

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 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)	
Cross Streets:	NEC Symphony Park Avenue & City Parkway	COPIES TO: Kimley Horn and Associates Inc.
File Number:	F:\Depot\DSMemos\DS5068E.doc	Breckenridge Group Las Vegas Nevada LLC
Parcel Number:	139-34-110-012	Bart Anderson, P.E., DevCo
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 #
1 st Submittal	11/15/2018	11/28/2018 & 12/5/2018	Not Approved	\$400.00	501052: \$400
2 nd 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
3 rd Submittal	9/23/2019	9/24/2019	Approved	\$100.00	3576552: \$100
4 th 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



Engineer's Seal

07/29/20

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 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 #
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3 rd Submittal	9/23/2019	9/24/2019	See Comments Below	\$100.00	3576552: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

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X	is approved subject to conformance to all City standards and the following conditions:
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END OF REMARKS
WSP/AYS

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



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,

A handwritten signature in black ink that reads "Rachael R. Dennis". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Rachael R. Dennis, P.E.

**Update #2 to the
Technical Drainage Study
for**

*Symphony Park Residential
(Aspen Heights)*

Date Prepared:
July 2020

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Austin, TX 78746

Prepared by:
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6671 Las Vegas Boulevard South
Suite 320
Las Vegas, NV 89119



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,

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

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).



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		DATE:
INTER-OFFICE MEMORANDUM		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:	COPIES TO:	
Drainage Study for:	Kimley Horn and Associates Inc.	
Symphony Park Residential Update – A.K.A. Aspen Heights	Breckenridge Group Las Vegas Nevada LLC	
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END OF REMARKS
WSP/AYS

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

Site plan for the West Carson Avenue Flood Control Project. The plan shows a large rectangular area outlined in pink, representing the project site. This area is divided into several sub-projects labeled PR10, PR15, PR20, PR25, PR30, and PR35. Each sub-project is associated with a specific flow rate (Q) and area (AC). For example, PR10 has Q=2/4 CFS and 10 AC, while PR35 has Q=1/1 CFS and 0.8 AC. The plan also shows existing infrastructure like City Parkway and East Frontage Street (Private), and proposed infrastructure like a proposed inlet and a 15'x3' RCB. Topographic contours are shown with elevations ranging from 2027 to 2039. A north arrow is located in the bottom right corner.

SECTION	Q ₁₀₀ (cfs)	FLOW DEPTH (ft)	V ₁₀₀ (fps)	D°V	Q ₁₀₀₀ (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

CIVIL IMPROVEMENT PLANS

FOR

SYMPHONY PARK RESIDENTIAL

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

PROJECT CONTACTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NEVADA 89119
CONTACT: THOMAS ACKERET, P.E.
(702) 862-3608

LAND SURVEYOR
HERITAGE SURVEYING
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NV 89134
CONTACT: DENNIS LAYTON, R/PLS, WRS, OFS
(702) 474-6277

DEVELOPER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1501 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746
CONTACT: PATRICK BRENNAN
(512) 910-3561

ARCHITECT
CALLISONGROUP INC.
1717 PACIFIC AVE.
DALLAS, TX 75201
CONTACT: CRIST LANDRUM
(214) 465-7692

PROJECT INFORMATION

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
ACRES: 23.7
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 DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "BLV0133NE"

MONUMENT DESCRIPTION IN RIBET & 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 80).

