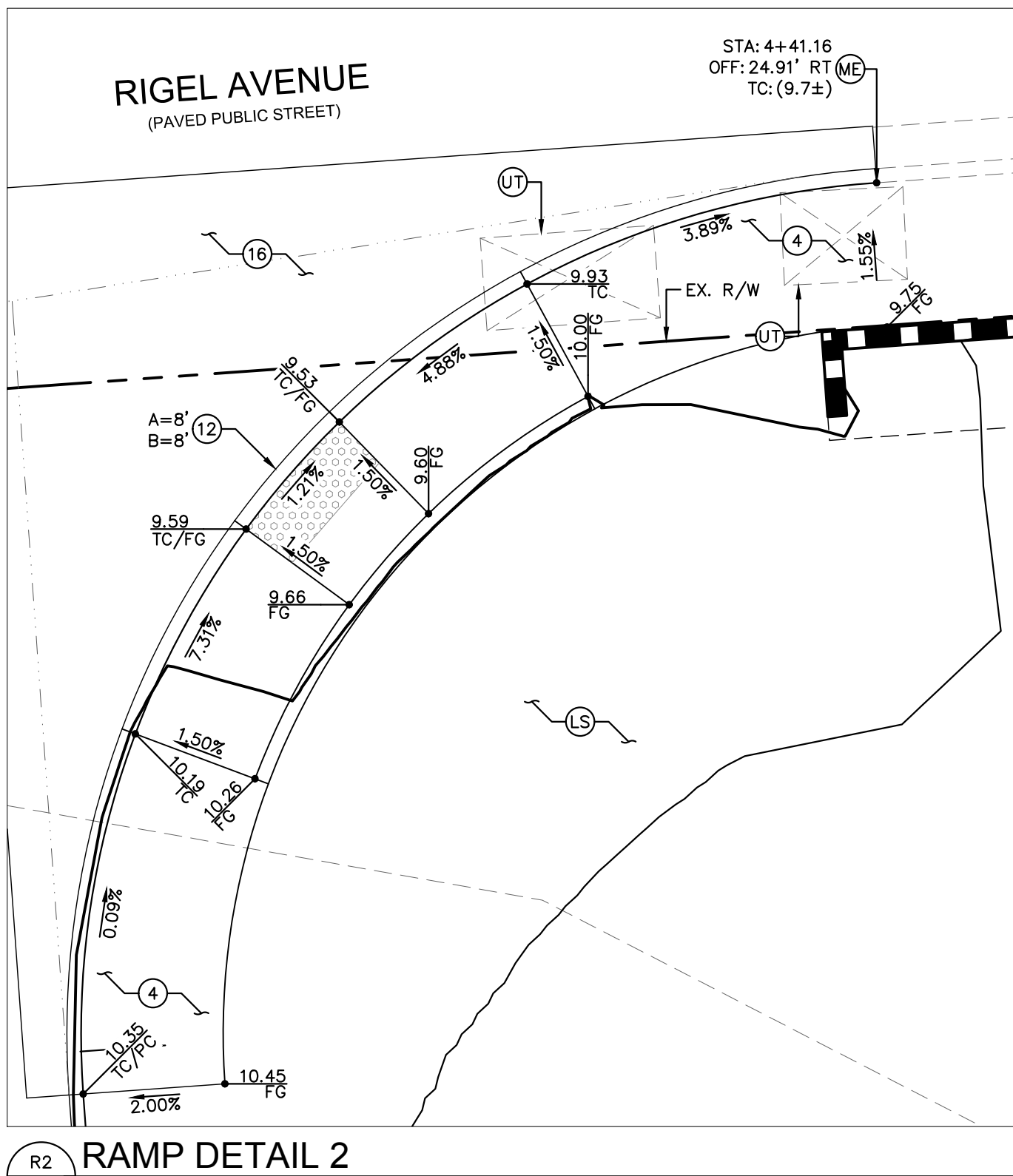
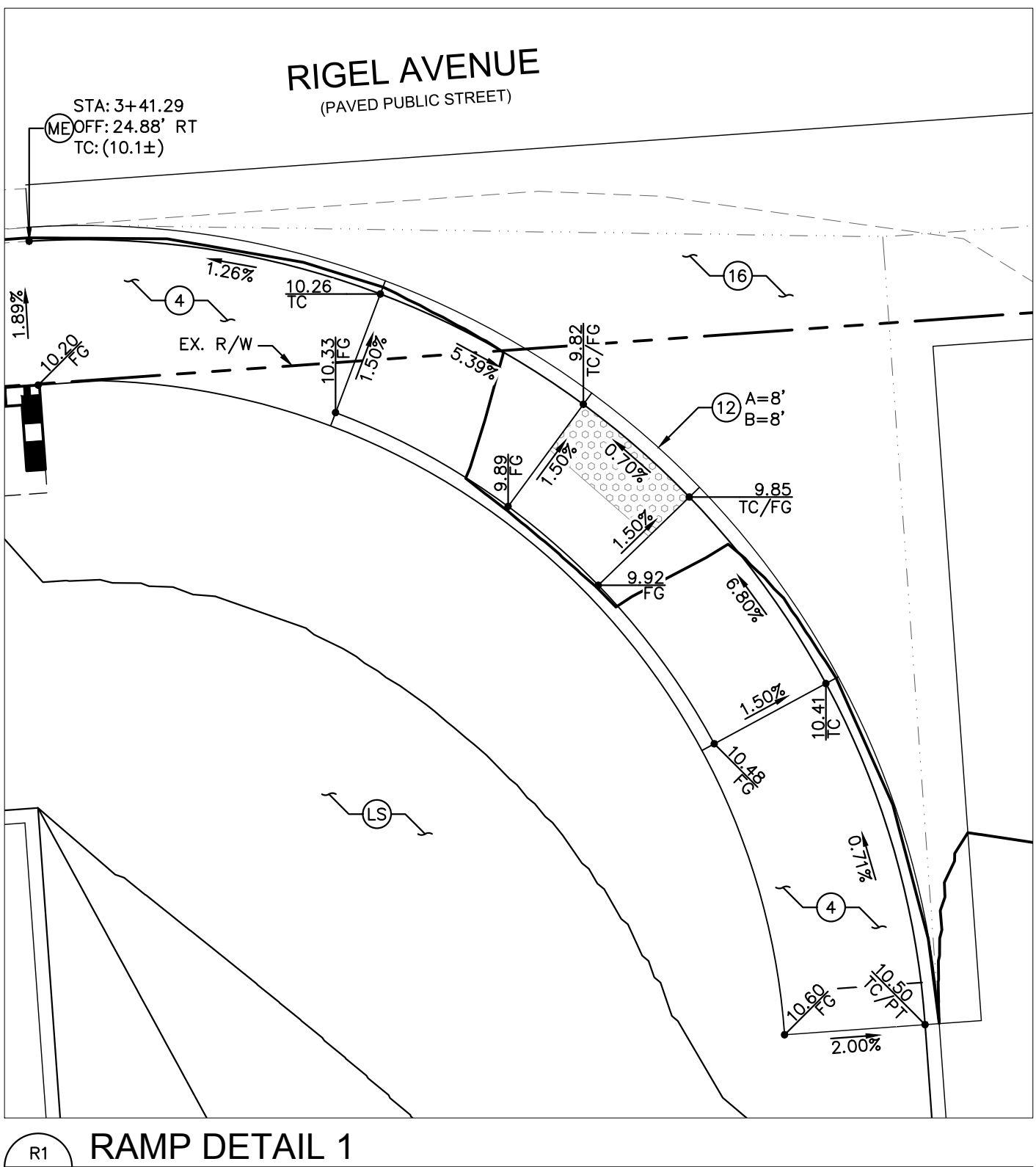
CLARK COUNTY WATER RECLAMATION DISTRICT _____ DATE _____

COWRD PIPES #: _____

SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR
OR AN APPROVAL OF ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION
DISTRICT RULES, REGULATIONS, OR DESIGN AND CONSTRUCTION STANDARDS.

