DS #: 05068.2

APN: 139.34.110.012

PROJECT: Symphony Park Residential - Update #2

SUBMITTAL: 4th

SCANNED BY/DATE:

CHECKED BY/DATE:

CITY OF LAS VEGAS NEVADA

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM	DATE: August 12, 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: **Symphony Park Residential - Update #2** **(A.K.A. Aspen Heights)**	**COPIES TO:** Kimley Horn and Associates Inc.
Cross Streets: NEC Symphony Park Avenue & City Parkway	Breckenridge Group Las Vegas Nevada LLC
File Number: F:\Depot\DSMemos\DS5068E.doc	Bart Anderson, P.E., DevCo
Parcel Number: 139-34-110-012	
Zoning Action: SDR-73538	
FEMA Flood Zone YES NO **X**	
Proposed Storm Drain YES **X** NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	11/15/2018	11/28/2018 & 12/5/2018	Not Approved	$400.00	501052: $400
2nd Submittal	12/27/2019	1/9/2019	Not Approved	$400.00	502012: $400
Supplement	1/23/2019	1/24/2019	Approved	N/C	N/C
3rd Submittal	9/23/2019	9/24/2019	Approved	$100.00	3576552: $100
4th Submittal	7/31/2020	8/12/2020	See Comments Below	$100.00	3934675: $100
			TOTAL FEES (LDDRS):	**$1,000.00**	**----**

REMARKS:

4th Submittal: Update #2 to add onsite Roof Drain Conveyance System

3rd Submittal: Update to address minor onsite revision

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

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

The following conditions are repeated until they are complete:

1. The proposed 15'-public drainage easement must be dedicated and recorded by separate document prior to the final approval of improvement plans.
2. Clearly label on the grading plans and the recording document that the surface of the proposed 15'-public drainage easement is privately maintained by the property owner.

3. ***City of Las Vegas*** does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that ***City of Las Vegas*** only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications*.

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

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

END OF REMARKS
WSP/AYS

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

Update #2 to the

Technical Drainage Study

for

Symphony Park Residential (Aspen Heights)

Date Prepared:
July 2020

Prepared for:
Breckenridge Group Las Vegas Nevada, LLC
1301 S. Capital of Texas Highway,
Ste. B-201,
Austin, TX 78746
(512) 910-3561

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

Kimley»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Symphony Park Residential (Aspen Heights) Date: July 2020

Location of Development: a) Descriptive (Cross Streets) North/South: West Carson Avenue & Symphony Park Avenue

East/West: City Parkway

b) Section: 34 Township: 20S Range: 61E

c) APN : 139-34-110-009

Name of Owner: Breckenridge Group Las Vegas Nevada, LLC

Telephone No.: 512.910.3561 Fax No.: E-Mail Address: pbrennan@ahpliving.com

Address: 1301 S. Capital of Texas Highway, Ste. B-201, Austin, Texas 78746

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

* **E-Mail Address:** rachael.dennis@kimley-horn.com **Fax No.:**

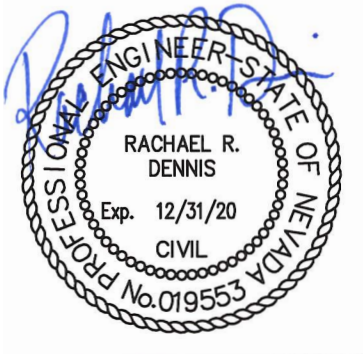
Firm: KIMLEY-HORN

Address: 6671 Las Vegas Boulevard South, Suite 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	GRADING PERMIT	

1. Total Owned Land Area: At Site: +/- 5.25 acres Being Developed/Disturbed: +/- 5.25 acres
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ **Yes**** ☒ **No**
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ **Yes**** ☒ **No**
4. Proposed type of development (Residential, Commercial, Etc.): Residential
5. Approximate upstream land area which drains to the subject site: +/- 5 acres
6. Has the site drainage been evaluated in the past? ☒ **YES** ☐ **NO** If yes, please identify documentation: 61 Acres @ Grand Central Parkway, Union Park Update, Symphony Park at Union Park
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Maintaining existing drainage patterns, site drains from the southwest to the northeast
8. Briefly describe your proposed schedule for the subject project: ASAP



07/29/20

Engineer's Seal

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

***New Required Field**

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

Revision	Date

Local Entity File No.

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: September 24, 2019
TO: **Land Development Services** Department of Building & Safety				FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:			**COPIES TO:**
Symphony Park Residential Update – A.K.A. Aspen Heights				Kimley Horn and Associates Inc.
Cross Streets:	NEC Symphony Park Avenue & City Parkway			Breckenridge Group Las Vegas Nevada LLC
File Number:	F:\Depot\DSMemos\DS5068D.doc			Bart Anderson, P.E., DevCo
Parcel Number:	139-34-110-012			
Zoning Action:	SDR-73538			
FEMA Flood Zone	YES	NO	X	
Proposed Storm Drain	YES X	NO		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	11/15/2018	11/28/2018 & 12/5/2018	Not Approved	$400.00	501052: $400
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Supplement	1/23/2019	1/24/2019	Approved	N/C	N/C
3rd Submittal	9/23/2019	9/24/2019	See Comments Below	$100.00	3576552: $100
			TOTAL FEES (LDDRS):	**$900.00**	**----**

REMARKS:

3rd Submittal: Update to address minor onsite revision

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

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
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END OF REMARKS
WSP/AYS

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

Kimley»Horn

July 29, 2020

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

RE: ***Update # 2 to the Technical Drainage Study for Symphony Park Residential (Aspen Heights) (DS 5068)***

Dear Mr. Sung,

This letter certifies that all items provided on the *Update # 2 to the Technical Drainage Study for Symphony Park Residential (Aspen Heights)* 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,

Rachael R. Dennis, P.E.

Kimley»Horn

Update #2 to the

Technical Drainage Study

for

Symphony Park Residential (Aspen Heights)

Date Prepared:
July 2020

Prepared for:
Breckenridge Group Las Vegas Nevada, LLC
1301 S. Capital of Texas Highway,
Ste. B-201,
Austin, TX 78746

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

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July 2020
KH Project #192008000

Kimley»Horn

July 29, 2020

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

RE: *Update #2 to the Technical Drainage Study for Symphony Park Residential (Aspen Heights)* (DS 5068)

Dear Mr. Sung,

The purpose of this letter is to serve as **Update #2** to the subject project. The *Technical Drainage Study for Symphony Park Residential (Aspen Heights)* was approved by CLV on January 24, 2019. The TDS was subsequently updated once for minor site plan updates. *Update #1 to the Technical Drainage Study for Symphony Park Residential (Aspen Heights)* (hereinafter referred to as **Update #1***)* was approved by CLV on September 24, 2019. **Update #2** included herein, is intended to supersede data contained in previous studies.

Due to an internal change of the roof drains, the PVC roof drain conveyance system was added. This change does not alter the overall storm runoff values for the site. This change has no effect on the approved drainage patterns or quantities of flow from the approved **Update #1.**

The proposed revisions generally maintain existing drainage patterns and the proposed buildings meet finished floor elevation criteria. The methodologies and calculations presented in this report are in compliance with the CCRFCD Hydrologic Criteria and Drainage Design Manual (Manual).

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.

Sincerely,

Rachael R. Dennis, P.E.

LIST OF APPENDICES

Appendix A – Reference Materials

- *Update to the Technical Drainage Study for Symphony Park Residential*; September 2019. (DS5068).

Appendix B – Improvement Plans

Appendix A – Reference Materials

- *Update to the Technical Drainage Study for Symphony Park Residential;* September 2019. (DS5068).

Kimley»Horn

MEMORANDUM

To: Mr. Albert Sung, P.E.
City of Las Vegas-Department of Public Works
Flood Control Section

From: Brice Hammersland, P.E., CFM
Kimley-Horn and Associates, Inc.

Date: 9 September 2019

Subject: Symphony Park Residential TDS Update
Revision to Onsite Grading, no Effect on Drainage Patterns (DS 5068C)

The Symphony Park Residential project has made some minor changes to the site plan that do not affect drainage patterns. The specific changes are:

- Overall Building foot print shifted slightly
- Updated onsite grading which was minor to reflect the building shift. Grading did not impact drainage patterns.
- Wall along the east side of East Frontage Street was raised to provide additional safety for vehicles.
- A small portion of the East Frontage Street located offsite was added to proposed drainage area PR05. The area added was not large enough to change the overall drainage area of 0.4 acres therefore, it did not increase the flow going to the proposed inlet located along East Frontage Street in the southeast corner of the site.
- Drainage patterns remain the same.

The site layout changes have no effect to the drainage patterns or quantities of flow from the TDS (DS 5068C) approved by the City on January 24, 2019.

Please contact Thomas Ackeret at (702) 862-3608 or thomas.ackeret@kimley-horn.com if you have any questions.

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM	DATE: September 24, 2019
TO: **Land Development Services** Department of Building & Safety	**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: **Symphony Park Residential Update – A.K.A. Aspen Heights**	**COPIES TO:** Kimley Horn and Associates Inc.
Cross Streets: NEC Symphony Park Avenue & City Parkway	Breckenridge Group Las Vegas Nevada LLC
File Number: F:\Depot\DSMemos\DS5068D.doc	Bart Anderson, P.E., DevCo
Parcel Number: 139-34-110-012	
Zoning Action: SDR-73538	
FEMA Flood Zone YES NO **X**	
Proposed Storm Drain YES **X** NO	

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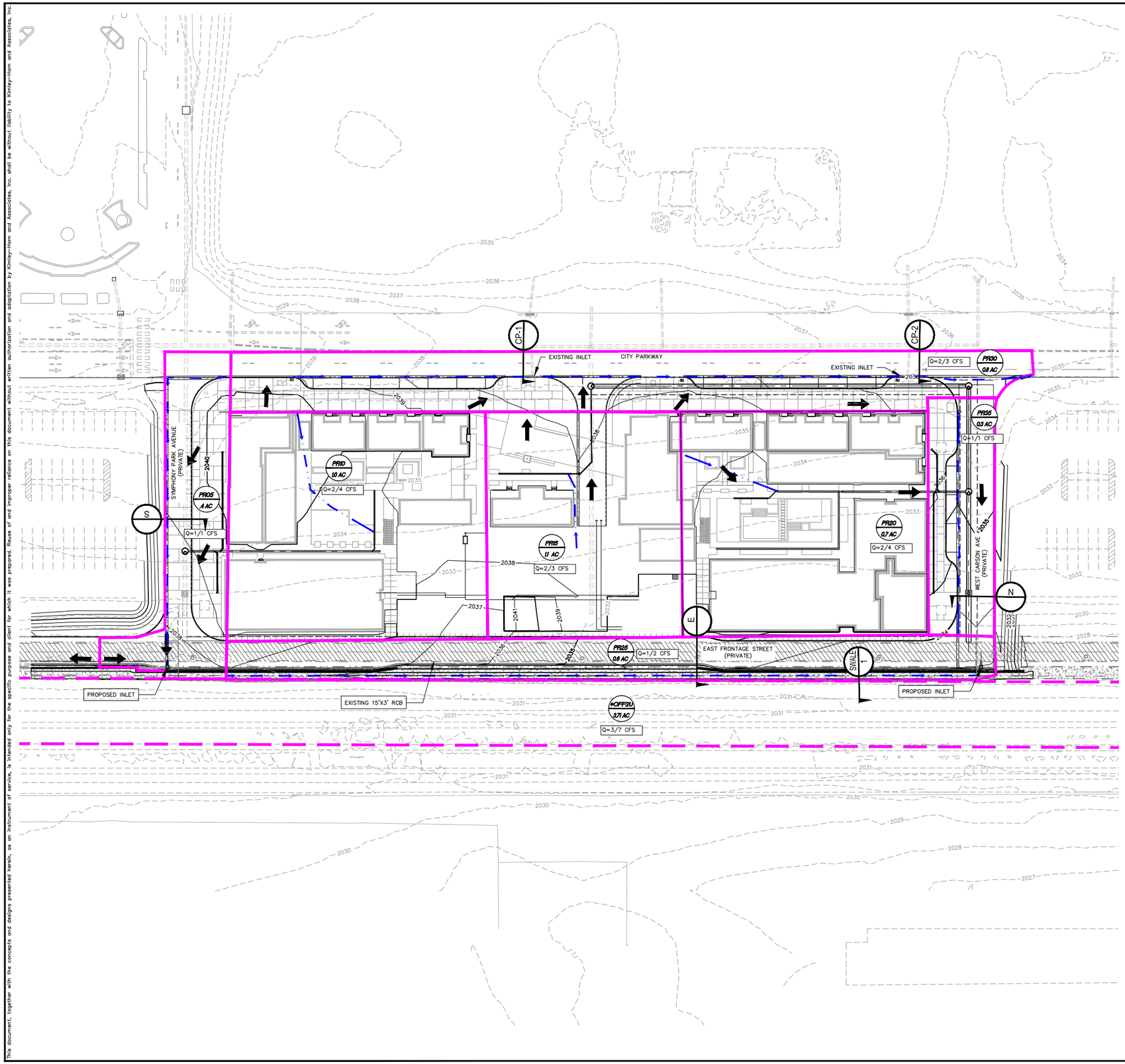
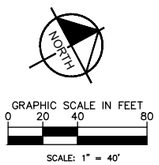
END OF REMARKS
WSP/AYS

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





LEGEND

- BASIN ID / BASIN AREA (ACRES)
- *ULTIMATE BASIN BOUNDARY
- BASIN BOUNDARY
- FLOWPATH
- FLOW ARROW
- 10YR/100YR CFS SURFACE FLOW ARROW
- (xx CFS) [xx CFS] 100YR REFERENCED STORM DRAIN FLOW
- 100YR DESIGN STORM DRAIN FLOW
- SECTION ID

FLOW SUMMARY TABLE

SYMPHONY PARK RESIDENTIAL			
BASIN ID	BASIN AREA (ac)	10-YR FLOW (cfs)	100-YR FLOW (cfs)
PR05	0.40	1	1
PR10	1.00	2	4
PR15	1.10	2	3
PR20	0.70	2	4
PR25	0.60	1	2
PR30	0.80	2	3
PR35	0.30	1	1
*OFF2U	3.71	3	7

*DRAINAGE AREA AND FLOWS FROM THE TECHNICAL DRAINAGE STUDY FOR: UNION PARK, JANUARY 2008 (DS4486)

STREET SECTIONS

SECTION	Q_{10} (cfs)	FLOW DEPTH (ft)	V_{10} (fps)	D*V	Q_{100} (cfs)	FLOW DEPTH (ft)	V_{100} (fps)	D*V
N	1	0.24	1.66	0.40	1	0.24	1.66	0.40
E	1	0.19	1.75	0.33	2	0.24	2.08	0.50
S	1	0.32	1.78	0.57	1	0.32	1.78	0.57
CP-1	1	0.23	1.21	0.28	1	0.23	1.21	0.28
CP-2	2	0.31	1.60	0.50	3	0.35	1.76	0.62

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
6671 Las Vegas Boulevard South, Suite 320,
Las Vegas, NV 89119 PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

KHA PROJECT 192008001
DATE SEPTEMBER 2019
SCALE AS SHOWN
DESIGNED BY ACH
DRAWN BY ACH
CHECKED BY BAH

PROPOSED CONDITIONS MAP

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
PR-1

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.

CIVIL IMPROVEMENT PLANS

FOR

SYMPHONY PARK RESIDENTIAL

APN: 139-34-110-014
LAS VEGAS, NEVADA

PROJECT CONTACTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NEVADA 89119

CONTACT: THOMAS ACKERET, P.E.
(702) 862-3608

ARCHITECT
CALLISONRTKL INC.
1717 PACIFIC AVE.
DALLAS, TX 75201

CONTACT: CRISTI LANDRUM
(214) 465-7692

LAND SURVEYOR
HERITAGE SURVEYING
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NV 89134

CONTACT: DENNIS LAYTON, R/PLS, WRS, CFEDS
(702) 474-6277

DEVELOPER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1301 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746

CONTACT: PATRICK BRENNAN
(512) 910-3561

OWNER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1301 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746

CONTACT: PATRICK BRENNAN
(512) 910-3561

PROJECT INFORMATION

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
ACREAGE: ±3.7 ACRES
NUMBER OF UNITS: 290

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SITE IS LOCATED IN ZONE "X" OF THE 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 PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

ELEVATION = 619.999 METERS
2034.12 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

BASIS OF BEARING

SOUTH 27°55'16" WEST, BEING THE EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 53 OF PLATS, AT PAGE 61.