BASIS OF BEARING

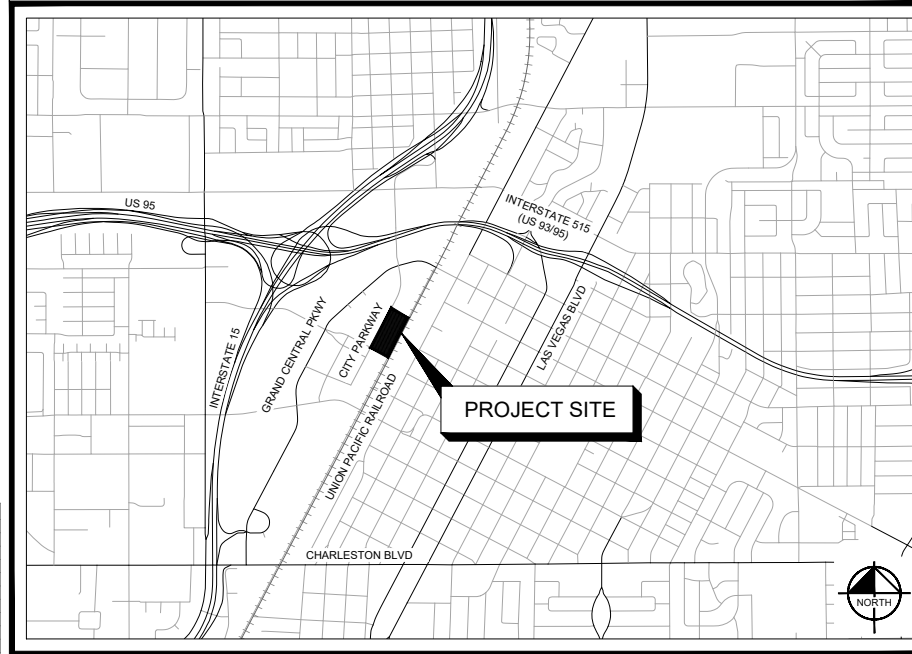
KIMLEY-HORN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATIONS AND DEPTHS OF THE EXISTING UTILITIES WITHIN THE VICINITY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

UTILITY NOTE

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SHEET INDEX

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2	C0.2	GENERAL NOTES				
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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	ON-SITE GRADING PLAN 1				
9	C3.2	ON-SITE GRADING PLAN 2				
10	C3.3	ENLARGED GRADING DETAILS SHEET 1				
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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 CORTIZ 08/15/2019
ALLEN PAVELKA, P.E. 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
CITY OF LAS VEGAS DEPARTMENT OF PLANNING

ORIGINALLY SIGNED BY FRED SOLIS 08/15/2019
CITY OF LAS VEGAS DEPARTMENT OF PLANNING
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

ORIGINALLY SIGNED BY DIANE SCHOMER 06/13/2019
CENTRAL TELEPHONE COMPANY, D/B/A CENTURYLINK DATE
THE AFFIRMED 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. 150624, FIRST APPROVED DATE: 06/13/2019
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 IT HAS 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 06/14/2019
COX COMMUNICATIONS LAS VEGAS, INC. DATE