C03.01	# OF XX		AREA 15 EVENT PARKING LOT PREPARED FOR AREA 15 LAS VEGAS, LLC. CITY OF LAS VEGAS NEVADA		GRADING PLAN		KHA PROJECT 092865001 DATE 07/02/2020 SCALE AS SHOWN DESIGNED BY TEA DRAWN BY KLS CHECKED BY TEA	NO PROFESSIONAL ENGINEER SEAL THOMAS ACKREUTHER EXP. 12/31/20 No. 18592 CIVIL 07/06/2020	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119 PHONE: 702-862-3600 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
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Plotted By: Ackeret, Thomas Sheet Set: KHA - Layout: C03.03 July 06, 2020 09:32:13am K:\AV-Civil\092965001 - Area 15 Ph2 (Fisher Brothers)\CAD\PlanSheets\Event Lot\092965001 - 03-Detail.dwg
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GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE EX. GRADES PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN THESE PLANS AND THE FIELD CONDITION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
2. THE CONTRACTOR SHALL VERIFY EX. IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.
3. THE CONTRACTOR SHALL PROTECT IN PLACE EX. IMPROVEMENTS, THAT ARE NOTED TO REMAIN, DURING DEMOLITION AND CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND PROTECT IN PLACE UNLESS OTHERWISE NOTED ON THE PLANS.
5. ANY EXISTING STRUCTURE(S), IMPROVEMENT(S), OR APPURTENANCE(S) TO REMAIN, WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION, SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE THEIR EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IS MAINTAINED.
7. ADD 2100.00 FEET TO ALL TRUNCATED ELEVATIONS.
8. REFER TO SHEET C03.02 FOR LEGEND AND ABBREVIATIONS.

GEOTECHNICAL REPORT

ENGINEER: NINYO & MOORE
DATED: 06/01/2020
PROJECT NO.: 304616001

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) No. 3200302170F AS SHOWN ON THE FIRM INDEX, REVISED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN".

STORM WATER COMPLIANCE NOTES

REFER TO SHEET C03.01 FOR STORM WATER COMPLIANCE NOTES.

NDOT RIGHT-OF-WAY NOTES

NO WORK SHALL BE DONE WITHIN NDOT RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

CONSTRUCTION NOTES

1. INSTALL MODIFIED TYPE 'A' CONCRETE CURB PER DETAIL 1 ON SHEET C03.05.
2. INSTALL TYPE 'L' CONCRETE CURB AND GUTTER PER CCAUSD No. 216.
3. INSTALL 0" FACE CURB PER DETAIL 2 ON SHEET C03.05.
4. INSTALL CONCRETE SIDEWALK PER CCAUSD No. 234, WIDTH AS NOTED ON PLANS.
5. INSTALL TRANSITION FROM TYPE 'L' CURB TO 0" FACE CURB, LENGTH AS NOTED ON PLANS.
6. INSTALL ASPHALT PAVING AND BASE MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
10. INSTALL 2' RETAINING WALL WITH "OPTIONAL" TYPE FOOTING PER SNBO REGIONAL STANDARD No. B-100-2 WITH GROUTED SCREEN WALL.
11. INSTALL DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES (YELLOW), PER CCAUSD No. 235, PAGE 4 OF 4.
12. INSTALL CASE I SIDEWALK RAMP PER CCAUSD No. 235.
13. INSTALL CASE II SIDEWALK RAMP PER CCAUSD No. 235.
14. INSTALL LID RIP-RAP SWALE PER DETAIL 3 ON SHEET C03.05.
15. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD No. 236.
16. INSTALL CONCRETE CROSS GUTTER PER CCAUSD No. 228.
17. INSTALL CONCRETE CURB WALL PER DETAIL 9 ON SHEET C03.05.
18. REFER TO LANDSCAPE PLANS FOR DETAILS.
- ME MATCH EXISTING
- UT ADJUST UTILITY APPURTENANCE TO GRADE/ RELOCATE UTILITY PER UTILITY PLANS.

BENCHMARK

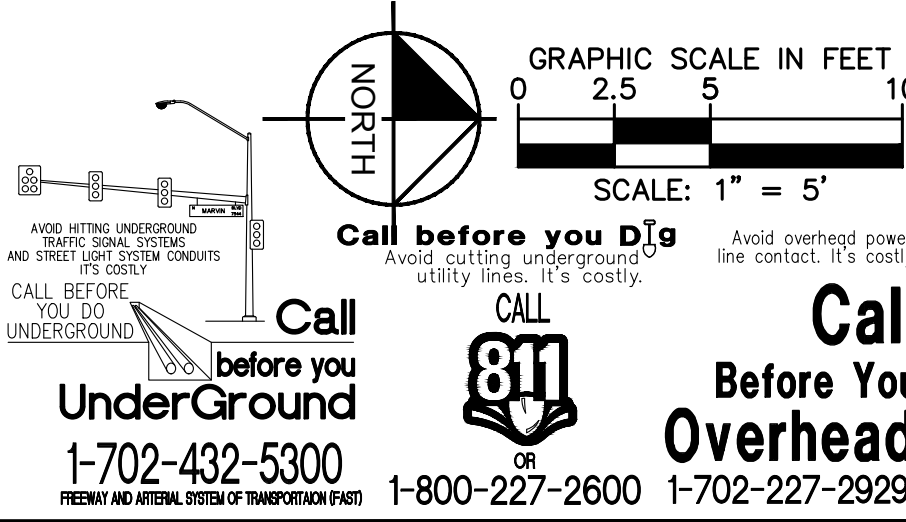
CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. "0LV118SSW6"

CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF DESERT INN ROAD AND POLARIS AVENUE NEAR THE PC OF DESERT INN ROAD.

ELEVATION = 650.346 METERS
2133.676 FEET
CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88 V.2018)

BASIS OF BEARING

NORTH 87°51'19" WEST, BEING THE BEARING ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. AND BEING THE CENTERLINE OF SIRIUS AVENUE AS MEASURED BETWEEN VALLEY VIEW BOULEVARD AND RIGEL AVENUE AS SHOWN IN FILE 196, PAGE 060 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.



APPROVED FOR CONSTRUCTION	
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES	
PROJECT No. ###	FIRST APPROVED DATE: _____
LVWMD APPROVED FIRE FLOW: TOTAL X.XXX GPM / ONSITE _____ GPM	
LVWMD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF CONSTRUCTION IS NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL.	

CLARK COUNTY WATER RECLAMATION DISTRICT	DATE _____
CCWRD PIPES #: _____	
SIGNATURE ON THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR OR AN APPROVAL OF ANY VIOLATION OF CLARK COUNTY WATER RECLAMATION DISTRICT RULES, REGULATIONS, OR DESIGN AND CONSTRUCTION STANDARDS.	