UTILITY NOTE

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.

SHEET INDEX

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2	C0.2	GENERAL NOTES				
3	C1.1	DEMOLITION PLAN 1				
4	C1.2	DEMOLITION PLAN 2				
5	C2.1	HORIZONTAL CONTROL & SIGNING MARKING PLAN 1				
6	C2.2	HORIZONTAL CONTROL & SIGNING MARKING PLAN 2				
7	C2.3	HORIZONTAL CONTROL & SIGNING MARKING TABLES				
8	C3.1	ONSITE GRADING PLAN 1				
9	C3.2	ONSITE GRADING PLAN 2				
10	C3.3	ENLARGED GRADING DETAILS SHEET 1				
11	C3.4	ENLARGED GRADING DETAILS SHEET 2				
12	C3.5	ENLARGED GRADING DETAILS SHEET 3				
13	C3.6	GRADING SECTIONS SHEET 1				
14	C3.7	GRADING SECTIONS SHEET 2				
15	C3.8	GRADING & STORM DRAIN DETAIL SHEET 1				
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17	C3.10	ONSITE STORM DRAIN PLAN 1				
18	C3.11	ONSITE STORM DRAIN PLAN 2				
19	C3.12	STORM DRAIN PLAN & PROFILE 1				
20	C3.13	STORM DRAIN PLAN & PROFILE 2				
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22	C3.15	STORM DRAIN PLAN & PROFILE 4				
23	C4.0	MASTER UTILITY PLAN				
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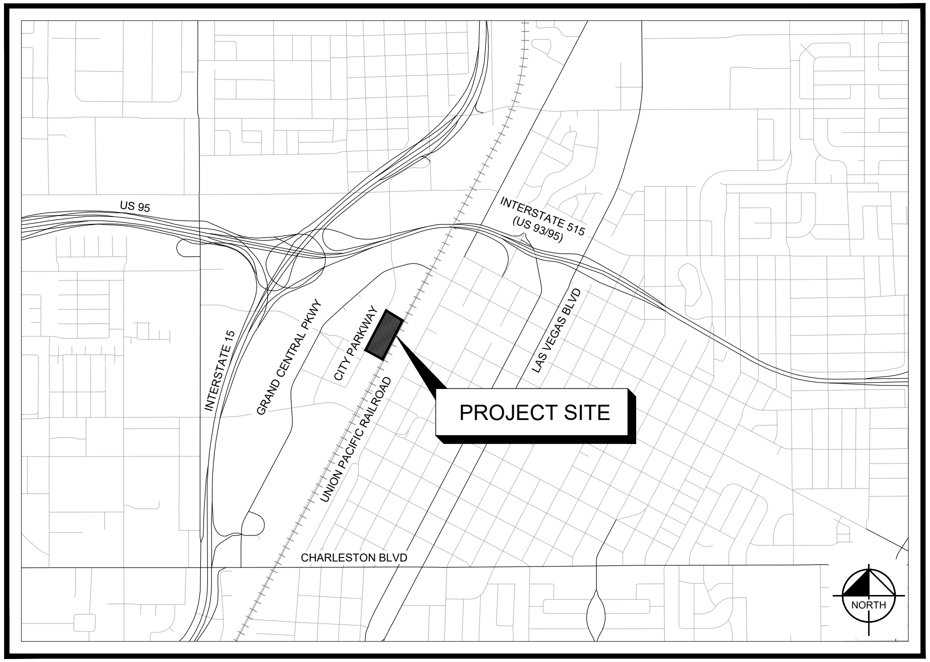
27	C5.0	CITY PARKWAY PLAN & PROFILE - STA 47+00 - 51+50				
28	C5.1	CITY PARKWAY PLAN & PROFILE - STA 51+50 - 55+00				
29	C5.2	SYMPHONY PARK AVE PLAN & PROFILE				
30	C5.3	WEST CARSON AVE PLAN & PROFILE				
31	C5.4	EAST FRONTAGE STREET PLAN & PROFILE - STA 0+00 - 4+50				
32	C5.5	EAST FRONTAGE STREET PLAN & PROFILE - STA 4+50 - 8+50				



PROJECT VICINITY MAP
NTS

ORIGINALLY SIGNED BY ROSA CORTEZ 08/15/2019
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 FORM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

ORIGINALLY SIGNED BY STEVEN TAULBEE 05/29/2019
CLV FIRE AND RESCUE DATE

ORIGINALLY SIGNED BY FRED SOLIS 08/15/2019
CITY OF LAS VEGAS DEPARTMENT OF PLANNING DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

ORIGINALLY SIGNED BY DIANE SCHOMER 05/13/2019
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.

APPROVED FOR CONSTRUCTION

ORIGINALLY SIGNED BY JASON GHADERY
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 136263 FIRST APPROVED DATE: 08/13/2019
SHEETS: C0.1, C0.2, C1.1, C1.2, C4.0, C4.1, C4.2, C4.3

ORIGINALLY SIGNED BY BARBARA GARRISON 05/13/2019
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.

ORIGINALLY SIGNED BY CHRIS ANDERSEN 05/20/2019
SOUTHWEST GAS CORPORATION DATE

ORIGINALLY SIGNED BY CELINA LOPEZ 05/14/2019
COX COMMUNICATIONS LAS VEGAS, INC. DATE

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

Avoid overhead power line contact. It's costly.
Call Before You Overhead
1-702-227-2929

No.	REVISIONS	DATE	BY
1	SITE PLAN REV & EFS EXTENSION	08/29/19	

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 - STATE OF NEVADA
THOMAS ACKERET
Exp. 12/31/20
CIVIL
No. 18592
05/10/2019

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

COVER SHEET

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C0.1

CLV PERMIT # L19-00103

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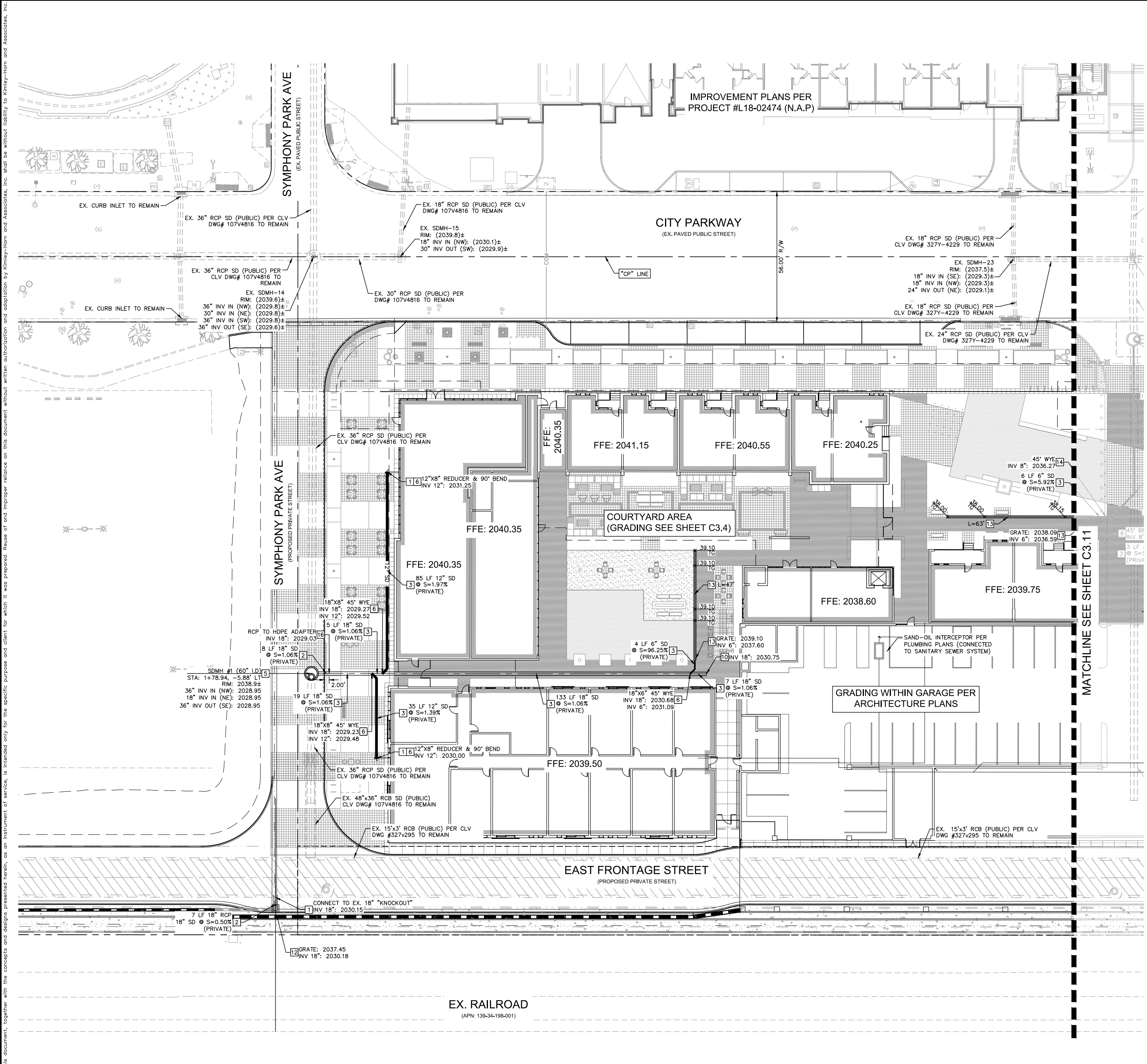

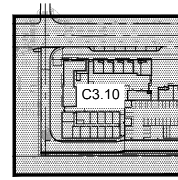

KEY MAP

NTS

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
6. ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.

STORM DRAIN NOTES

- [1] STORM DRAIN POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
- [2] INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- [3] INSTALL HDPE STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503.1. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- [5] INSTALL TYPE III STORM DRAIN MANHOLE PER CCAUSD No. 406.1, COLLAR PER CCAUSD No. 408.1, COVER PER CCAUSD No. 409.1 AND 410.
- [6] INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
- [10] CAP STORM DRAIN PIPE.
- [12] INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
- [13] INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
- [14] INSTALL 8"X6" REDUCER (MATCH PIPE MATERIAL)
- [15] UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOC #20190702-0002741. SURFACE OF EASEMENT IS TO BE MAINTAINED BY PROPERTY OWNER.
- [16] INSTALL RCP TO HDPE ADAPTER PER DETAIL 12 ON SHEET C3.9.

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SITE IS LOCATED IN ZONE "X" OF THE 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 PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

ELEVATION = 619.999 METERS
2034.12 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

BASIS OF BEARING

SOUTH 27°55'16" WEST, BEING THE EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 53 OF PLATS, AT PAGE 61.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Call before you Dig. Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600
Call before you UnderGround 1-702-432-5300
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No.	REVISIONS	DATE	BY
1	SITE PLAN REV & EFS EXTENSION	08/29/19	

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PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER STATE OF NEVADA
THOMAS ACKERET
Exp. 12/31/20
CIVIL
No. 18592
05/10/2019

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
192008000	05/10/2019	AS SHOWN	TEA	JPH	TEA

ONSITE STORM DRAIN PLAN 1

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS

CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C3.10

CLV PERMIT # L19-00103

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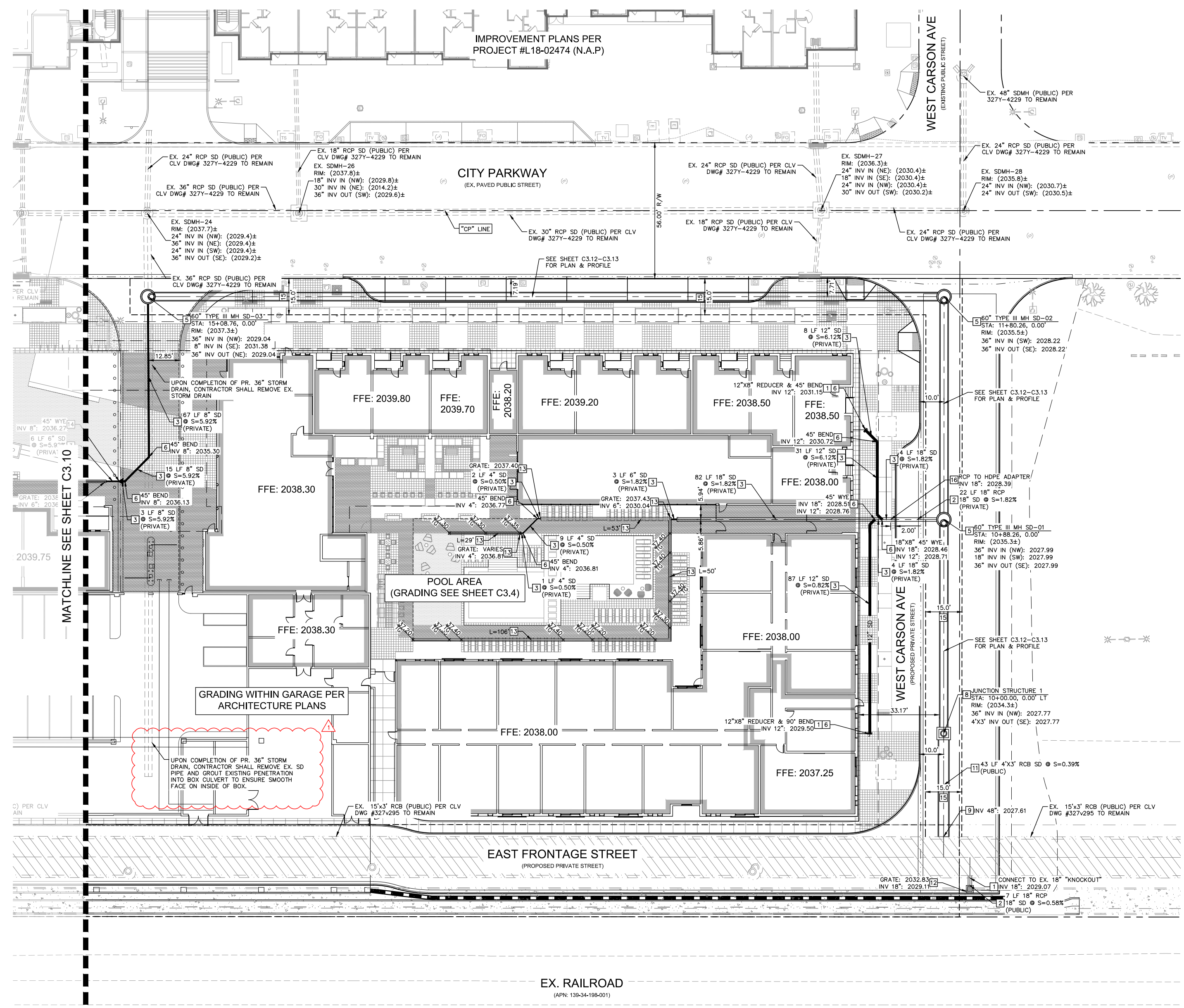

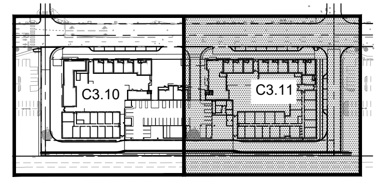

KEY MAP

NTS

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- [2] INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- [3] INSTALL HDPE STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503.1. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- [5] INSTALL TYPE III STORM DRAIN MANHOLE PER CCAUSD No. 406.1, COLLAR PER CCAUSD No. 408.1, COVER PER CCAUSD No. 409.1 AND 410.
- [6] INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
- [8] INSTALL JUNCTION STRUCTURE PER DETAIL 7 ON SHEET C3.8
- [9] CONNECT TO KNOCKOUT IN EXISTING BOX CULVERT PER DETAIL 8 ON SHEET C3.9. INVERT AS NOTED ON PLAN.
- [11] INSTALL 4'X3' RCB CULVERT WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- [12] INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
- [13] INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
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BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

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GRAPHIC SCALE IN FEET
0 10 20 40

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No.	REVISIONS	DATE	BY
1	SITE PLAN REV & EFS EXTENSION	08/29/19	

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PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER – STATE OF NEVADA – THOMAS ACKERET – Exp. 12/31/20 – CIVIL – No. 18592 – 05/10/2019