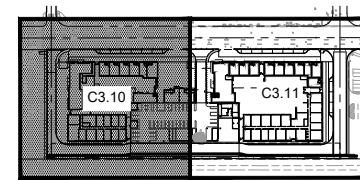
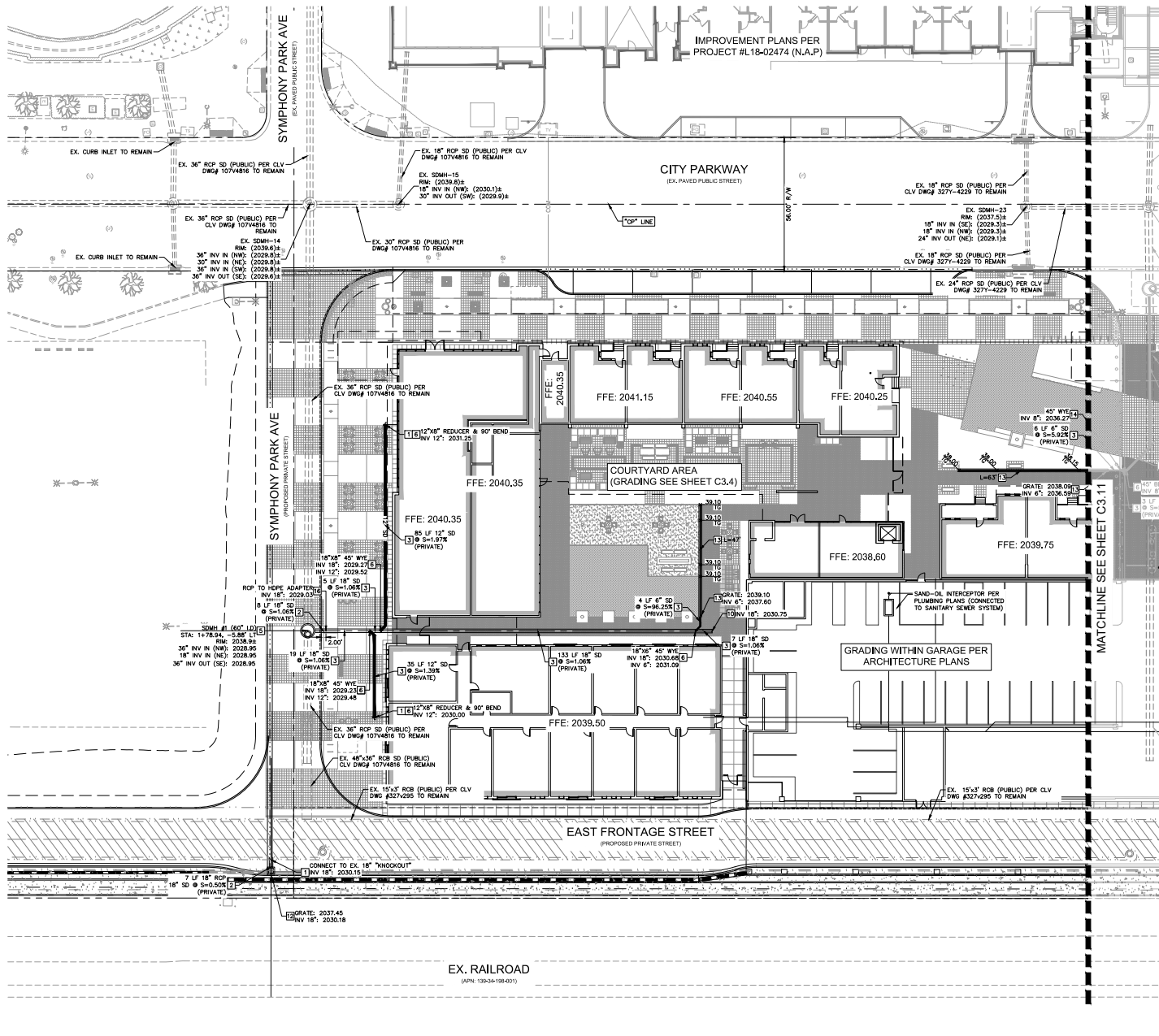
Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM



KHA PROJECT
1506240000
05/10/2019
SCALE AS SHOWN
DATE
DRAWN BY TLA
CHECKED BY TLA

COVER SHEET

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS
NEVADA
SHEET NUMBER
C0.1
SHEET 1 OF 33



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, REEVE WITH BACKFILL AND PLANS FOR CONTINUATION
- 2 INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 3 BEDDING PER CAUSNO NO. 503. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- 3 INSTALL HDPE STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 3 BEDDING PER CAUSNO NO. 503.3. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- 4 INSTALL TYPE B BIRD STRAIN MANHOLE PER CAUSNO NO. 406.1. COLLAR PER CAUSNO NO. 406.2. COVER PER CAUSNO NO. 409.4 AND 410.4 AS NOTED ON PLAN.
- 5 INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
- 6 CAP STORM DRAIN PIPE.
- 7 INSTALL WOOD TIE 2 STORM DRAIN DRAIN INLET PER DETAIL 10 ON SHEET C3.9
- 8 INSTALL TRINCH TRENCH PER DETAIL 11 ON SHEET C3.9
- 9 INSTALL 6"x6" REDUCER (MATCH PIPE MATERIAL)
- 10 UNDERGROUND PUBLIC DRAINAGE EASEMENT PER CDD #0019070-000274. SURFACE EASEMENT IS TO BE MAINTAINED BY THE PROPERTY OWNER.
- 16 INSTALL RCP HOE 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. "BLV0133NE6"

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
2034.43 FEET

CITY OF LAS VEGAS VERTICAL

DATUM OF 2008 (NAD '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.