SOUTHWEST GAS CORPORATION	DATE _____
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CITY OF LAS VEGAS FIRE AND RESCUE	DATE _____
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NO.	REVISIONS	DATE	BY

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6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
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KHA PROJECT	DATE	SCALE	DESIGNED BY	TEA	DRAWN BY	KLS	CHECKED BY	TEA
092965001	07/02/2020	AS SHOWN						

AREA 15 EVENT PARKING LOT DETAILED GRADING - SHEET 1

AREA 15
EVENT PARKING LOT
DETAILED GRADING -
SHEET 1

PREPARED FOR
AREA 15 LAS VEGAS, LLC.
CITY OF LAS VEGAS
NEVADA

OF XX
C03.03



GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE EX. GRADES PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN THESE PLANS AND THE FIELD CONDITION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
2. THE CONTRACTOR SHALL VERIFY ALL IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.
3. THE CONTRACTOR SHALL PROTECT IN PLACE EX. IMPROVEMENTS, THAT ARE NOT TO BE REMOVED OR RELOCATED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND PROTECT IN PLACE THEREAFTER.
5. ANY EXISTING STRUCTURE(S), IMPROVEMENT(S), OR APPURTENANCE(S) TO REMAIN, WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION, SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IS MAINTAINED. TO 10.000 FEET TO ALL EXISTING UTILITIES.
7. REFER TO SHEET C00.02 FOR LEGEND AND ABBREVIATIONS.

GEOTECHNICAL REPORT

ENGINEER: NINYO & MOORE
DATED: 06/01/2020
PROJECT NO.: 304616001

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SUBJECT SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) No. 32003C2170F AS SHOWN ON THE FIRM INDEX, REVISED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN".

STORM WATER COMPLIANCE NOTES

REFER TO SHEET C03.01 FOR STORM WATER COMPLIANCE NOTES

NDOT RIGHT-OF-WAY NOTES

NO WORK SHALL BE DONE WITHIN NDOT RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

CONSTRUCTION NOTES

- (2) INSTALL TYPE 'L' CONCRETE CURB AND GUTTER PER CCAUSD No. 216.
- (3) INSTALL 0" FACE CURB PER DETAIL 2 ON SHEET C03.05.
- (4) INSTALL CONCRETE SIDEWALK PER CCAUSD No. 234, WIDTH AS NOTED ON PLANS.
- (6) INSTALL ASPHALT PAVING AND BASE MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- (7) INSTALL CONCRETE PAVING AND BASE MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- (9) INSTALL 3' WIDE ADA VALLEY GUTTER PER DETAIL 4 ON SHEET C03.05.
- (10) INSTALL 2' RETAINING WALL WITH "OPTIONAL" TYPE FOOTING PER SNBO REGIONAL STANDARD No. B-100-2 WITH GROUTED SCREEN WALL.
- (13) INSTALL CASE II SIDEWALK RAMP PER CCAUSD No. 235.
- (14) INSTALL LID RIP-RAP SWALE PER DETAIL 3 ON SHEET C03.05.
- (15) INSTALL SIDEWALK UNDERDRAIN PER CCAUSD No. 236.
- (16) INSTALL CONCRETE CROSS GUTTER PER CCAUSD No. 228.
- (17) INSTALL CONCRETE CURB WALL PER DETAIL 9 ON SHEET C03.05.
- (LS) REFER TO LANDSCAPE PLANS FOR DETAILS.
- (ME) MATCH EXISTING
- (PP) PROTECT IN PLACE

BENCHMARK

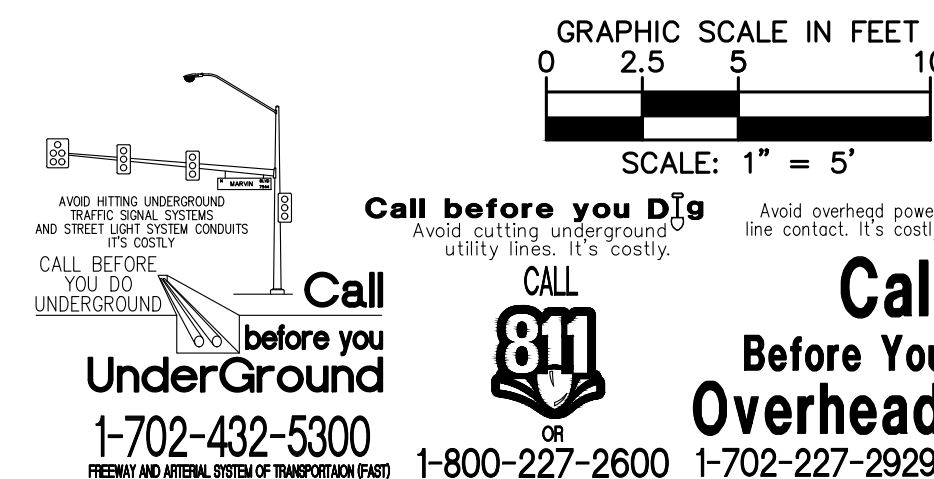
CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. "OLV118SSW6"

CITY OF LAS VEGAS PIN AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF DESERT INN ROAD AND POLARIS AVENUE NEAR THE PC OF DESERT INN ROAD.

ELEVATION = 650.346 METERS
2133.676 FEET
CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88 V.2018)

BASIS OF BEARING

NORTH 87°51'19" WEST, BEING THE BEARING ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AND BEING THE CENTERLINE OF SIRIUS AVENUE AS MEASURED BETWEEN VALLEY VIEW BOULEVARD AND RIGEL AVENUE AS SHOWN IN FILE 196, PAGE 060 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.



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SOUTHWEST GAS CORPORATION _____ DATE _____

CITY OF LAS VEGAS FIRE AND RESCUE DATE _____

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES

PROJECT No. ##### FIRST APPROVED DATE: _____

LVVWD APPROVED FIRE FLOW: TOTAL X.XXX GPM / ONSITE ---- GPM

LVVWD APPROVAL IS VALID FOR ONE (1) YEAR FROM SIGNATURE DATE. IF
LVVWD NOT STARTED, PLANS MUST BE RESUBMITTED FOR REVIEW
AND APPROVAL

CLARK COUNTY WATER RECLAMATION DISTRICT _____ DATE _____

CCWRD PIPES #: _____

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Kimley»Horn
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 6671 LAS VEGAS BLVD. LAS VEGAS, NV 89119
 PHONE 702-862-3600
 WWW.KIMLEY-HORN.COM

Professional Engineer
 Thomas Ackre
 Exp. 12/31/2020
 Civil
 No. 18599
 State of Nevada

07/06/2020

KHA PROJECT
092965001
DATE
07/02/2020
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY KLS
CHECKED BY TEA

C03.04

OF XX

AREA 15

EVENT PARKING LOT

PREPARED FOR

AREA 15 LAS VEGAS, LLC.