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

ONSITE STORM DRAIN PLAN 2

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C3.11
SHEET 18 OF 33

CLV PERMIT # L19-00103

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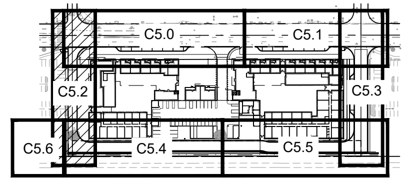
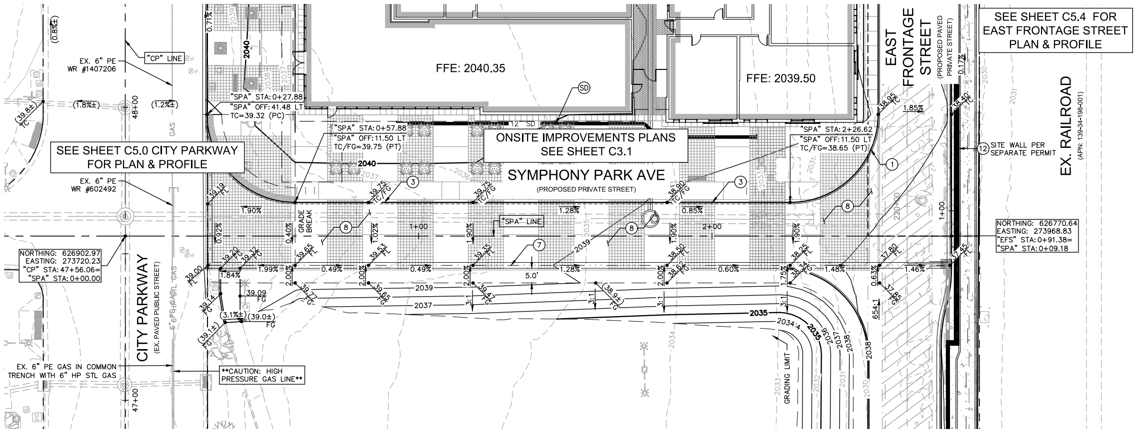
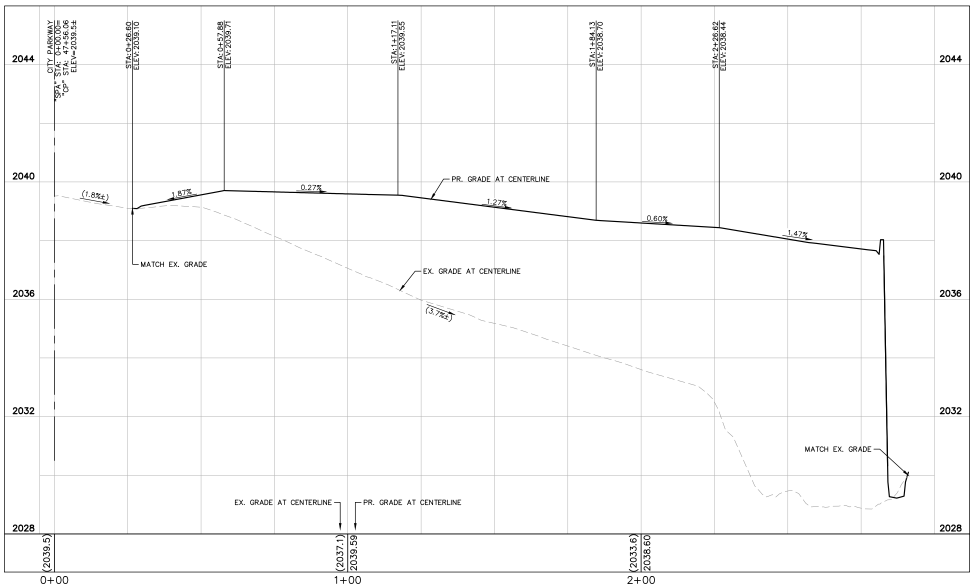


KEY MAP

NTS





SYMPHONY PARK PROFILE

GENERAL NOTES

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GEOTECHNICAL REPORT

ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: NOVA GEOTECHNICAL & INSPECTION SERVICES
DATED: MAY 15, 2018
PROJECT No: G–18–038

CONSTRUCTION NOTES

(1) INSTALL MODIFIED TYPE 'L' CONCRETE CURB AND GUTTER PER DETAIL 1 ON SHEET C3.8
(3) INSTALL 0" FACE CURB PER DETAIL 3 ON SHEET C3.8.
(7) INSTALL 2' VALLEY GUTTER PER DETAIL 4 ON SHEET C3.8.
(8) INSTALL 3" ASPHALT PAVING OVER 11" TYPE 2 AGGREGATE BASE PER GEOTECHNICAL RECOMMENDATIONS.
(12) INSTALL RETAINING WALL (PER SEPARATE PERMIT).
(SD) REFER TO STORM DRAIN PLANS FOR DETAIL (C3.10–C3.11)

CAUTION: HIGH PRESSURE GAS!!! CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE HAS LINES 48 HOURS PRIOR TO CONSTRUCTION.

ORIGINALLY SIGNED BY CHRIS ANDERSEN	05/20/2019
SOUTHWEST GAS CORPORATION	DATE

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SITE IS LOCATED IN ZONE "X" OF THE 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 PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

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2034.12 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

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GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
0 1 2 4
VERTICAL

NORTH

Call before you Dig — CALL 811 OR 1-800-227-2600
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PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER STATE OF NEVADA — THOMAS ACKERET, Exp. 12/31/20, CIVIL, No. 18592 — 05/10/2019

No.	REVISIONS	DATE	BY
1	SITE PLAN REV & EFS EXTENSION	08/29/19	

KHA PROJECT 192008000 | DATE 05/10/2019 | SCALE AS SHOWN | DESIGNED BY TEA | DRAWN BY JPH | CHECKED BY TEA

SYMPHONY PARK AVE PLAN & PROFILE

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C5.2

CLV PERMIT # L19-00103

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Appendix B – Improvement Plans

CIVIL IMPROVEMENT PLANS

FOR

SYMPHONY PARK RESIDENTIAL

APN: 139-34-110-014
LAS VEGAS, NEVADA

PROJECT CONTACTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NEVADA 89119

CONTACT: THOMAS ACKERET, P.E.
(702) 862-3608

ARCHITECT
CALLISONRTKL INC.
1717 PACIFIC AVE.
DALLAS, TX 75201

CONTACT: CRISTI LANDRUM
(214) 465-7692

LAND SURVEYOR
HERITAGE SURVEYING
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NV 89134

CONTACT: DENNIS LAYTON, R/PLS, WRS, CFEDS
(702) 474-6277

DEVELOPER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1301 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746

CONTACT: PATRICK BRENNAN
(512) 910-3561

OWNER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1301 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746

CONTACT: PATRICK BRENNAN
(512) 910-3561

PROJECT INFORMATION

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
ACREAGE: ±3.7 ACRES
NUMBER OF UNITS: 290

FLOOD ZONE NOTE

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CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "BLV0133NE6"

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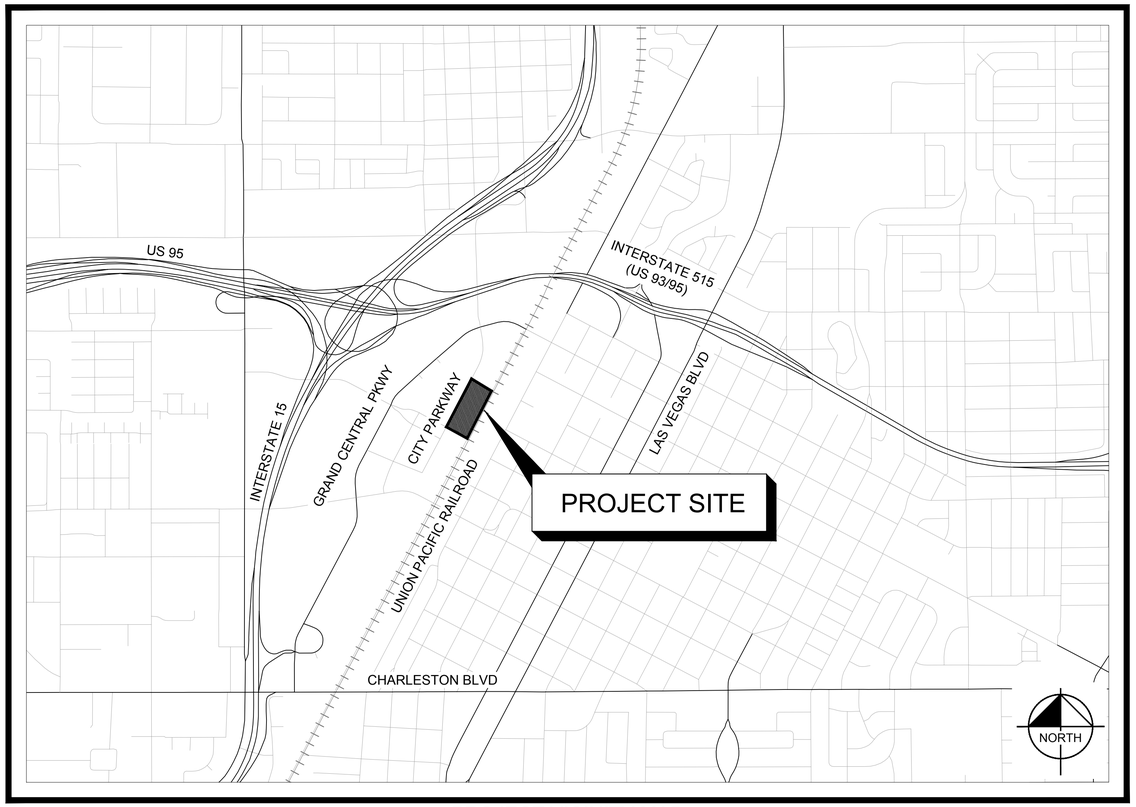
UTILITY NOTE

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.

SHEET INDEX

PAGE No.	SHEET NO.	SHEET TITLE	REV NO. 1	2	3	4
1	C0.1	COVER SHEET	●	●	●	
2	C0.2	GENERAL NOTES	●			
3	C1.1	DEMOLITION PLAN 1	●			
4	C1.2	DEMOLITION PLAN 2	●			
5	C2.1	HORIZONTAL CONTROL & SIGNING MARKING PLAN 1	●			
6	C2.2	HORIZONTAL CONTROL & SIGNING MARKING PLAN 2	●			
7	C2.3	HORIZONTAL CONTROL & SIGNING MARKING TABLES	●			
8	C3.1	ONSITE GRADING PLAN 1	●			
9	C3.2	ONSITE GRADING PLAN 2	●			
10	C3.3	ENLARGED GRADING DETAILS SHEET 1	●			
11	C3.4	ENLARGED GRADING DETAILS SHEET 2	●			
12	C3.5	ENLARGED GRADING DETAILS SHEET 3	●			
13	C3.6	GRADING SECTIONS SHEET 1	●			
14	C3.7	GRADING SECTIONS SHEET 2	●			
15	C3.8	GRADING & STORM DRAIN DETAIL SHEET 1	●			
16	C3.9	GRADING & STORM DRAIN DETAIL SHEET 2	●			
17	C3.10	ONSITE STORM DRAIN PLAN 1	●		●	
18	C3.11	ONSITE STORM DRAIN PLAN 2	●		●	
19	C3.12	STORM DRAIN PLAN & PROFILE 1	●			
20	C3.13	STORM DRAIN PLAN & PROFILE 2	●			
21	C3.14	STORM DRAIN PLAN & PROFILE 3	●			
22	C3.15	STORM DRAIN PLAN & PROFILE 4	●			
23	C4.0	MASTER UTILITY PLAN	●			
24	C4.1	UTILITY PLAN 1	●			
25	C4.2	UTILITY PLAN 2	●			
26	C4.3	UTILITY DETAIL SHEET	●			
27	C5.0	CITY PARKWAY PLAN & PROFILE – STA 47+00 – 51+50	●			
28	C5.1	CITY PARKWAY PLAN & PROFILE – STA 51+50 – 55+00	●			
29	C5.2	SYMPHONY PARK AVE PLAN & PROFILE	●		●	
30	C5.3	WEST CARSON AVE PLAN & PROFILE	●			
31	C5.4	EAST FRONTAGE STREET PLAN & PROFILE – STA 0+00 – 4+50	●			
32	C5.5	EAST FRONTAGE STREET PLAN & PROFILE – STA 4+50 – 8+50	●			
33	C5.6	EAST FRONTAGE STREET EXTENSION PLAN & PROFILE	●			
34	S1.1	RETAINING WALL GENERAL NOTES AND TYPICAL SECITON	●			
35	S1.2	RETAINING WALL DETAILS	●			



PROJECT VICINITY MAP
NTS

PAGE NO.	SHEET NO.	SHEET TITLE	REV NO. 1	2	3	4
36	NVE 1 OF 4	ASPEN HEIGHTS – SYMPHONY PARK (PROJ #3003508283)		●		
37	NVE 2 OF 4	ASPEN HEIGHTS – SYMPHONY PARK (PROJ #3003508283)		●		
38	NVE 3 OF 4	ASPEN HEIGHTS – SYMPHONY PARK (PROJ #3003508283)		●		
39	NVE 4 OF 4	ASPEN HEIGHTS – SYMPHONY PARK (PROJ #3003508283)		●		
40	C6.1	STREET LIGHT AND INTERCONNECT PLAN			●	

ORIGINALLY SIGNED BY ROSA CORTEZ 08/15/2019
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 FORM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

ORIGINALLY SIGNED BY STEVEN TAULBEE 05/29/2019
CLV FIRE AND RESCUE DATE

ORIGINALLY SIGNED BY FRED SOUS 08/15/2019
CITY OF LAS VEGAS DEPARTMENT OF PLANNING DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

ORIGINALLY SIGNED BY DIANE SCHOMER 05/13/2019
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.

APPROVED FOR CONSTRUCTION

ORIGINALLY SIGNED BY JASON GHADERY
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 136263 FIRST APPROVED DATE: 08/13/2019
SHEETS: C0.1, C0.2, C1.1, C1.2, C4.0, C4.1, C4.2, C4.3

ORIGINALLY SIGNED BY BARBARA GARRISON 05/13/2019
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.

ORIGINALLY SIGNED BY CHRIS ANDERSEN 05/20/2019
SOUTHWEST GAS CORPORATION DATE

ORIGINALLY SIGNED BY CELINA LOPEZ 05/14/2019
COX COMMUNICATIONS LAS VEGAS, INC. DATE

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR
1-800-227-2600 1-702-227-2929

Avoid overhead power line contact. It's costly.
Call Before You Overhead

No.	REVISIONS	DATE	BY
3	ADDED ST LTS, SD LATERAL, & ADDED PAVERS	06/15/20	
2	NV ENERGY SHEETS ADDED	03/17/20	
1	SITE PLAN REV & ETS EXTENSION	09/29/19	

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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 A. ACKERET
Exp. 12/31/20
CIVIL
No. 18592
STATE OF NEVADA
07/28/2020

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

COVER SHEET

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C0.1

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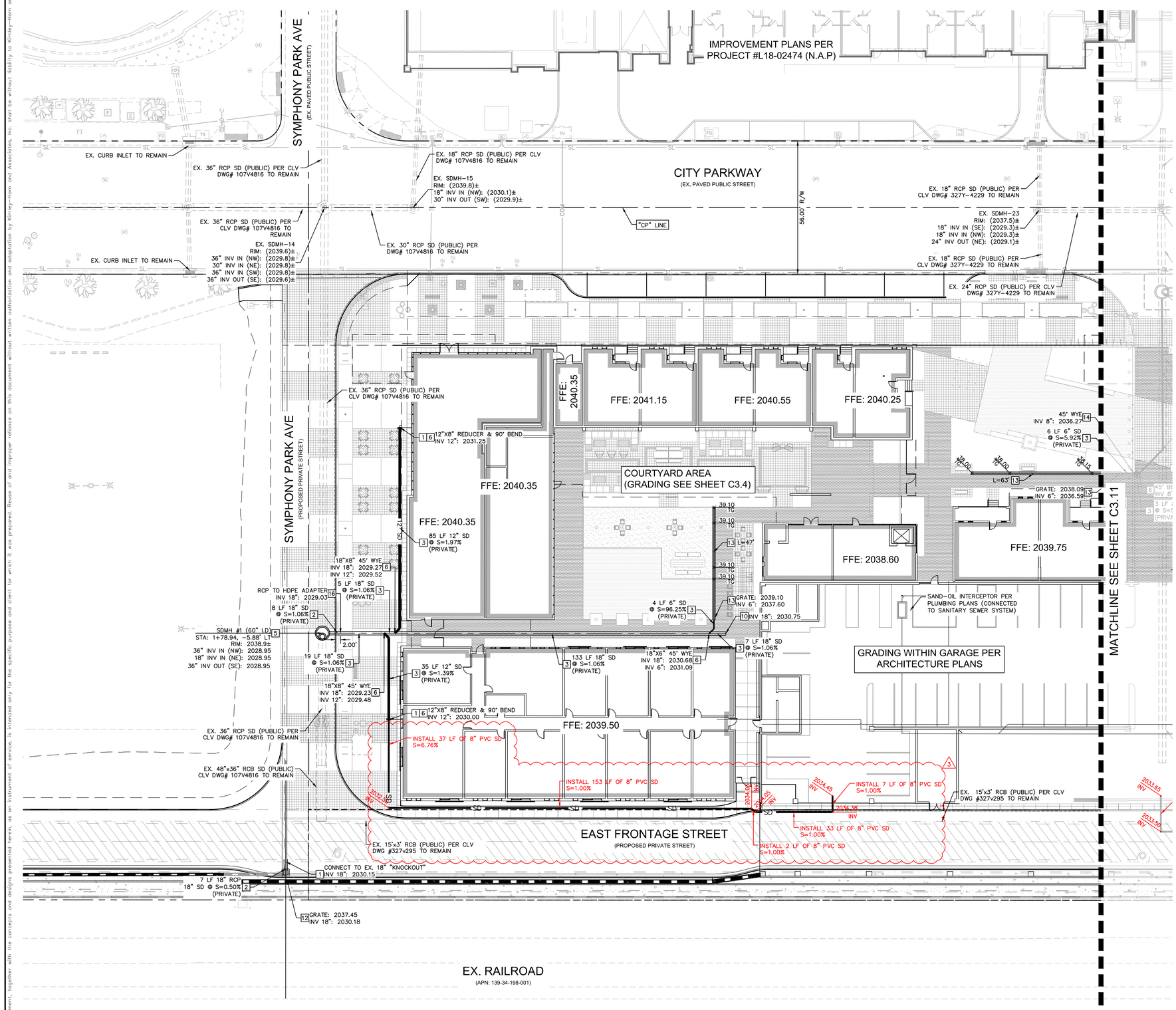

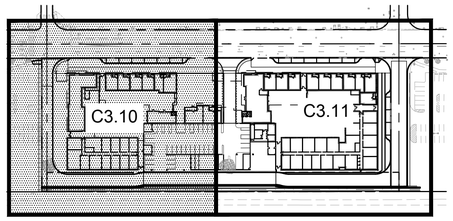

KEY MAP

NTS

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6. ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.