[illegible]

GRAPHIC SCALE IN FEET

0 10 20 40

NORTH

Condition	Control (%)	MCI (%)	AD (%)
1	~95	~85	~75
2	~90	~80	~70
3	~85	~75	~65
4	~80	~70	~60

Call before you dig

UnderGround **Call**
before you
UnderGround **811** **Before**

Under Air Care
1-702-432-5300
1-800-227-2600

[Home](#)
[About Us](#)
[Contact Us](#)
[Privacy Policy](#)
[Terms of Service](#)

Kimley»Horn

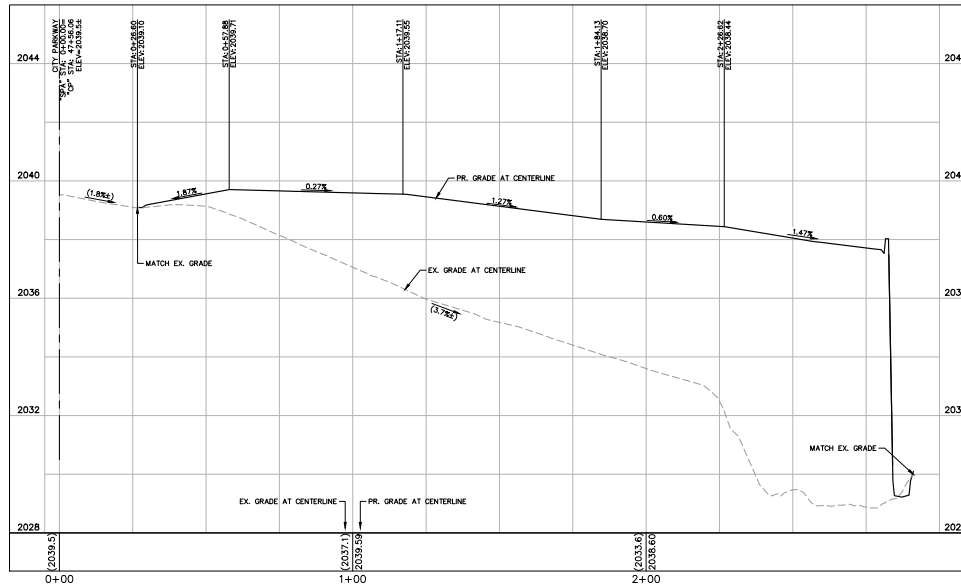
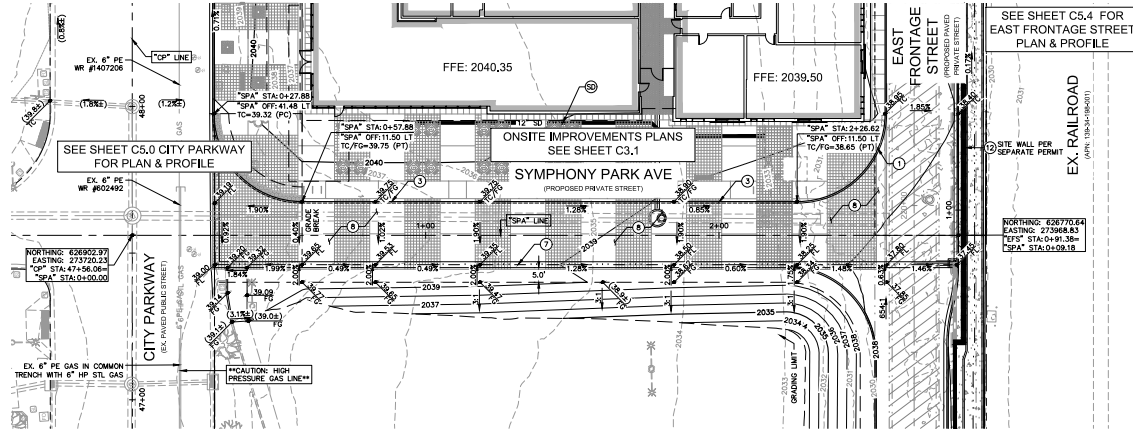
ONSITE STORM
DRAIN PLAN 1