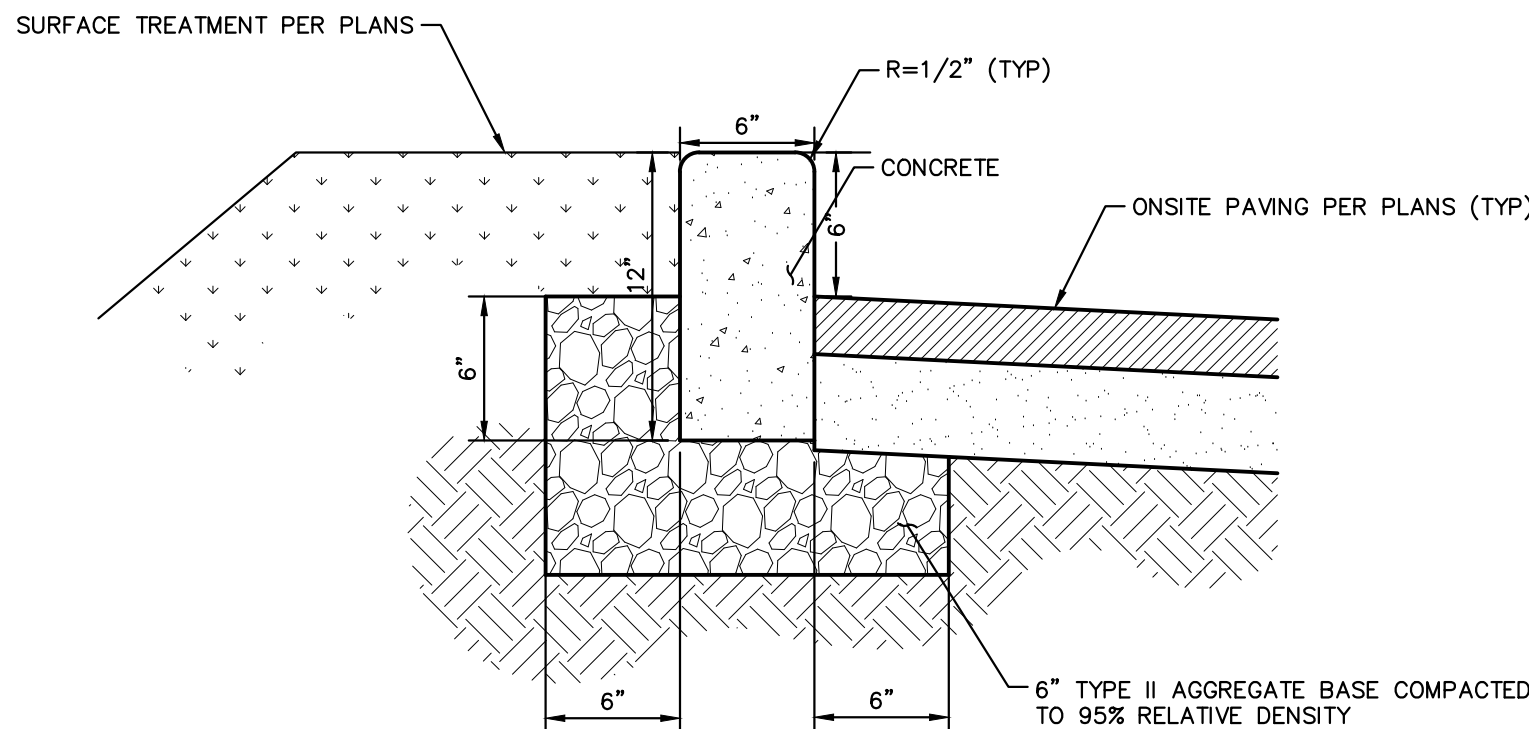
CITY OF LAS VEGAS

NEVADA

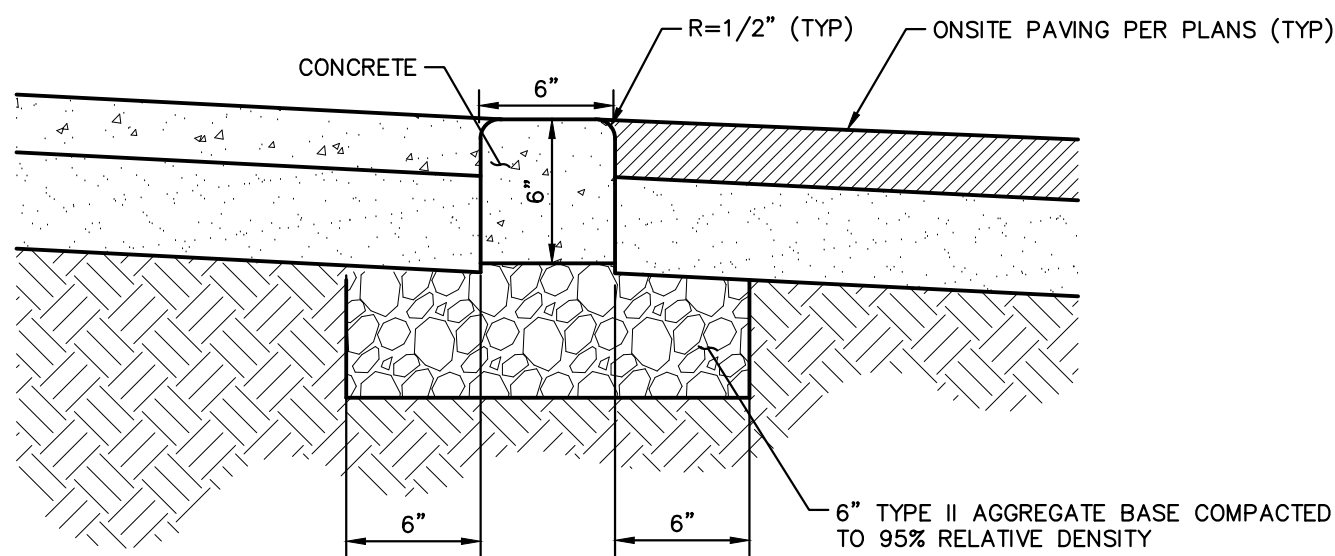
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SHEET 2