STORM DRAIN NOTES

1	STORM DRAIN POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
2	INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
3	INSTALL HDPE STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503.1. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
5	INSTALL TYPE III STORM DRAIN MANHOLE PER CCAUSD No. 406.1, COLLAR PER CCAUSD No. 408.1, COVER PER CCAUSD No. 409.1 AND 410.
6	INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
10	CAP STORM DRAIN PIPE.
12	INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
13	INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
14	INSTALL 8"X6" REDUCER (MATCH PIPE MATERIAL)
15	UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOC #20190702-0002741. SURFACE OF EASEMENT IS TO BE MAINTAINED BY PROPERTY OWNER.
16	INSTALL RCP TO HDPE ADAPTER PER DETAIL 12 ON SHEET C3.9.

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SITE IS LOCATED IN ZONE "X" OF THE 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 PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

ELEVATION = 619.999 METERS
2034.12 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

BASIS OF BEARING

SOUTH 27°55'16" WEST, BEING THE EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 53 OF PLATS, AT PAGE 61.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

CALL 811 OR 1-800-227-2600

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1-702-227-2929

No.	REVISIONS	DATE	BY
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1	SITE PLAN REV & ETS EXTENSION	09/29/19	

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WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
THOMAS E. ACKERET
Exp. 12/31/20
CIVIL
No. 18592
STATE OF NEVADA
07/28/2020

KHA PROJECT	192008000
DATE	05/10/2019
SCALE	AS SHOWN
DESIGNED BY	TEA
DRAWN BY	JPH
CHECKED BY	TEA

ONSITE STORM DRAIN PLAN 1

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS

CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C3.10

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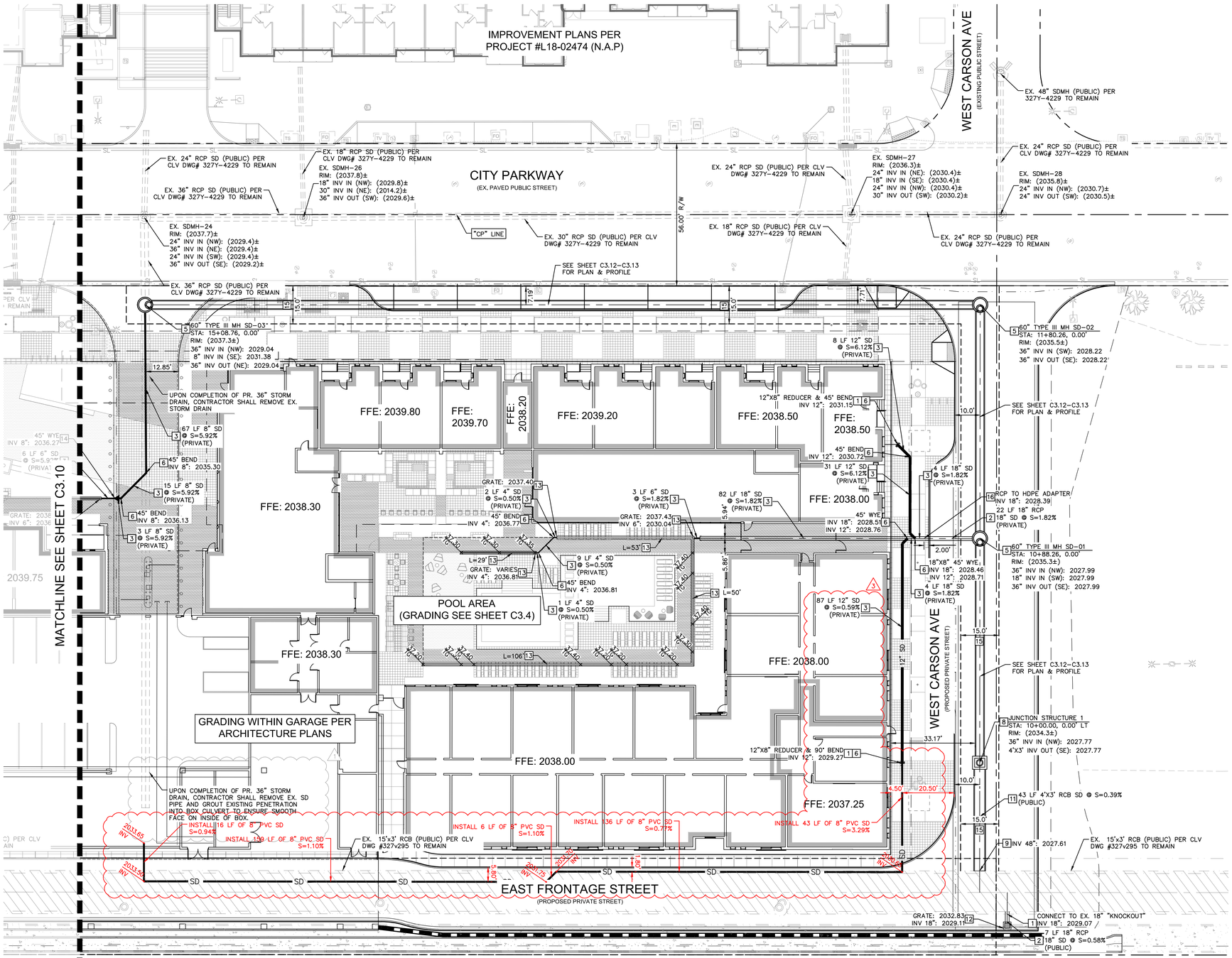

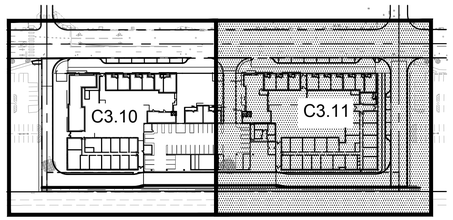

KEY MAP

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6. INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
8. INSTALL JUNCTION STRUCTURE PER DETAIL 7 ON SHEET C3.8
9. CONNECT TO KNOCKOUT IN EXISTING BOX CULVERT PER DETAIL 8 ON SHEET C3.9.
11. INSTALL 4'X3' RCB CULVERT WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
12. INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
13. INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
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BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

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GRAPHIC SCALE IN FEET
0 10 20 40

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FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

No.	REVISIONS	DATE	BY
1	SITE PLAN REV & ETS EXTENSION	09/29/19	
2	ADDED ST LTS, SD LATERAL, & ADDED PAVERS	06/15/20	

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PROFESSIONAL ENGINEER
THOMAS A. ACKERET
Exp. 12/31/20
CIVIL
No. 18592
STATE OF NEVADA
07/28/2020

KHA PROJECT 192008000	
DATE	05/10/2019
SCALE	AS SHOWN
DESIGNED BY	TEA
DRAWN BY	JPH
CHECKED BY	TEA

ONSITE STORM DRAIN PLAN 2

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C3.11

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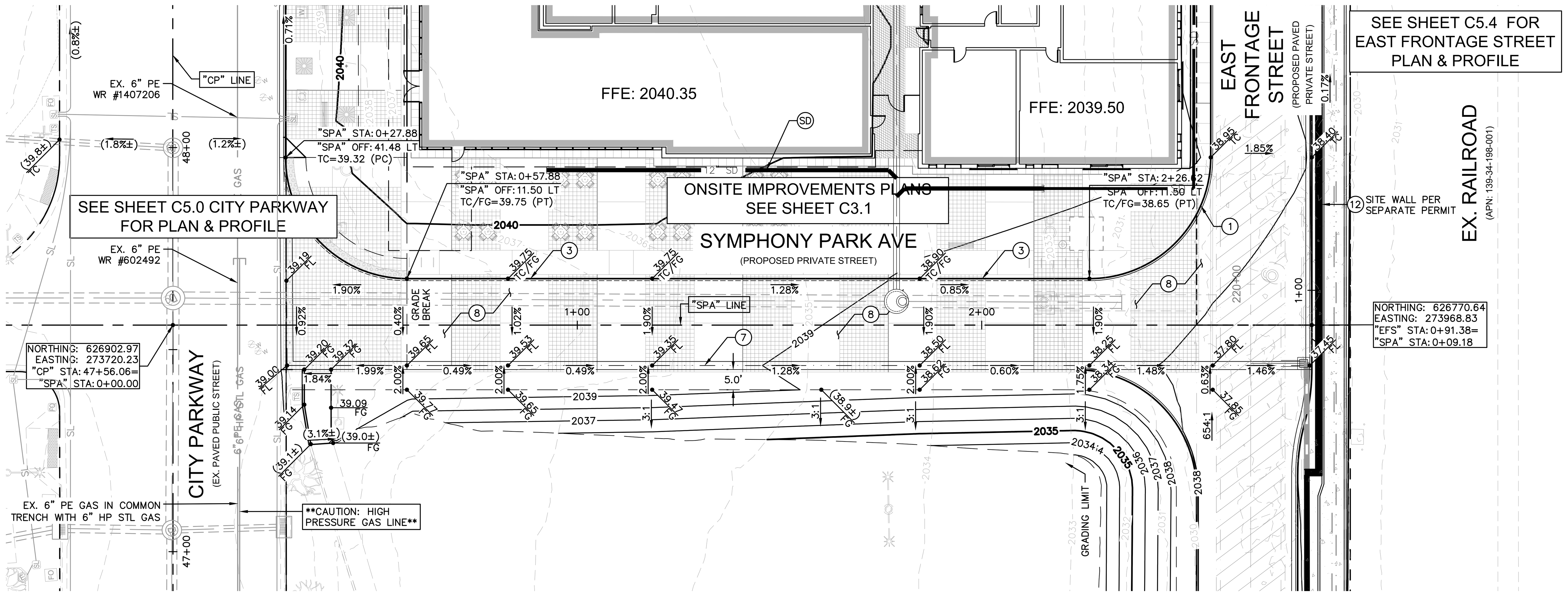
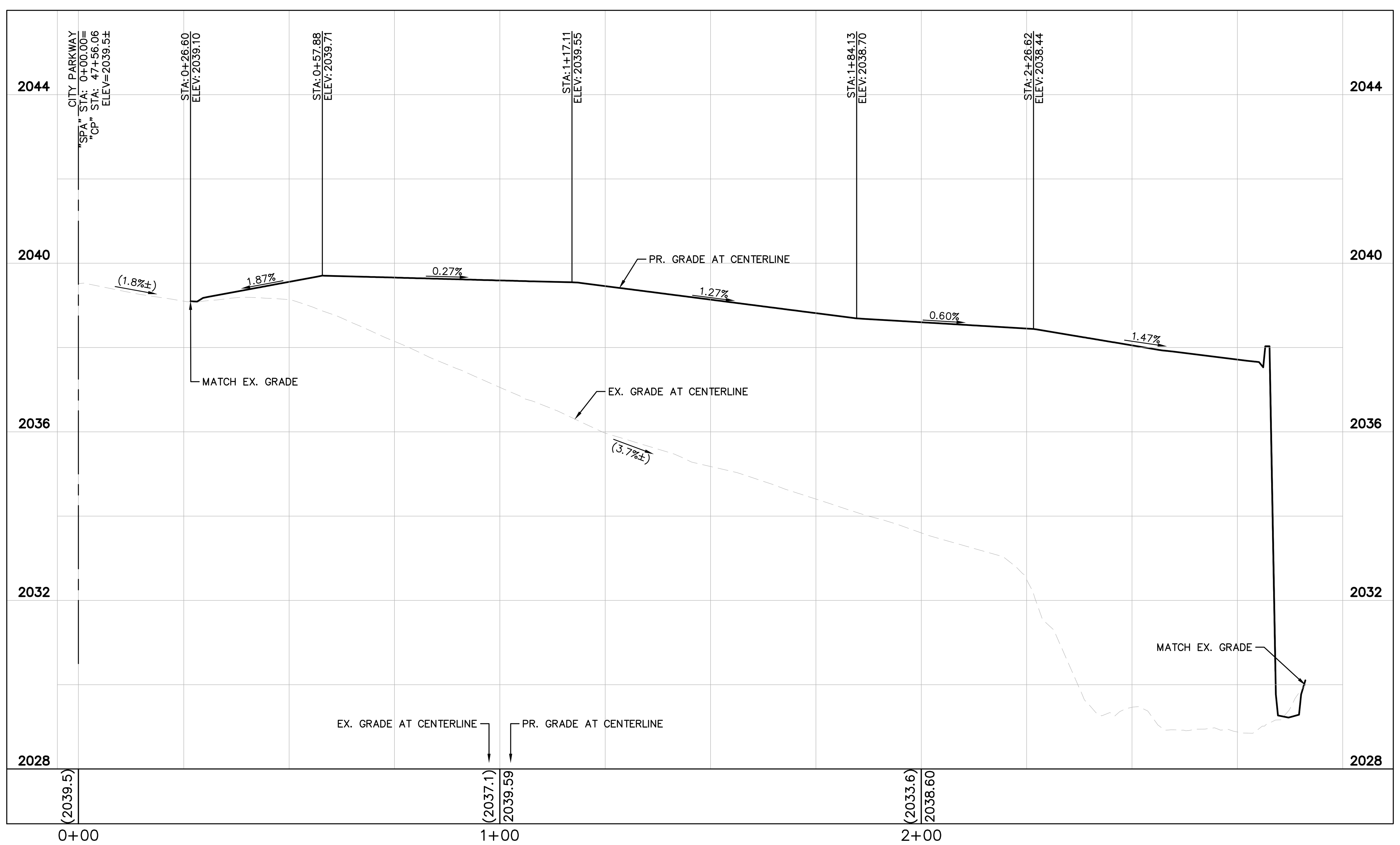
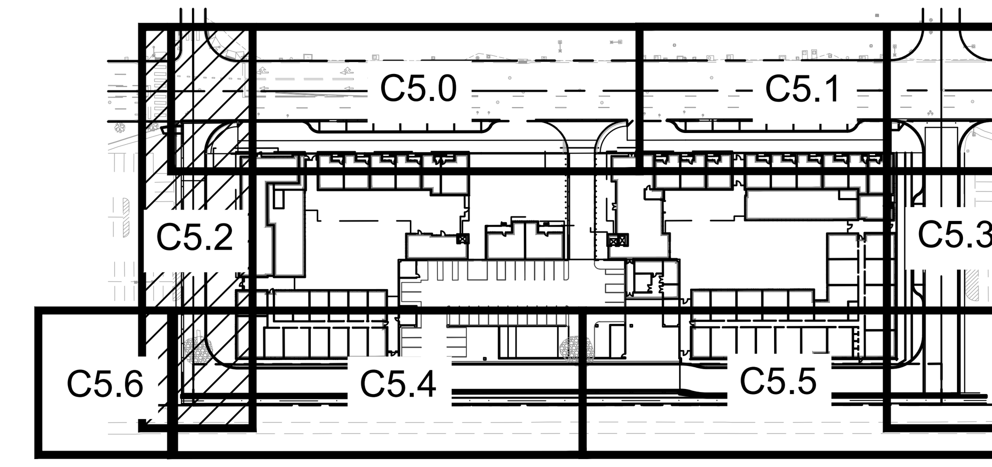




SYMPHONY PARK PROFILE



KEY MAP

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GEOTECHNICAL REPORT

ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: NOVA GEOTECHNICAL & INSPECTION SERVICES
DATED: MAY 15, 2018
PROJECT No: G-18-038

CONSTRUCTION NOTES

(1) INSTALL MODIFIED TYPE 'L' CONCRETE CURB AND GUTTER PER DETAIL 1 ON SHEET C3.8
(3) INSTALL 0" FACE CURB PER DETAIL 3 ON SHEET C3.8.
(7) INSTALL 2' VALLEY GUTTER PER DETAIL 4 ON SHEET C3.8.
(8) INSTALL ROADWAY PAVERS PER LANDSCAPE ARCHITECTURAL PLANS. (3)
(12) INSTALL RETAINING WALL (PER SEPARATE PERMIT).
(SD) REFER TO STORM DRAIN PLANS FOR DETAIL (C3.10–C3.11)

CAUTION: HIGH PRESSURE GAS!!! CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE HAS LINES 48 HOURS PRIOR TO CONSTRUCTION.