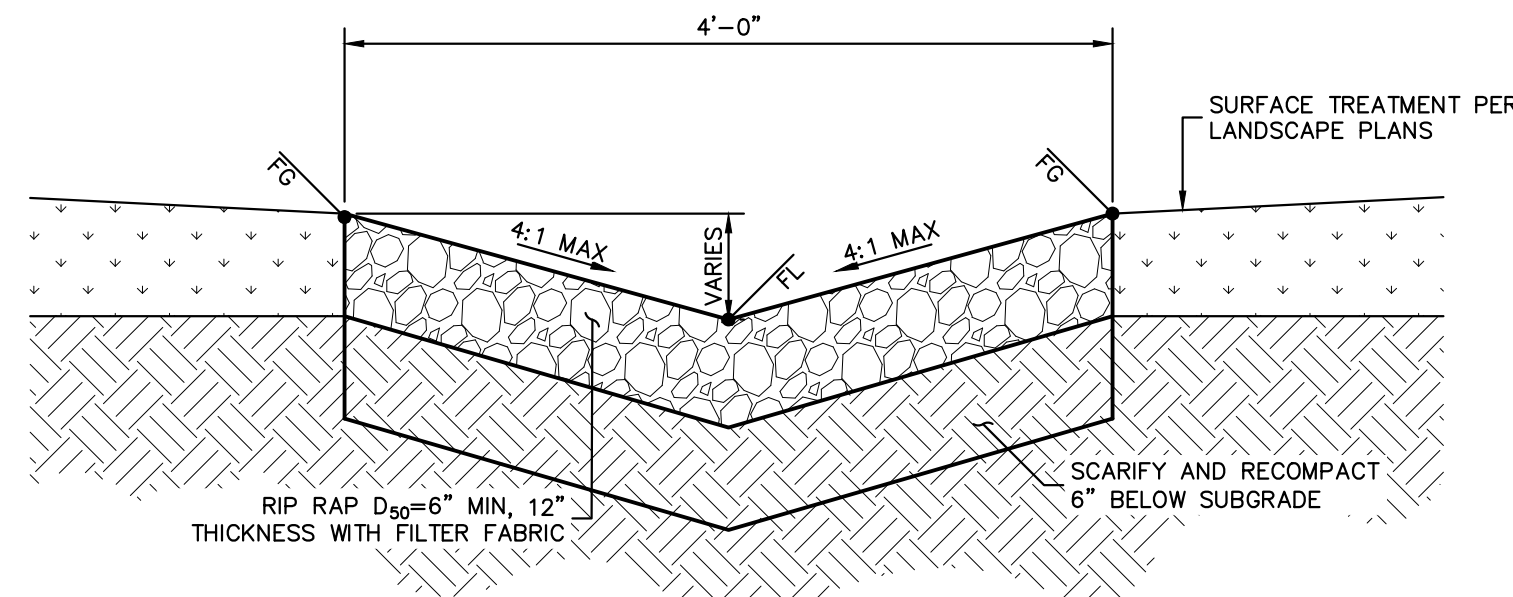
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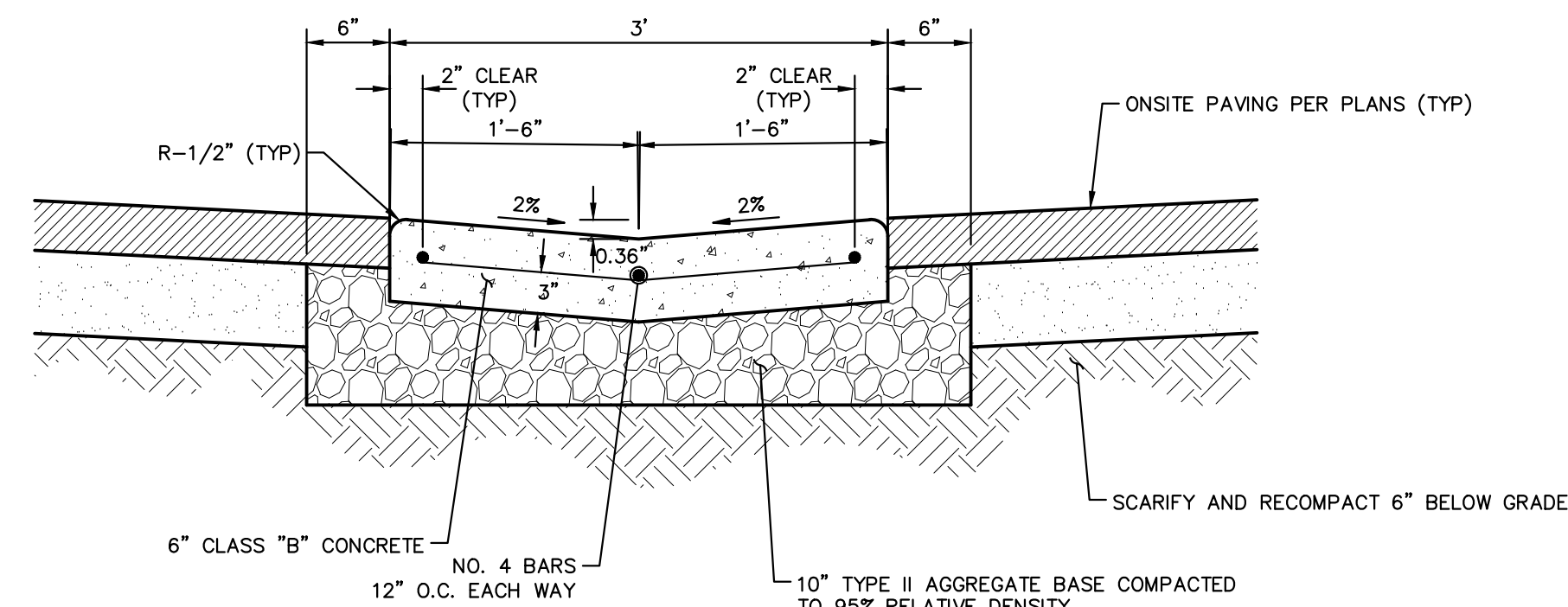
1
ON SITE MODIFIED TYPE "A" CURB
DETAIL NTS



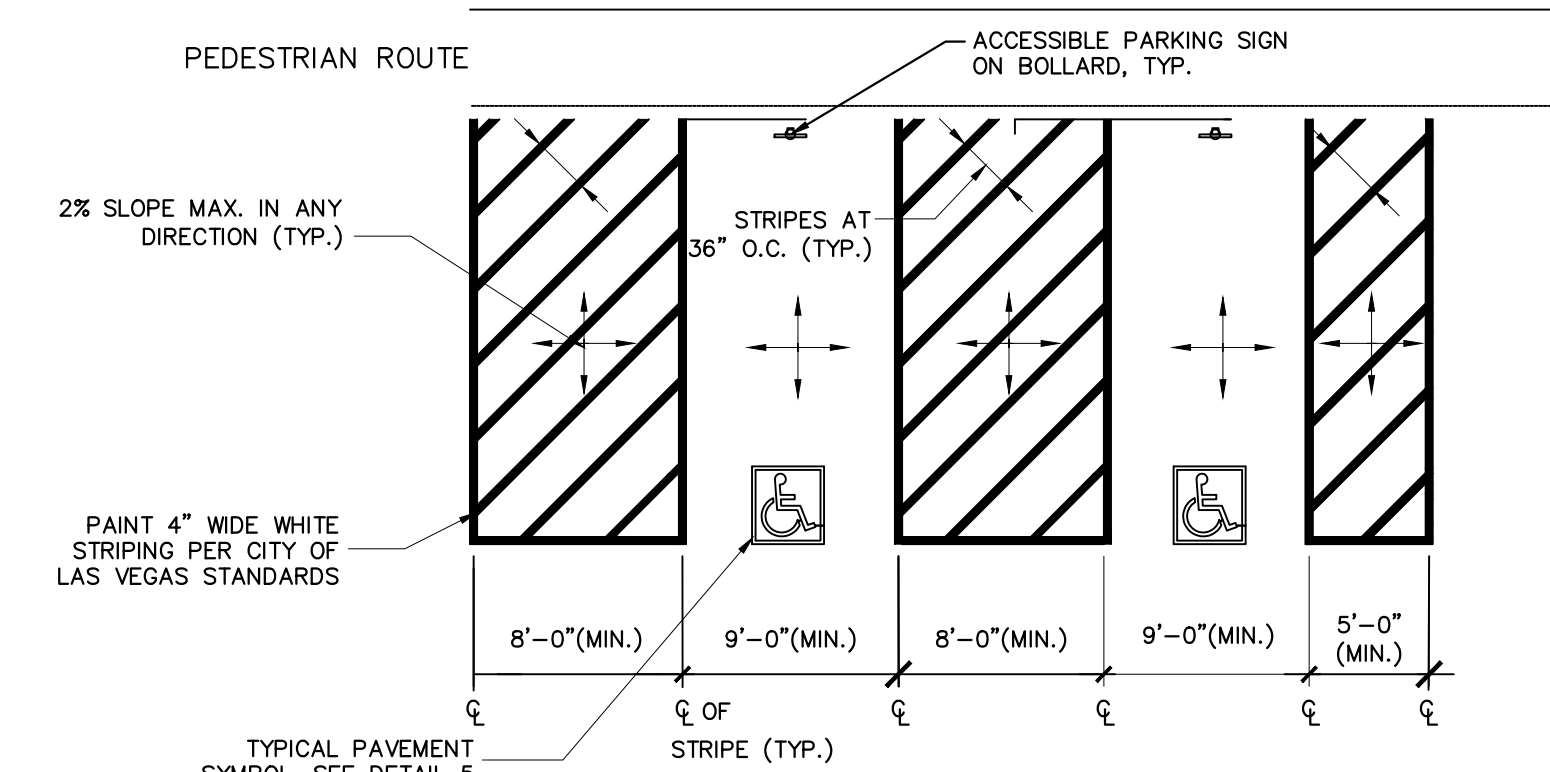
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FLUSH (0") CURB
DETAIL NTS