ORIGINALLY SIGNED BY CHRIS ANDERSEN — 05/20/2019
SOUTHWEST GAS CORPORATION — DATE

FLOOD ZONE NOTE

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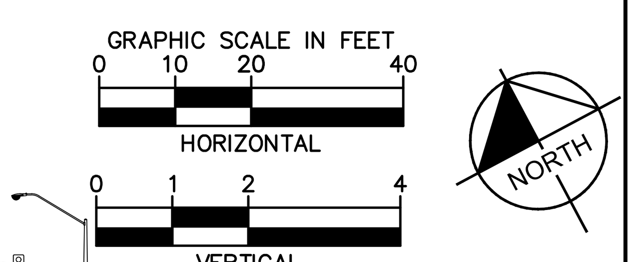

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1	SITE PLAN REV & EFS EXTENSION	08/29/19	

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PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER STATE OF NEVADA — THOMAS ACKERET — Exp. 12/31/20 — CIVIL — No. 18592 — 07/28/2020

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

SYMPHONY PARK AVE PLAN & PROFILE

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER C5.2

Appendix A – Reference Materials

- *Update to the Technical Drainage Study for Symphony Park Residential;* September 2019. (DS5068).

Kimley»Horn

MEMORANDUM

To: Mr. Albert Sung, P.E.
City of Las Vegas-Department of Public Works
Flood Control Section

From: Brice Hammersland, P.E., CFM
Kimley-Horn and Associates, Inc.

Date: 9 September 2019

Subject: Symphony Park Residential TDS Update
Revision to Onsite Grading, no Effect on Drainage Patterns (DS 5068C)

The Symphony Park Residential project has made some minor changes to the site plan that do not affect drainage patterns. The specific changes are:

- Overall Building foot print shifted slightly
- Updated onsite grading which was minor to reflect the building shift. Grading did not impact drainage patterns.
- Wall along the east side of East Frontage Street was raised to provide additional safety for vehicles.
- A small portion of the East Frontage Street located offsite was added to proposed drainage area PR05. The area added was not large enough to change the overall drainage area of 0.4 acres therefore, it did not increase the flow going to the proposed inlet located along East Frontage Street in the southeast corner of the site.
- Drainage patterns remain the same.

The site layout changes have no effect to the drainage patterns or quantities of flow from the TDS (DS 5068C) approved by the City on January 24, 2019.

Please contact Thomas Ackeret at (702) 862-3608 or thomas.ackeret@kimley-horn.com if you have any questions.

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM	DATE: September 24, 2019
TO: **Land Development Services** Department of Building & Safety	**FROM:** Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: **Symphony Park Residential Update – A.K.A. Aspen Heights**	**COPIES TO:** Kimley Horn and Associates Inc.
Cross Streets: NEC Symphony Park Avenue & City Parkway	Breckenridge Group Las Vegas Nevada LLC
File Number: F:\Depot\DSMemos\DS5068D.doc	Bart Anderson, P.E., DevCo
Parcel Number: 139-34-110-012	
Zoning Action: SDR-73538	
FEMA Flood Zone YES NO **X**	
Proposed Storm Drain YES **X** NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	11/15/2018	11/28/2018 & 12/5/2018	Not Approved	$400.00	501052: $400
2nd Submittal	12/27/2019	1/9/2019	Not Approved	$400.00	502012: $400
Supplement	1/23/2019	1/24/2019	Approved	N/C	N/C
3rd Submittal	9/23/2019	9/24/2019	See Comments Below	$100.00	3576552: $100
			TOTAL FEES (LDDRS):	**$900.00**	**----**

REMARKS:

3rd Submittal: Update to address minor onsite revision

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

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

The following conditions are repeated until they are complete:

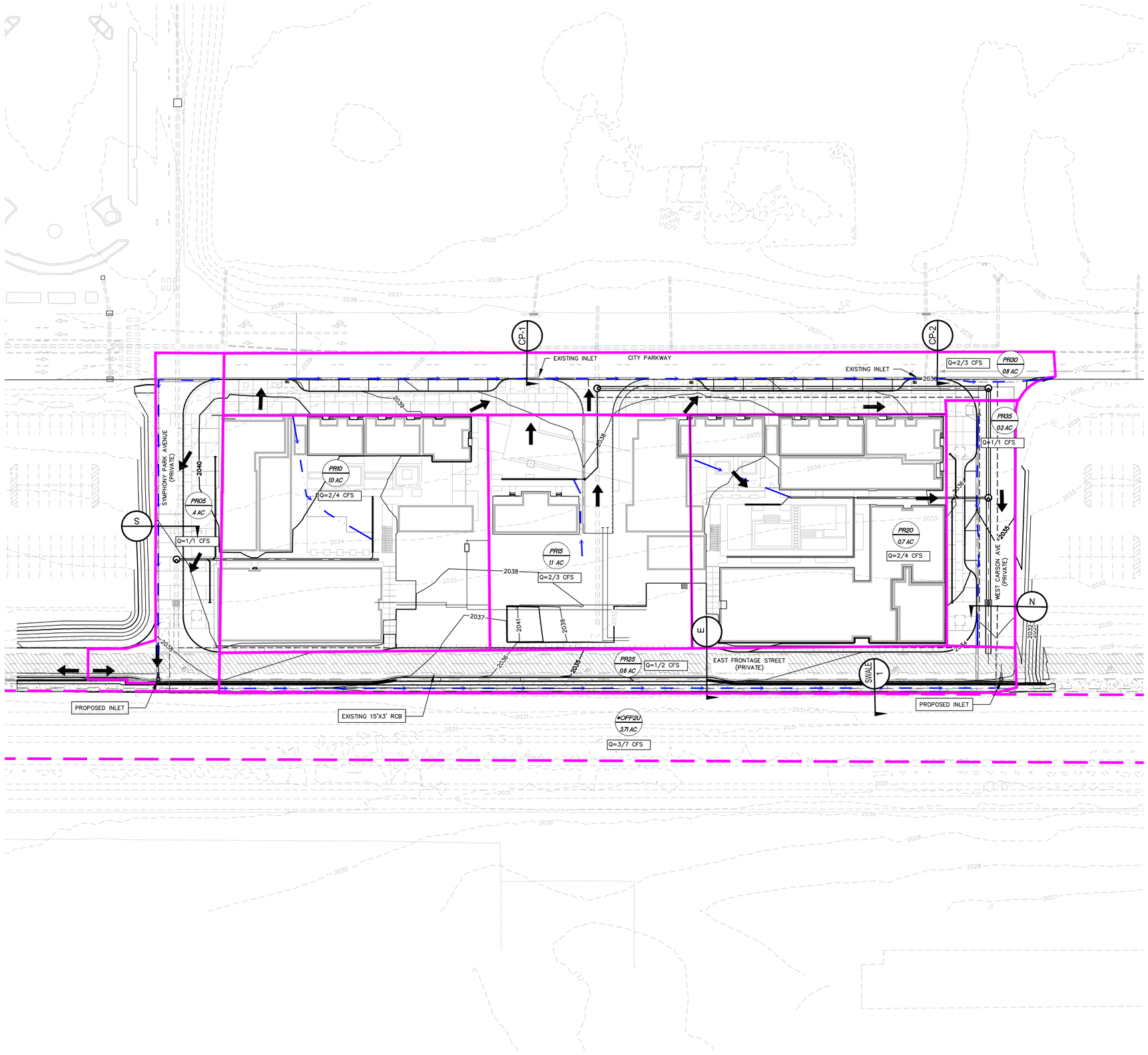
1. The proposed 15'-public drainage easement must be dedicated and recorded by separate document prior to the final approval of improvement plans.
2. Clearly label on the grading plans and the recording document that the surface of the proposed 15'-public drainage easement is privately maintained by the property owner.
3. ***City of Las Vegas*** does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that ***City of Las Vegas*** only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications.*

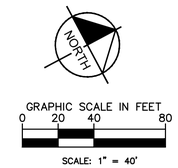
NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional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

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

END OF REMARKS
WSP/AYS

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





LEGEND

- BASIN ID (XX) / BASIN AREA (ACRES) (XX-X)
- *ULTIMATE BASIN BOUNDARY
- BASIN BOUNDARY
- FLOWPATH
- FLOW ARROW
- 10YR/100YR CFS (xx/xxx) SURFACE FLOW ARROW
- 100YR REFERENCED STORM DRAIN FLOW (xx CFS)
- 100YR DESIGN STORM DRAIN FLOW [xx CFS]
- SECTION ID (XX / X)

FLOW SUMMARY TABLE

SYMPHONY PARK RESIDENTIAL			
BASIN ID	BASIN AREA (ac)	10-YR FLOW (cfs)	100-YR FLOW (cfs)
PR05	0.40	1	1
PR10	1.00	2	4
PR15	1.10	2	3
PR20	0.70	2	4
PR25	0.60	1	2
PR30	0.80	2	3
PR35	0.30	1	1
*OFF2U	3.71	3	7

*DRAINAGE AREA AND FLOWS FROM THE TECHNICAL DRAINAGE STUDY FOR: UNION PARK, JANUARY 2008 (DS4486)

STREET SECTIONS

SECTION	Q_{10} (cfs)	FLOW DEPTH (ft)	V_{10} (fps)	D*V	Q_{100} (cfs)	FLOW DEPTH (ft)	V_{100} (fps)	D*V
N	1	0.24	1.66	0.40	1	0.24	1.66	0.40
E	1	0.19	1.75	0.33	2	0.24	2.08	0.50
S	1	0.32	1.78	0.57	1	0.32	1.78	0.57
CP-1	1	0.23	1.21	0.28	1	0.23	1.21	0.28
CP-2	2	0.31	1.60	0.50	3	0.35	1.76	0.62

No.	REVISIONS	DATE	BY

Kimley»Horn

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6671 Las Vegas Boulevard South, Suite 320,
Las Vegas, NV 89119 PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

KHA PROJECT 192008001
DATE SEPTEMBER 2019
SCALE AS SHOWN
DESIGNED BY ACH
DRAWN BY ACH
CHECKED BY BAH

PROPOSED CONDITIONS MAP

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
PR-1

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CIVIL IMPROVEMENT PLANS

FOR

SYMPHONY PARK RESIDENTIAL

APN: 139-34-110-014
LAS VEGAS, NEVADA

PROJECT CONTACTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NEVADA 89119

CONTACT: THOMAS ACKERET, P.E.
(702) 862-3608

ARCHITECT
CALLISONRTKL INC.
1717 PACIFIC AVE.
DALLAS, TX 75201

CONTACT: CRISTI LANDRUM
(214) 465-7692

LAND SURVEYOR
HERITAGE SURVEYING
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NV 89134

CONTACT: DENNIS LAYTON, R/PLS, WRS, CFEDS
(702) 474-6277

DEVELOPER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1301 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746

CONTACT: PATRICK BRENNAN
(512) 910-3561

OWNER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1301 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746

CONTACT: PATRICK BRENNAN
(512) 910-3561

PROJECT INFORMATION

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
ACREAGE: ±3.7 ACRES
NUMBER OF UNITS: 290

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SITE IS LOCATED IN ZONE "X" OF THE 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 PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

ELEVATION = 619.999 METERS
2034.12 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

BASIS OF BEARING

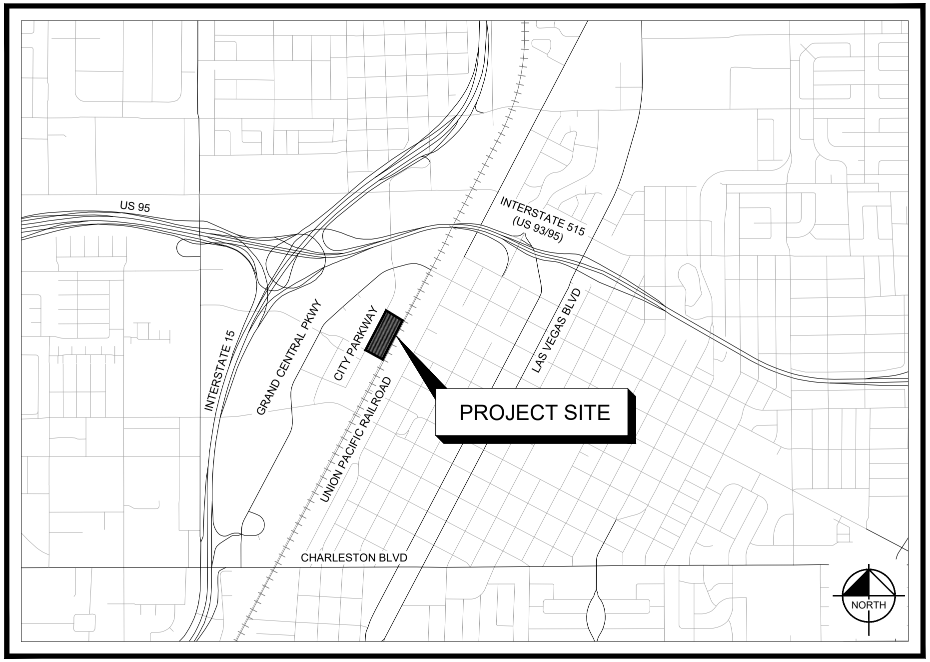
SOUTH 27°55'16" WEST, BEING THE EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 53 OF PLATS, AT PAGE 61.

UTILITY NOTE

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.