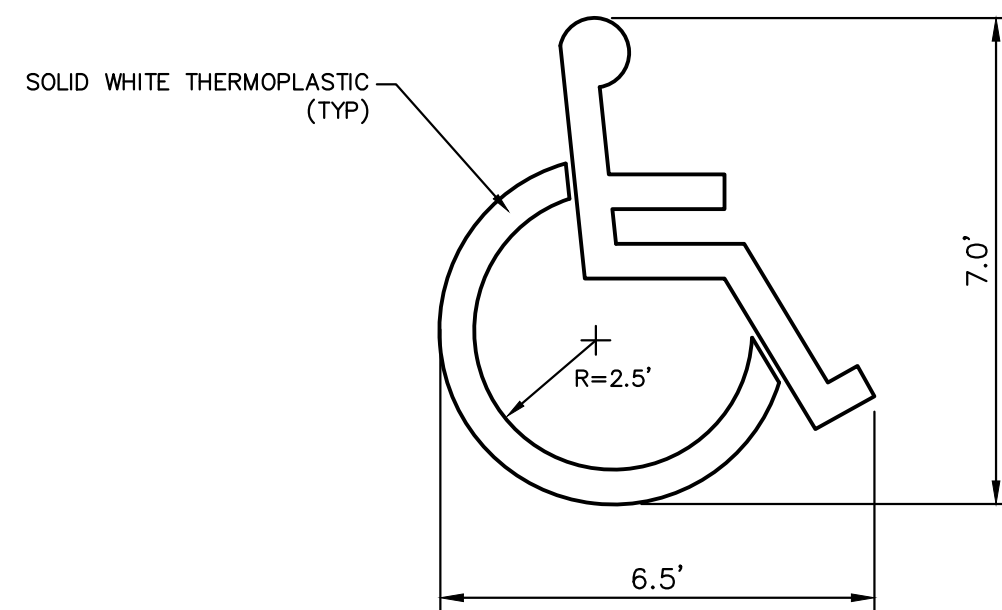
3
LID RIP-RAP DRAINAGE SWALE
DETAIL NTS



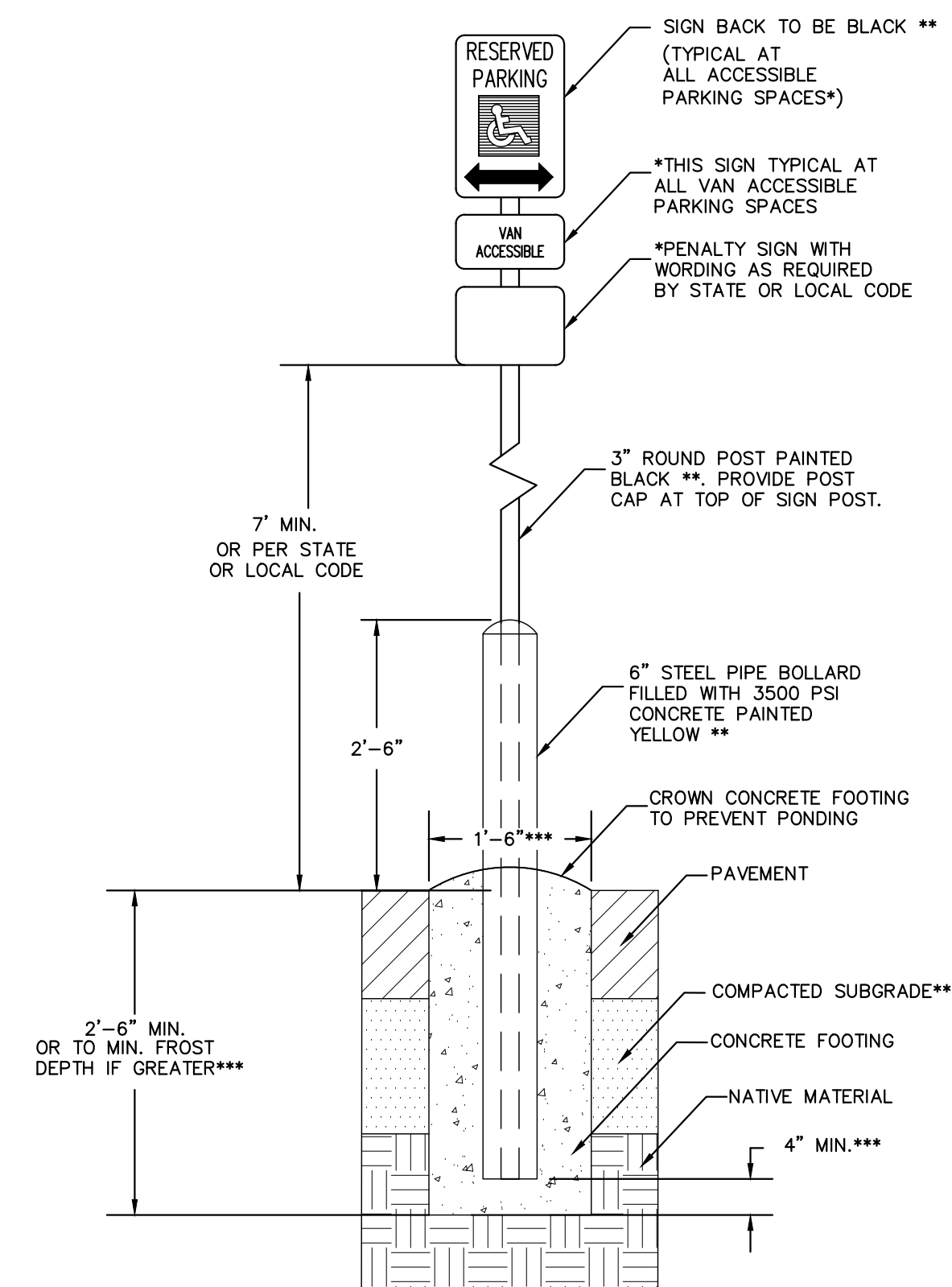
4
ON SITE 3' ADA VALLEY GUTTER
DETAIL NTS