SHEET INDEX

PAGE No.	SHEET NO.	SHEET TITLE	REV NO. 1	2	3	4
1	C0.1	COVER SHEET				
2	C0.2	GENERAL NOTES				
3	C1.1	DEMOLITION PLAN 1				
4	C1.2	DEMOLITION PLAN 2				
5	C2.1	HORIZONTAL CONTROL & SIGNING MARKING PLAN 1				
6	C2.2	HORIZONTAL CONTROL & SIGNING MARKING PLAN 2				
7	C2.3	HORIZONTAL CONTROL & SIGNING MARKING TABLES				
8	C3.1	ONSITE GRADING PLAN 1				
9	C3.2	ONSITE GRADING PLAN 2				
10	C3.3	ENLARGED GRADING DETAILS SHEET 1				
11	C3.4	ENLARGED GRADING DETAILS SHEET 2				
12	C3.5	ENLARGED GRADING DETAILS SHEET 3				
13	C3.6	GRADING SECTIONS SHEET 1				
14	C3.7	GRADING SECTIONS SHEET 2				
15	C3.8	GRADING & STORM DRAIN DETAIL SHEET 1				
16	C3.9	GRADING & STORM DRAIN DETAIL SHEET 2				
17	C3.10	ONSITE STORM DRAIN PLAN 1				
18	C3.11	ONSITE STORM DRAIN PLAN 2				
19	C3.12	STORM DRAIN PLAN & PROFILE 1				
20	C3.13	STORM DRAIN PLAN & PROFILE 2				
21	C3.14	STORM DRAIN PLAN & PROFILE 3				
22	C3.15	STORM DRAIN PLAN & PROFILE 4				
23	C4.0	MASTER UTILITY PLAN				
24	C4.1	UTILITY PLAN 1				
25	C4.2	UTILITY PLAN 2				
26	C4.3	UTILITY DETAIL SHEET				
27	C5.0	CITY PARKWAY PLAN & PROFILE – STA 47+00 – 51+50				
28	C5.1	CITY PARKWAY PLAN & PROFILE – STA 51+50 – 55+00				
29	C5.2	SYMPHONY PARK AVE PLAN & PROFILE				
30	C5.3	WEST CARSON AVE PLAN & PROFILE				
31	C5.4	EAST FRONTAGE STREET PLAN & PROFILE – STA 0+00 – 4+50				
32	C5.5	EAST FRONTAGE STREET PLAN & PROFILE – STA 4+50 – 8+50				



PROJECT VICINITY MAP
NTS

ORIGINALLY SIGNED BY ROSA CORTEZ 08/15/2019
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 FORM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

ORIGINALLY SIGNED BY STEVEN TAULBEE 05/29/2019
CLV FIRE AND RESCUE DATE

ORIGINALLY SIGNED BY FRED SOLIS 08/15/2019
CITY OF LAS VEGAS DEPARTMENT OF PLANNING DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

ORIGINALLY SIGNED BY DIANE SCHOMER 05/13/2019
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.

APPROVED FOR CONSTRUCTION

ORIGINALLY SIGNED BY JASON GHADERY
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 136263 FIRST APPROVED DATE: 08/13/2019
SHEETS: C0.1, C0.2, C1.1, C1.2, C4.0, C4.1, C4.2, C4.3

ORIGINALLY SIGNED BY BARBARA GARRISON 05/13/2019
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.

ORIGINALLY SIGNED BY CHRIS ANDERSEN 05/20/2019
SOUTHWEST GAS CORPORATION DATE

ORIGINALLY SIGNED BY CELINA LOPEZ 05/14/2019
COX COMMUNICATIONS LAS VEGAS, INC. DATE

Call before you Dig
CALL BEFORE YOU DO UNDERGROUND
Call before you UnderGround 1-702-432-5300
CALL 811 OR 1-800-227-2600
Call Before You Overhead 1-702-227-2929

No.	REVISIONS	DATE	BY
1	SITE PLAN REV & EFS EXTENSION	08/29/19	

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WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER – STATE OF NEVADA
THOMAS ACKERET
Exp. 12/31/20
CIVIL
No. 18592
05/10/2019

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

COVER SHEET

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

CLV PERMIT # L19-00103

SHEET NUMBER
C0.1
SHEET 1 OF 33

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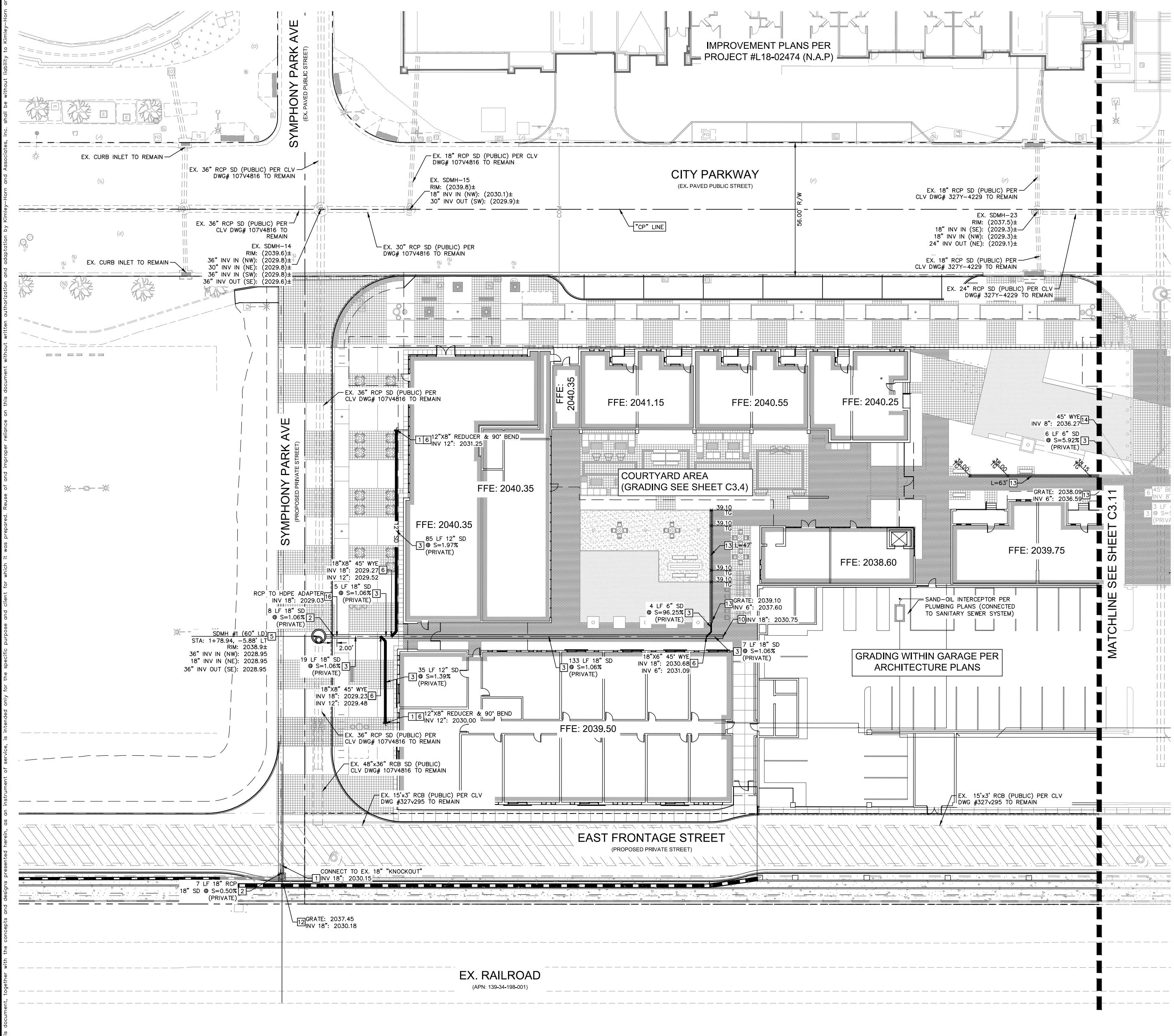
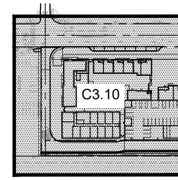


KEY MAP

NTS



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
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5. ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
6. ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.

STORM DRAIN NOTES

- [1] STORM DRAIN POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
- [2] INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- [3] INSTALL HDPE STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503.1. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- [5] INSTALL TYPE III STORM DRAIN MANHOLE PER CCAUSD No. 406.1, COLLAR PER CCAUSD No. 408.1, COVER PER CCAUSD No. 409.1 AND 410.
- [6] INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
- [10] CAP STORM DRAIN PIPE.
- [12] INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
- [13] INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
- [14] INSTALL 8"X6" REDUCER (MATCH PIPE MATERIAL)
- [15] UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOC #20190702-0002741. SURFACE OF EASEMENT IS TO BE MAINTAINED BY PROPERTY OWNER.
- [16] INSTALL RCP TO HDPE ADAPTER PER DETAIL 12 ON SHEET C3.9.

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SITE IS LOCATED IN ZONE "X" OF THE 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 PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

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2034.12 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

BASIS OF BEARING

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GRAPHIC SCALE IN FEET
0 10 20 40

Call before you Dig
Avoid cutting underground utility lines. It's costly.
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No.	REVISIONS	DATE	BY
1	SITE PLAN REV & EFS EXTENSION	08/29/19	

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PROFESSIONAL ENGINEER – STATE OF NEVADA – THOMAS ACKERET – Exp. 12/31/20 – CIVIL – No. 18592
05/10/2019

KHA PROJECT	192008000
DATE	05/10/2019
SCALE	AS SHOWN
DESIGNED BY	TEA
DRAWN BY	JPH
CHECKED BY	TEA

ONSITE STORM DRAIN PLAN 1

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C3.10

CLV PERMIT # L19-00103

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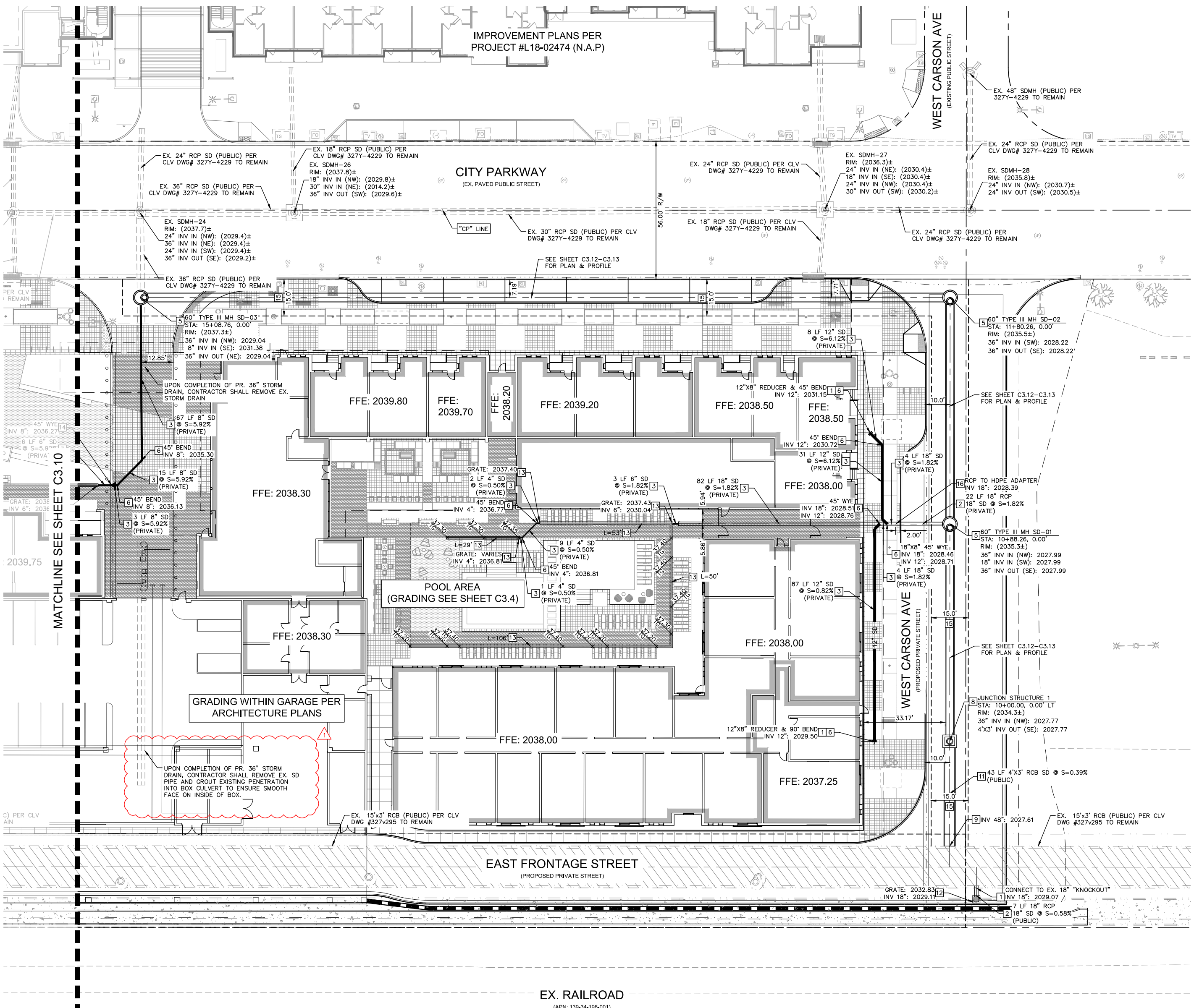

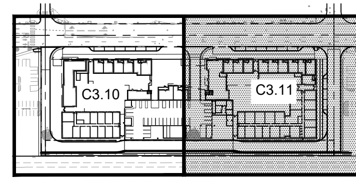

KEY MAP

NTS

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- 6 INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
- 8 INSTALL JUNCTION STRUCTURE PER DETAIL 7 ON SHEET C3.8
- 9 CONNECT TO KNOCKOUT IN EXISTING BOX CULVERT PER DETAIL 8 ON SHEET C3.9. INVERT AS NOTED ON PLAN.
- 11 INSTALL 4'X3' RCB CULVERT WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- 12 INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
- 13 INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
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PHONE: 702-862-3600
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PROFESSIONAL ENGINEER STATE OF NEVADA — THOMAS ACKERET, Exp. 12/31/20, CIVIL, No. 18592 — 05/10/2019

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

ONSITE STORM DRAIN PLAN 2

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C3.11
SHEET 18 OF 33

CLV PERMIT # L19-00103

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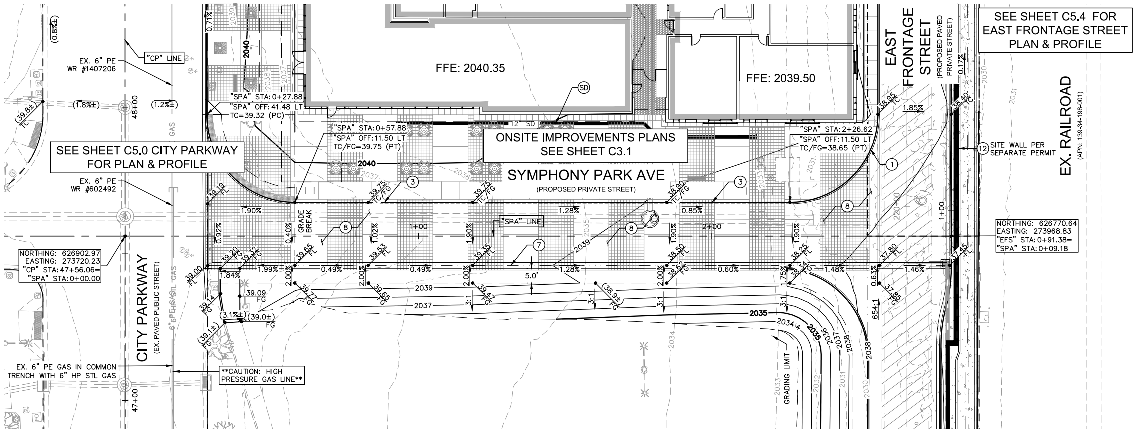
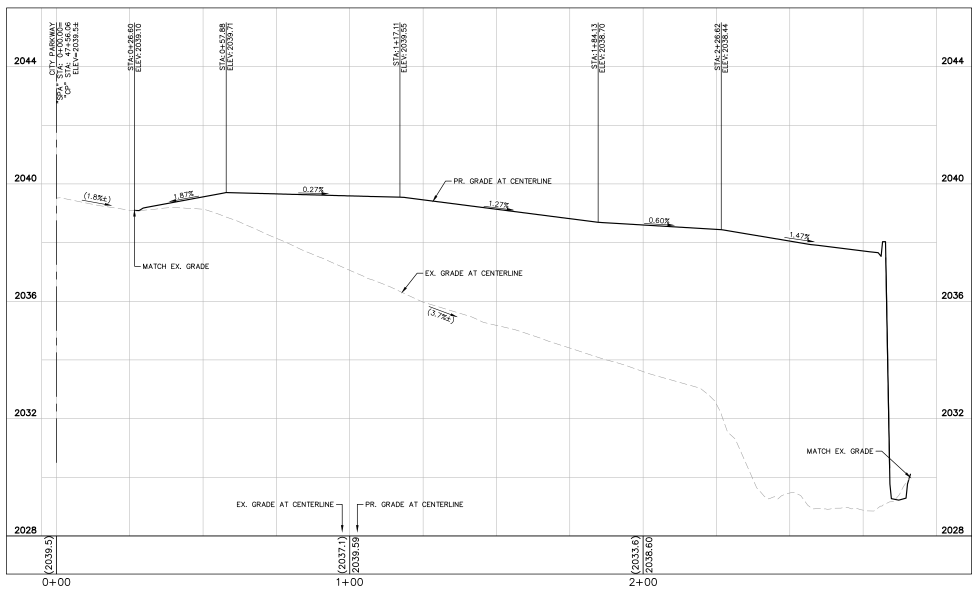
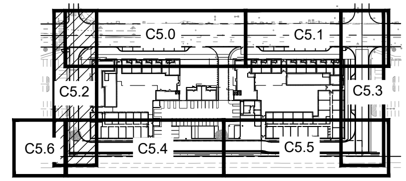




SYMPHONY PARK PROFILE



KEY MAP

NTS

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
6. ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.

GEOTECHNICAL REPORT

ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: NOVA GEOTECHNICAL & INSPECTION SERVICES
DATED: MAY 15, 2018
PROJECT No: G-18-038

CONSTRUCTION NOTES

(1) INSTALL MODIFIED TYPE 'L' CONCRETE CURB AND GUTTER PER DETAIL 1 ON SHEET C3.8
(3) INSTALL 0" FACE CURB PER DETAIL 3 ON SHEET C3.8.
(7) INSTALL 2' VALLEY GUTTER PER DETAIL 4 ON SHEET C3.8.
(8) INSTALL 3" ASPHALT PAVING OVER 11" TYPE 2 AGGREGATE BASE PER GEOTECHNICAL RECOMMENDATIONS.
(12) INSTALL RETAINING WALL (PER SEPARATE PERMIT).
(SD) REFER TO STORM DRAIN PLANS FOR DETAIL (C3.10–C3.11)

CAUTION: HIGH PRESSURE GAS!!! CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE HAS LINES 48 HOURS PRIOR TO CONSTRUCTION.

ORIGINALLY SIGNED BY CHRIS ANDERSEN 05/20/2019
SOUTHWEST GAS CORPORATION DATE

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SITE IS LOCATED IN ZONE "X" OF THE 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 PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

ELEVATION = 619.999 METERS
2034.12 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

BASIS OF BEARING

SOUTH 27°55'16" WEST, BEING THE EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 53 OF PLATS, AT PAGE 61.

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
0 1 2 4
VERTICAL

Call before you Dig — CALL 811 — 1-800-227-2600
Call before you UnderGround 1-702-432-5300
Call Before You Overhead 1-702-227-2929

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

No.	REVISIONS	DATE	BY
1	SITE PLAN REV & EFS EXTENSION	08/29/19	

THOMAS ACKERET, CIVIL, No. 18592, Exp. 12/31/20, PROFESSIONAL ENGINEER, STATE OF NEVADA — 05/10/2019

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

SYMPHONY PARK AVE PLAN & PROFILE

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C5.2
SHEET 29 OF 33

CLV PERMIT # L19-00103

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CIVIL IMPROVEMENT PLANS

FOR

SYMPHONY PARK RESIDENTIAL

APN: 139-34-110-014
LAS VEGAS, NEVADA

PROJECT CONTACTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NEVADA 89119

CONTACT: THOMAS ACKERET, P.E.
(702) 862-3608

ARCHITECT
CALLISONRTKL INC.
1717 PACIFIC AVE.
DALLAS, TX 75201

CONTACT: CRISTI LANDRUM
(214) 465-7692

LAND SURVEYOR
HERITAGE SURVEYING
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NV 89134

CONTACT: DENNIS LAYTON, R/PLS, WRS, CFEDS
(702) 474-6277

DEVELOPER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1301 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746

CONTACT: PATRICK BRENNAN
(512) 910-3561

OWNER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1301 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746

CONTACT: PATRICK BRENNAN
(512) 910-3561

PROJECT INFORMATION

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
ACREAGE: ±3.7 ACRES
NUMBER OF UNITS: 290

FLOOD ZONE NOTE

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BENCHMARK NO. "BLV0133NE6"

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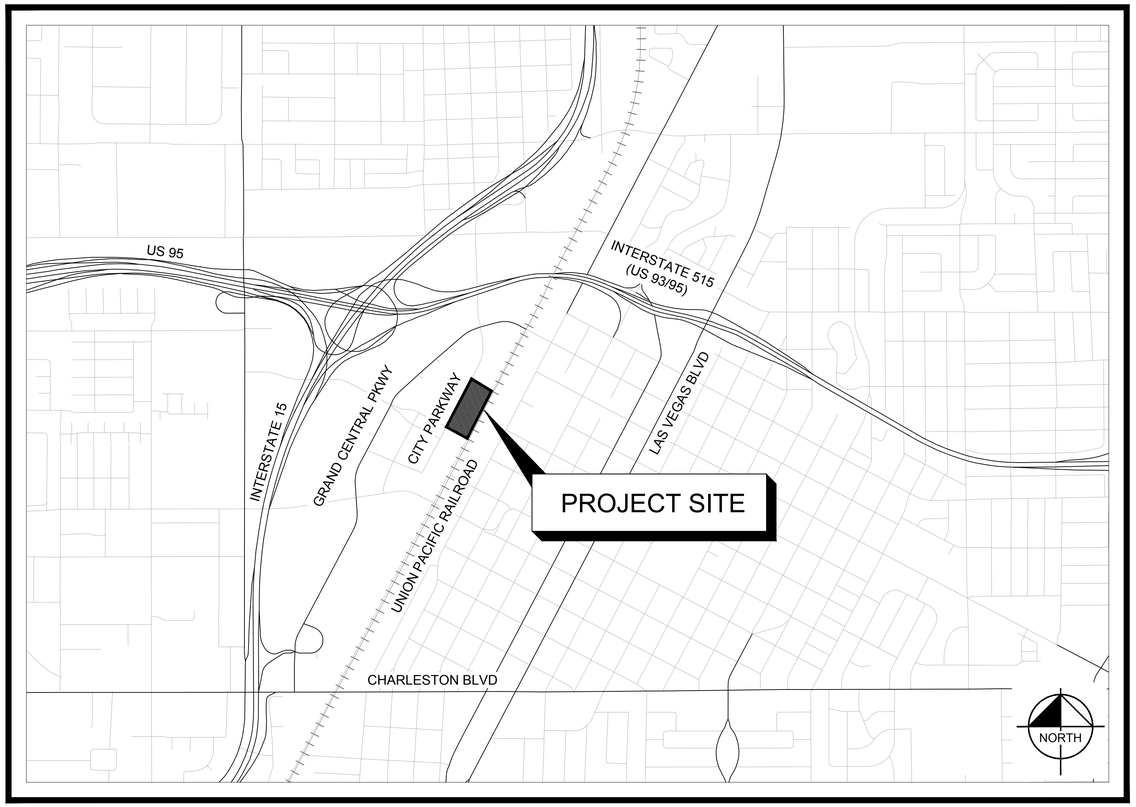
UTILITY NOTE

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.

SHEET INDEX

PAGE No.	SHEET NO.	SHEET TITLE	REV NO. 1	2	3	4
1	C0.1	COVER SHEET	●	●	●	
2	C0.2	GENERAL NOTES	●			
3	C1.1	DEMOLITION PLAN 1	●			
4	C1.2	DEMOLITION PLAN 2	●			
5	C2.1	HORIZONTAL CONTROL & SIGNING MARKING PLAN 1	●			
6	C2.2	HORIZONTAL CONTROL & SIGNING MARKING PLAN 2	●			
7	C2.3	HORIZONTAL CONTROL & SIGNING MARKING TABLES	●			
8	C3.1	ONSITE GRADING PLAN 1	●			
9	C3.2	ONSITE GRADING PLAN 2	●			
10	C3.3	ENLARGED GRADING DETAILS SHEET 1	●			
11	C3.4	ENLARGED GRADING DETAILS SHEET 2	●			
12	C3.5	ENLARGED GRADING DETAILS SHEET 3	●			
13	C3.6	GRADING SECTIONS SHEET 1	●			
14	C3.7	GRADING SECTIONS SHEET 2	●			
15	C3.8	GRADING & STORM DRAIN DETAIL SHEET 1	●			
16	C3.9	GRADING & STORM DRAIN DETAIL SHEET 2	●			
17	C3.10	ONSITE STORM DRAIN PLAN 1	●		●	
18	C3.11	ONSITE STORM DRAIN PLAN 2	●		●	
19	C3.12	STORM DRAIN PLAN & PROFILE 1	●			
20	C3.13	STORM DRAIN PLAN & PROFILE 2	●			
21	C3.14	STORM DRAIN PLAN & PROFILE 3	●			
22	C3.15	STORM DRAIN PLAN & PROFILE 4	●			
23	C4.0	MASTER UTILITY PLAN	●			
24	C4.1	UTILITY PLAN 1	●			
25	C4.2	UTILITY PLAN 2	●			
26	C4.3	UTILITY DETAIL SHEET	●			
27	C5.0	CITY PARKWAY PLAN & PROFILE – STA 47+00 – 51+50	●			
28	C5.1	CITY PARKWAY PLAN & PROFILE – STA 51+50 – 55+00	●			
29	C5.2	SYMPHONY PARK AVE PLAN & PROFILE	●		●	
30	C5.3	WEST CARSON AVE PLAN & PROFILE	●			
31	C5.4	EAST FRONTAGE STREET PLAN & PROFILE – STA 0+00 – 4+50	●			
32	C5.5	EAST FRONTAGE STREET PLAN & PROFILE – STA 4+50 – 8+50	●			
33	C5.6	EAST FRONTAGE STREET EXTENSION PLAN & PROFILE	●			
34	S1.1	RETAINING WALL GENERAL NOTES AND TYPICAL SECITON	●			
35	S1.2	RETAINING WALL DETAILS	●			



PROJECT VICINITY MAP
NTS

PAGE NO.	SHEET NO.	SHEET TITLE	REV NO. 1	2	3	4
36	NVE 1 OF 4	ASPEN HEIGHTS – SYMPHONY PARK (PROJ #3003508283)		●		
37	NVE 2 OF 4	ASPEN HEIGHTS – SYMPHONY PARK (PROJ #3003508283)		●		
38	NVE 3 OF 4	ASPEN HEIGHTS – SYMPHONY PARK (PROJ #3003508283)		●		
39	NVE 4 OF 4	ASPEN HEIGHTS – SYMPHONY PARK (PROJ #3003508283)		●		
40	C6.1	STREET LIGHT AND INTERCONNECT PLAN			●	

ORIGINALLY SIGNED BY ROSA CORTEZ 08/15/2019
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 FORM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

ORIGINALLY SIGNED BY STEVEN TAULBEE 05/29/2019
CLV FIRE AND RESCUE DATE

ORIGINALLY SIGNED BY FRED SOUS 08/15/2019
CITY OF LAS VEGAS DEPARTMENT OF PLANNING DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

ORIGINALLY SIGNED BY DIANE SCHOMER 05/13/2019
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.

APPROVED FOR CONSTRUCTION

ORIGINALLY SIGNED BY JASON GHADERY
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 136263 FIRST APPROVED DATE: 08/13/2019
SHEETS: C0.1, C0.2, C1.1, C1.2, C4.0, C4.1, C4.2, C4.3

ORIGINALLY SIGNED BY BARBARA GARRISON 05/13/2019
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.

ORIGINALLY SIGNED BY CHRIS ANDERSEN 05/20/2019
SOUTHWEST GAS CORPORATION DATE

ORIGINALLY SIGNED BY CELINA LOPEZ 05/14/2019
COX COMMUNICATIONS LAS VEGAS, INC. DATE

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR
1-800-227-2600 1-702-227-2929

Avoid overhead power line contact. It's costly.
Call Before You Overhead

No.	REVISIONS	DATE	BY
3	ADDED ST LTS, SD LATERAL, & ADDED PAVERS	06/15/20	
2	NV ENERGY SHEETS ADDED	03/17/20	
1	SITE PLAN REV & ETS EXTENSION	09/29/19	

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PROFESSIONAL ENGINEER
THOMAS A. ACKERET
Exp. 12/31/20
CIVIL
No. 18592
STATE OF NEVADA
07/28/2020

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

COVER SHEET

SYMPHONY PARK RESIDENTIAL
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CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C0.1

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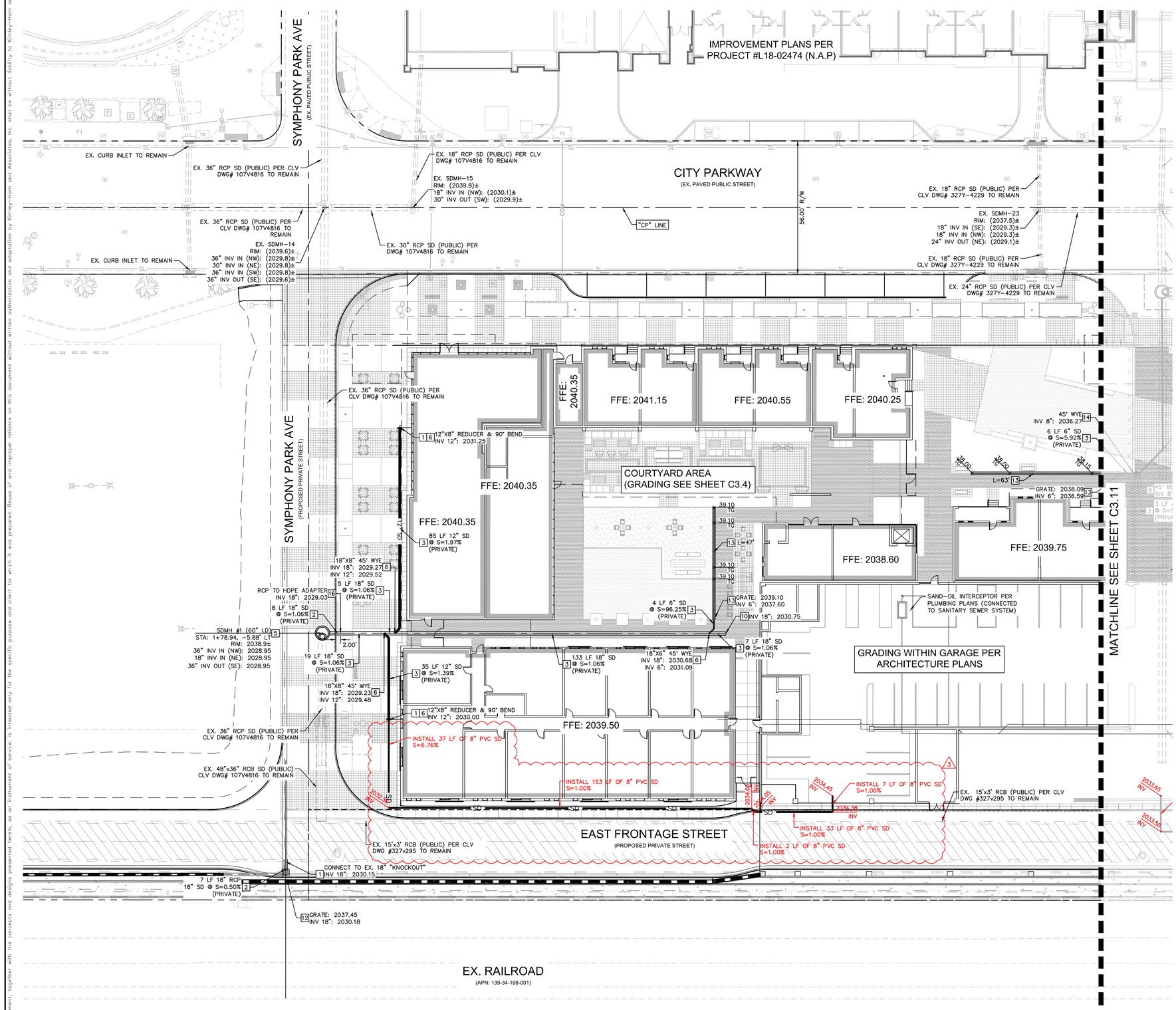

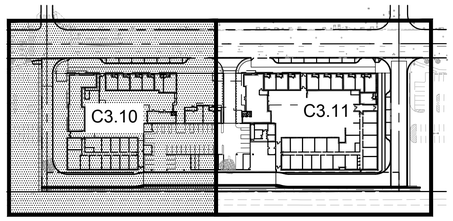

KEY MAP

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6. ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.