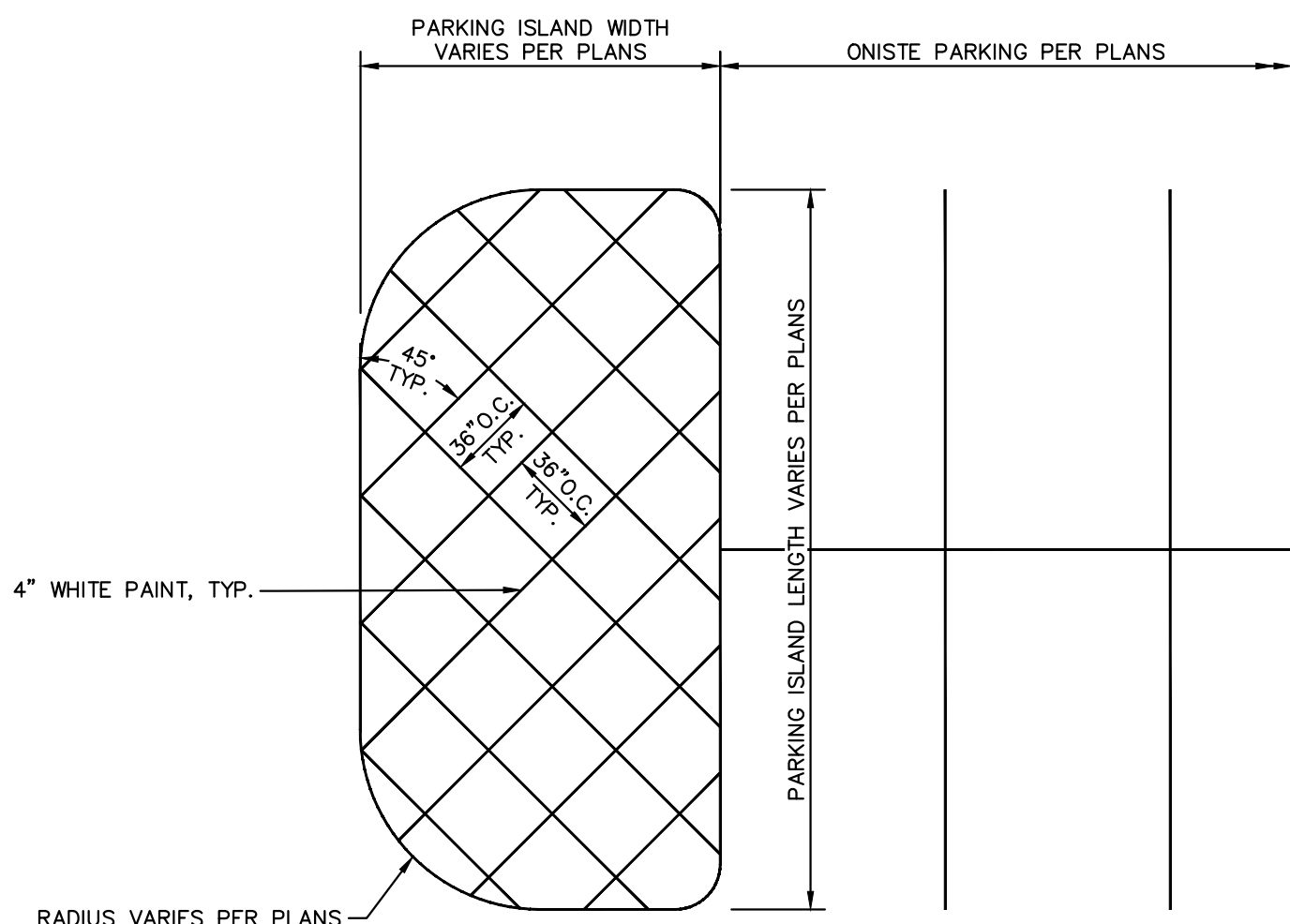
5
ACCESSIBLE PARKING STALL
DETAIL NTS



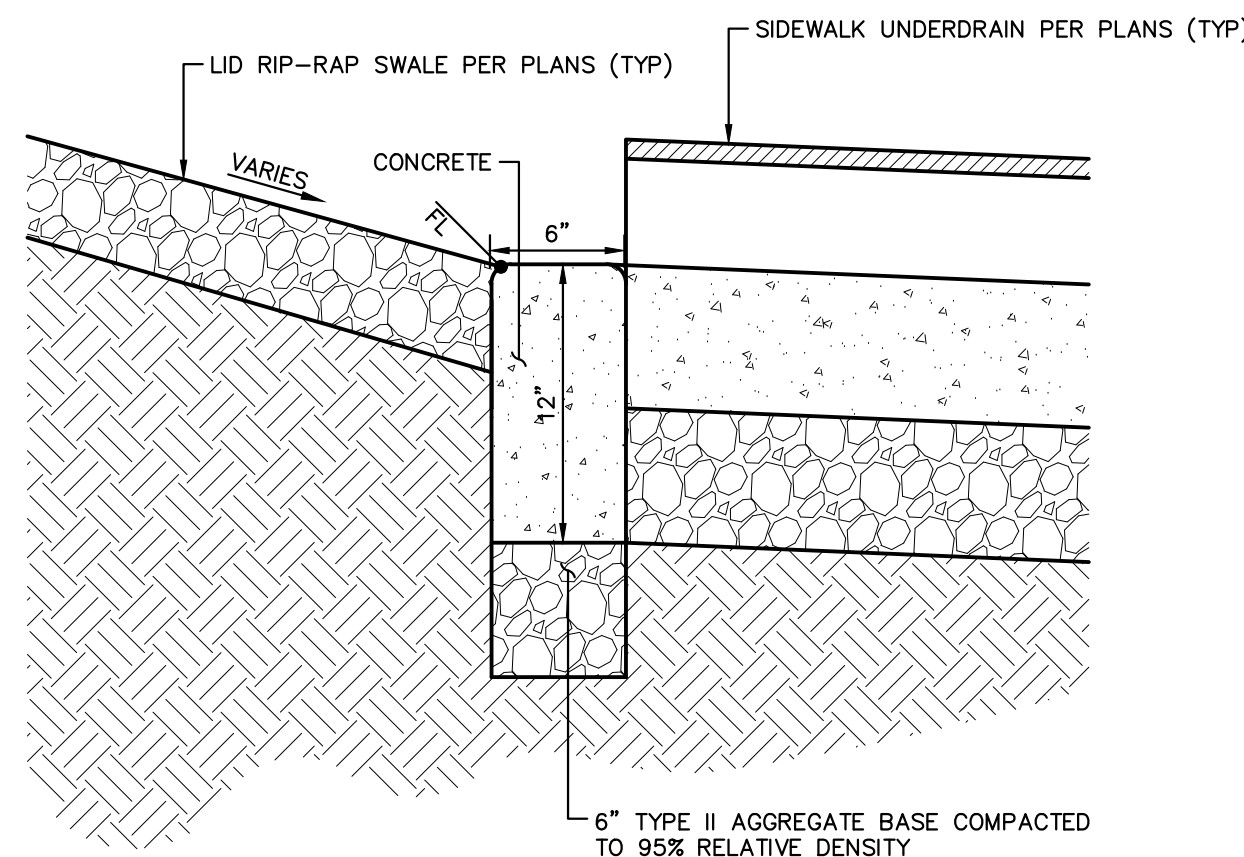
6
ADA PARKING DESIGNATION SYMBOL
DETAIL NTS



7
ACCESSIBLE PARKING SIGN ASSEMBLY WITH BOLLARD
DETAIL NTS



8
PARKING END CAP STRIPING
DETAIL NTS



9
CONCRETE CURB WALL
DETAIL NTS



NO.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 702-862-3600
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KHA PROJECT	092965001
DATE	07/02/2020
SCALE	AS SHOWN
DESIGNED BY	TEA
DRAWN BY	KLS
CHECKED BY	TEA

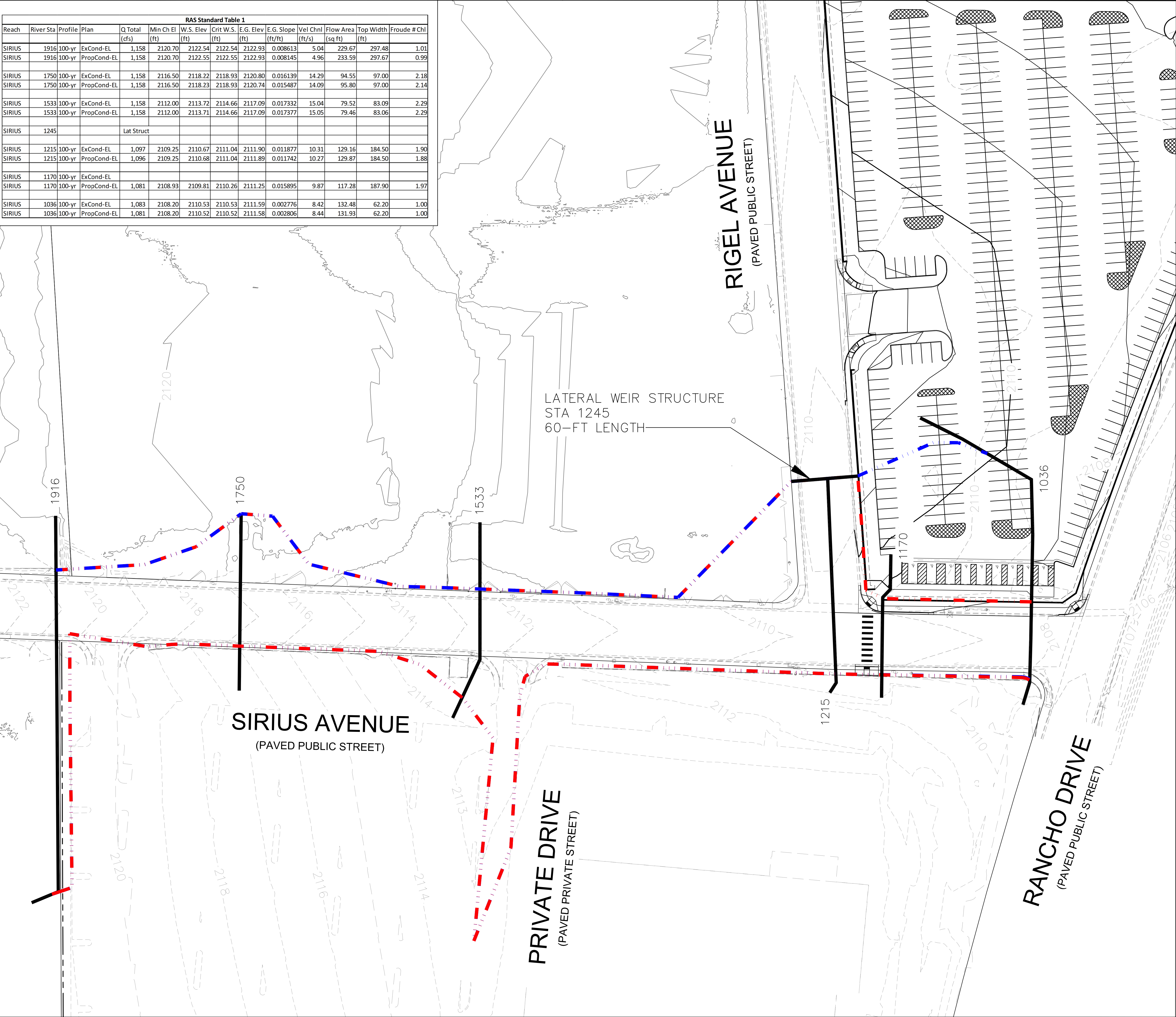
AREA 15 EVENT PARKING LOT PREPARED FOR AREA 15 LAS VEGAS, LLC. CITY OF LAS VEGAS NEVADA



AREA 15 EVENT PARKING LOT PREPARED FOR AREA 15 LAS VEGAS, LLC. CITY OF LAS VEGAS	LID FACILITY MAP	KHA PROJECT 092965001 DATE JULY 2020 SCALE AS SHOWN DESIGNED BY AV DRAWN BY AV CHECKED BY RRD	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119 PHONE: 702-862-3600 WWW.KIMLEY-HORN.COM	REVISIONS		DATE	BY
				No.			

Plotted By:Recho, Jonathan Sheet: Sir-Kha Layout:EX-1 June 28, 2020 11:33:56am K:\AV-Civil\092805001 - Area 15 PH2 (Fisher Brothers)\Reports\DRAINAGE\Exhibit Parking Lot\02_ADD\Figure\CAD\RAS-1.dwg and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. This document, together with the concepts and designs presented herein, is prepared only for the specific purpose and client for which it was prepared. No other use or reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. is intended.

RAS Standard Table 1													
Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
SIRIUS	1916	100-yr	ExCond-EL	1,158	2120.70	2122.54	2122.54	2122.93	0.008613	5.04	229.67	297.48	1.01
SIRIUS	1916	100-yr	PropCond-EL	1,158	2120.70	2122.55	2122.55	2122.93	0.008145	4.96	233.59	297.67	0.99
SIRIUS	1750	100-yr	ExCond-EL	1,158	2116.50	2118.22	2118.93	2120.80	0.016139	14.29	94.55	97.00	2.18
SIRIUS	1750	100-yr	PropCond-EL	1,158	2116.50	2118.23	2118.93	2120.74	0.015487	14.09	95.80	97.00	2.14
SIRIUS	1533	100-yr	ExCond-EL	1,158	2112.00	2113.72	2114.66	2117.09	0.017332	15.04	79.52	83.09	2.29
SIRIUS	1533	100-yr	PropCond-EL	1,158	2112.00	2113.71	2114.66	2117.09	0.017377	15.05	79.46	83.06	2.29
SIRIUS	1245				Lat Struct								
SIRIUS	1215	100-yr	ExCond-EL	1,097	2109.25	2110.67	2111.04	2111.90	0.011877	10.31	129.16	184.50	1.90
SIRIUS	1215	100-yr	PropCond-EL	1,096	2109.25	2110.68	2111.04	2111.89	0.011742	10.27	129.87	184.50	1.88
SIRIUS	1170	100-yr	ExCond-EL										
SIRIUS	1170	100-yr	PropCond-EL	1,081	2108.93	2109.81	2110.26	2111.25	0.015895	9.87	117.28	187.90	1.97
SIRIUS	1036	100-yr	ExCond-EL	1,083	2108.20	2110.53	2110.53	2111.59	0.002776	8.42	132.48	62.20	1.00
SIRIUS	1036	100-yr	PropCond-EL	1,081	2108.20	2110.52	2110.52	2111.58	0.002806	8.44	131.93	62.20	1.00



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

1036

HEC-RAS CROSS SECTION & ID

2-FT CONTOURS

1-FT CONTOURS

PROPOSED CONTOURS

EXISTING 100-YR INUNDATION LIMITS

PROPOSED 100-YR INUNDATION LIMITS

AREA 15
EVENT PARKING LOT
PREPARED FOR
AREA 15 LAS VEGAS, LLC.
CITY OF LAS VEGAS NEVADA

FIGURE
RAS-1

SIRIUS AVENUE
HEC-RAS EXHIBIT

RHA PROJECT
092805001

DATE
JUNE 2020

SCALE
AS SHOWN

DESIGNED BY
JR

DRAWN BY
JR

CHECKED BY
RHD

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No. DATE BY