STORM DRAIN NOTES

1	STORM DRAIN POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
2	INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
3	INSTALL HDPE STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503.1. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
5	INSTALL TYPE III STORM DRAIN MANHOLE PER CCAUSD No. 406.1, COLLAR PER CCAUSD No. 408.1, COVER PER CCAUSD No. 409.1 AND 410.
6	INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
10	CAP STORM DRAIN PIPE.
12	INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
13	INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
14	INSTALL 8"X6" REDUCER (MATCH PIPE MATERIAL)
15	UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOC #20190702-0002741. SURFACE OF EASEMENT IS TO BE MAINTAINED BY PROPERTY OWNER.
16	INSTALL RCP TO HDPE ADAPTER PER DETAIL 12 ON SHEET C3.9.

FLOOD ZONE NOTE

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CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C3.10

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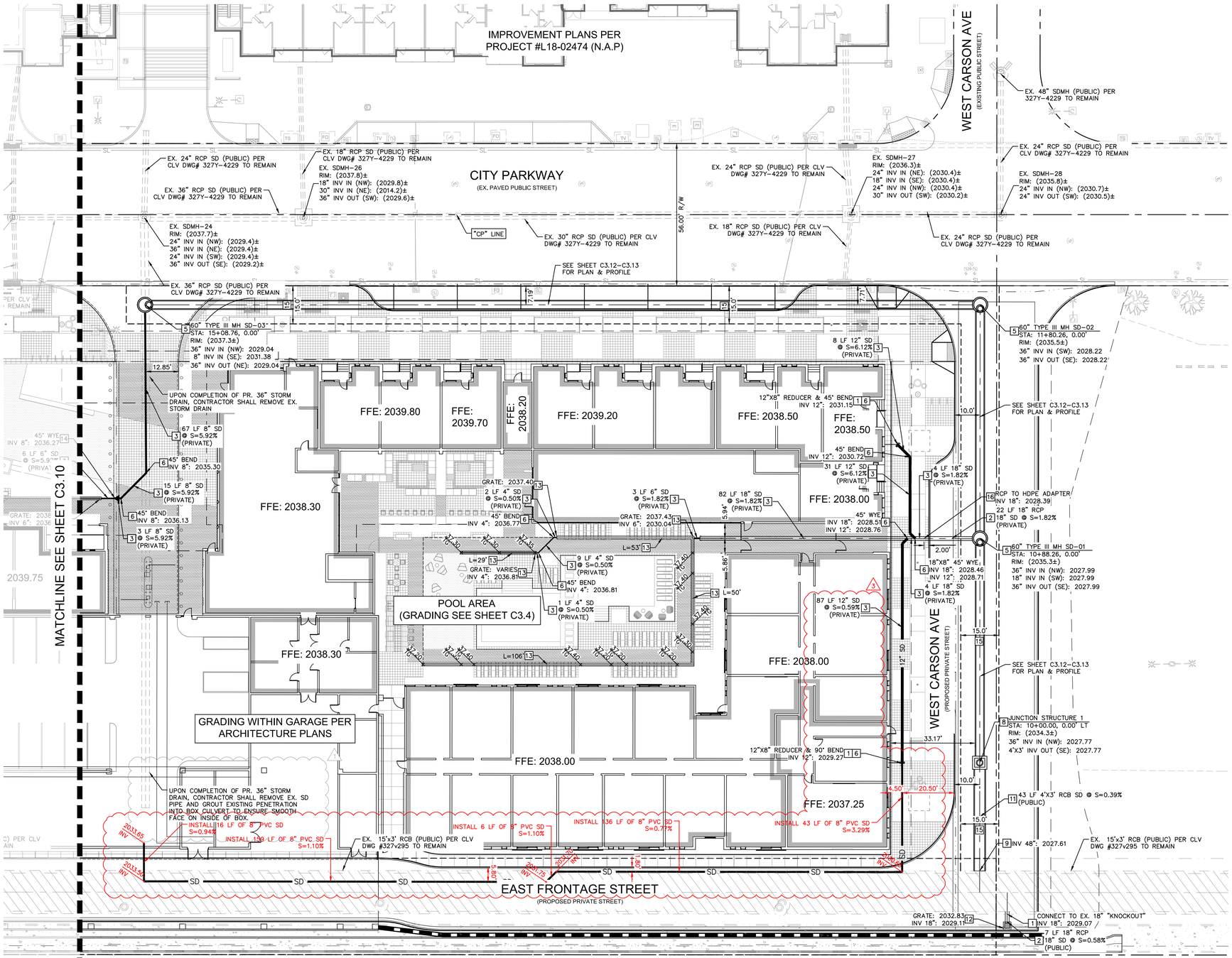
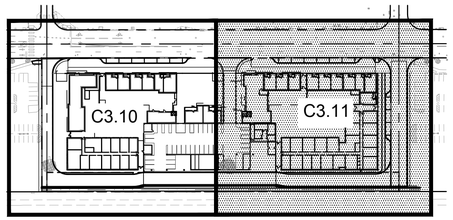
CLV PERMIT # 19-00402





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6. INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
8. INSTALL JUNCTION STRUCTURE PER DETAIL 7 ON SHEET C3.8
9. CONNECT TO KNOCKOUT IN EXISTING BOX CULVERT PER DETAIL 8 ON SHEET C3.9.
11. INSTALL 4'X3' RCB CULVERT WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CCAUSD No. 503. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
12. INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
13. INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
14. INSTALL 8"X6" REDUCER (MATCH PIPE MATERIAL)
15. UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOC #20190702-0002741. SURFACE OF EASEMENT IS TO BE MAINTAINED BY PROPERTY OWNER.
16. INSTALL RCP TO HDPE ADAPTER PER DETAIL 12 ON SHEET C3.9.

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INDICATES THAT THE SITE IS LOCATED IN ZONE "X" OF THE 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 PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE6"

MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

ELEVATION = 619.999 METERS
2034.12 FEET

CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

BASIS OF BEARING

SOUTH 27°55'16" WEST, BEING THE EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 53 OF PLATS, AT PAGE 61.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

Call Before You Overhead
Avoid overhead power line contact. It's costly.
1-702-227-2929

Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION (FAST)

No.	REVISIONS	DATE	BY
1	SITE PLAN REV & ETS EXTENSION	09/29/19	
2	ADDED ST LTS, SD LATERAL, & ADDED PAVERS	06/15/20	

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 A. ACKERET
Exp. 12/31/20
CIVIL
No. 18592
STATE OF NEVADA
07/28/2020

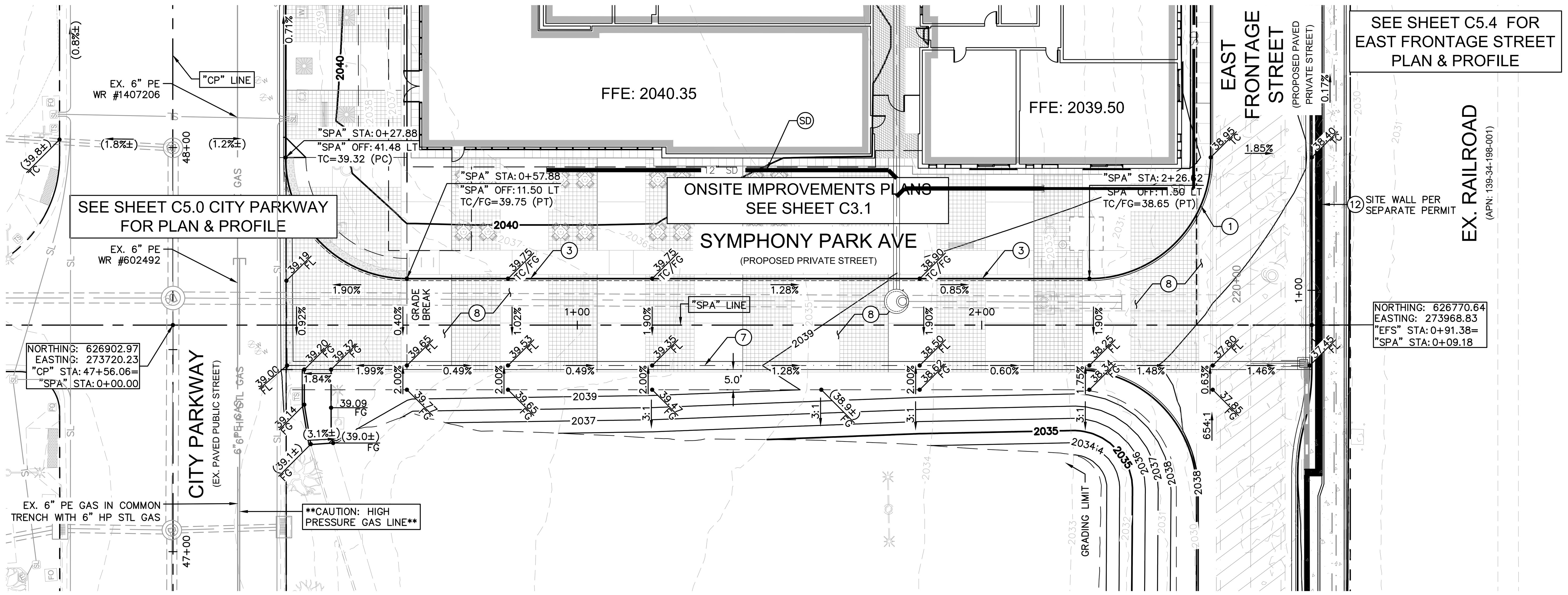
KHA PROJECT 192008000	
DATE	05/10/2019
SCALE	AS SHOWN
DESIGNED BY	TEA
DRAWN BY	JPH
CHECKED BY	TEA

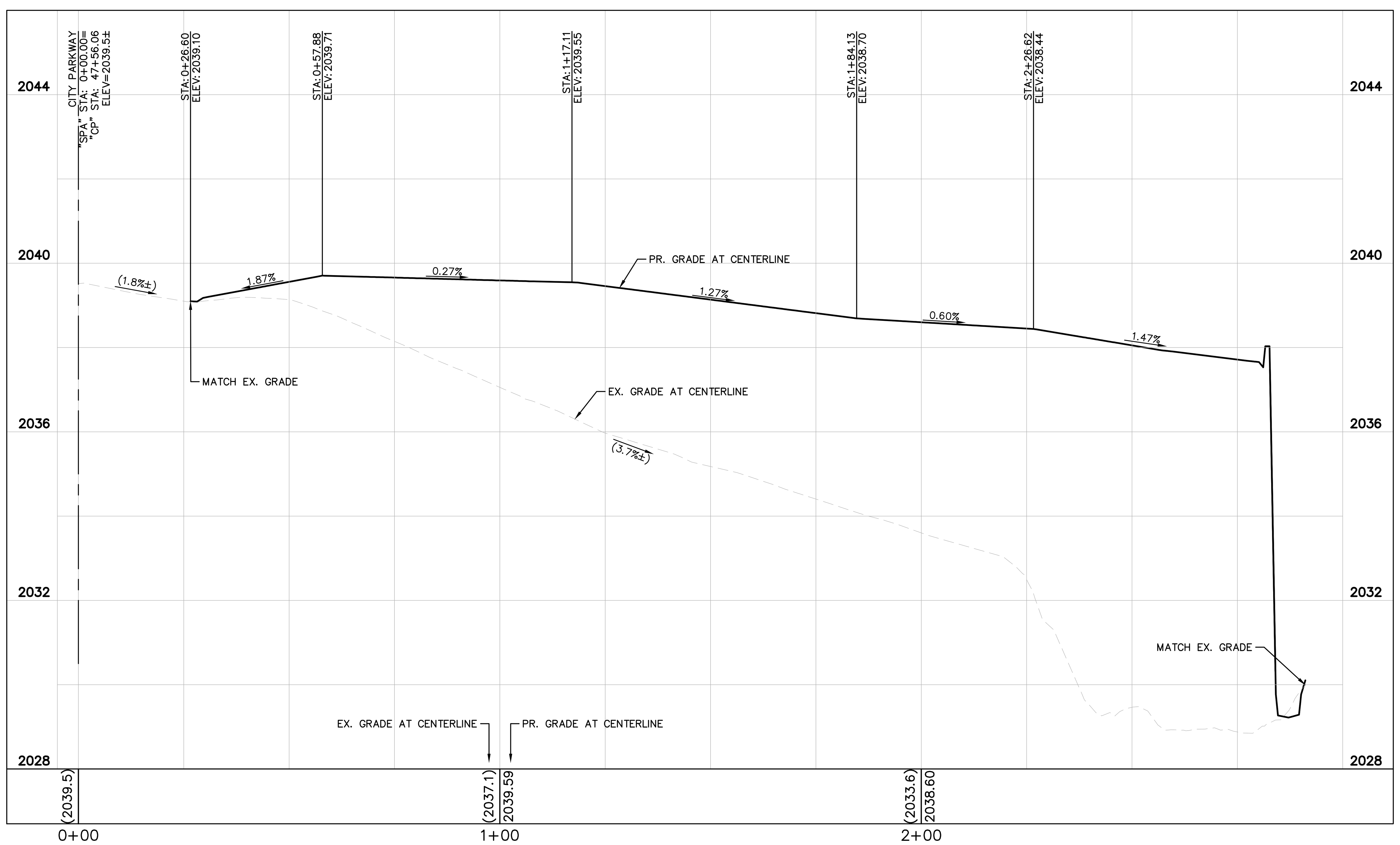
ONSITE STORM DRAIN PLAN 2

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

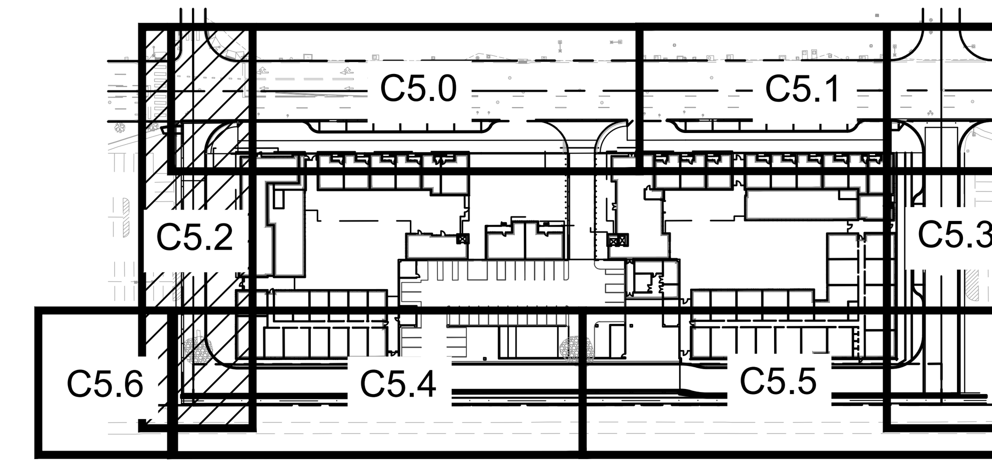
SHEET NUMBER
C3.11

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.





SYMPHONY PARK PROFILE



KEY MAP

NTS

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
6. ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.

GEOTECHNICAL REPORT

ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL REPORT:

ENGINEER: NOVA GEOTECHNICAL & INSPECTION SERVICES
DATED: MAY 15, 2018
PROJECT No: G–18–038

CONSTRUCTION NOTES

(1) INSTALL MODIFIED TYPE 'L' CONCRETE CURB AND GUTTER PER DETAIL 1 ON SHEET C3.8
(3) INSTALL 0" FACE CURB PER DETAIL 3 ON SHEET C3.8.
(7) INSTALL 2' VALLEY GUTTER PER DETAIL 4 ON SHEET C3.8.
(8) INSTALL ROADWAY PAVERS PER LANDSCAPE ARCHITECTURAL PLANS.
(12) INSTALL RETAINING WALL (PER SEPARATE PERMIT).
(SD) REFER TO STORM DRAIN PLANS FOR DETAIL (C3.10–C3.11)

CAUTION: HIGH PRESSURE GAS!!! CALL SOUTHWEST GAS AT 702–400–1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE HAS LINES 48 HOURS PRIOR TO CONSTRUCTION.

ORIGINALLY SIGNED BY CHRIS ANDERSEN 05/20/2019
SOUTHWEST GAS CORPORATION DATE

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GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
0 1 2 4
VERTICAL

Call before you Dig
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CALL 811 OR 1-800-227-2600
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No.	REVISIONS	DATE	BY
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PROFESSIONAL ENGINEER THOMAS ACKERET Exp. 12/31/20 CIVIL No. 18592 STATE OF NEVADA
07/28/2020

KHA PROJECT 192008000
DATE 05/10/2019
SCALE AS SHOWN
DESIGNED BY TEA
DRAWN BY JPH
CHECKED BY TEA

SYMPHONY PARK AVE PLAN & PROFILE

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS NEVADA

SHEET NUMBER
C5.2