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

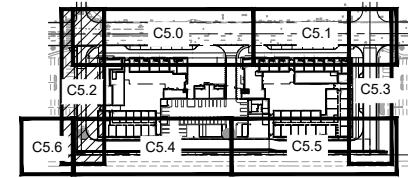
SHEET NUMBER
C3.10

CLV PERMIT # L19-00103

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SYMPHONY PARK PROFILE



KEY MAP

GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- 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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- 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
DATE: MAY 15, 2018
PROJECT NO.: 0-18-038

CONSTRUCTION NOTES

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

CAUTION: HIGH PRESSURE GAS!! CALL SOUTHWEST GAS AT 702-400-1789 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS 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. 3300302270Z 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. "8VUC3386"

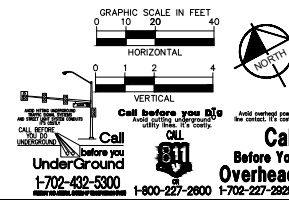
MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

ELEVATION = 618.999 METERS
2024.12 FEET

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

BASIS OF BEARING

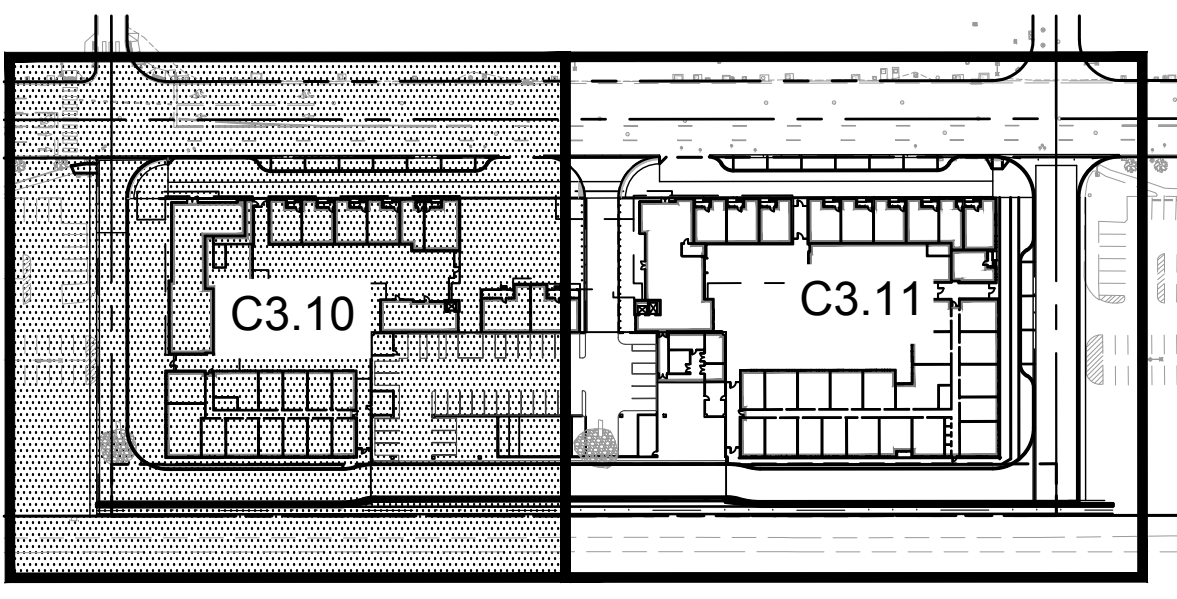
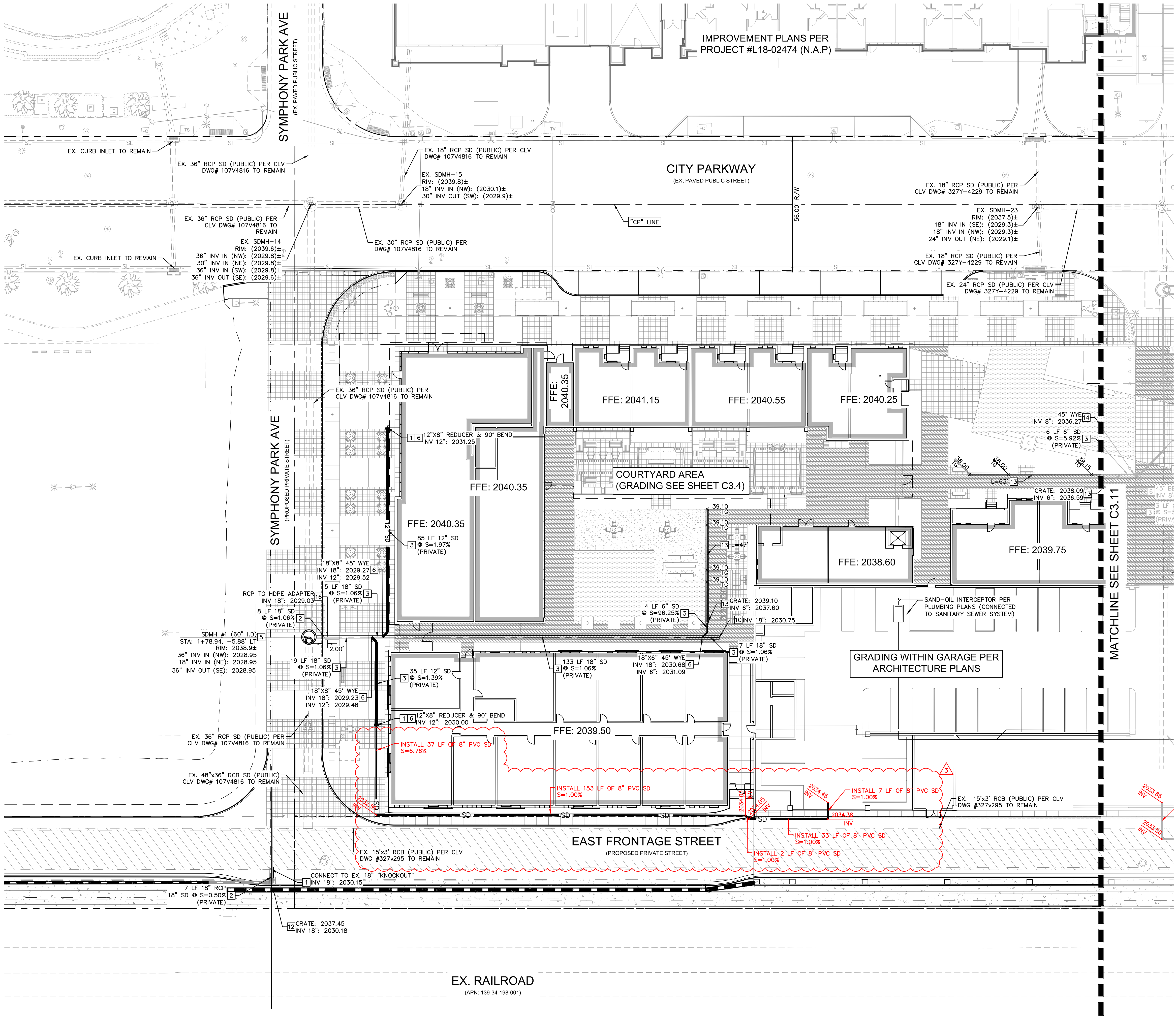
SOUTH 27°50'16" WEST, BEING THE EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 53 OF PLATS, AT PAGE 61.



Kimley-Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 871 LAS VEGAS BOULEVARD, SUITE 200, LAS VEGAS, NV 89101 PHONE: 702-862-3600 WWW.KIMLEY-HORN.COM		REVISIONS DATE BY
SYMPHONY PARK AVE PLAN & PROFILE		DATE BY
SYMPHONY PARK RESIDENTIAL CIVIL IMPROVEMENT PLANS PREPARED FOR ASPEN HEIGHTS PARTNERS		DATE BY
SHEET NUMBER C5.2		DATE BY

Appendix B – Improvement Plans

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.



KEY MAP NTS

- ### GENERAL NOTES
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
 - 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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 - ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
 - ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.

- ### STORM DRAIN NOTES
- STORM DRAIN POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
 - 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.
 - 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.
 - 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.
 - INSTALL HDPE FITTING, SIZE PER PIPE, TYPE AS NOTED ON PLAN.
 - CAP STORM DRAIN PIPE.
 - INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
 - INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
 - INSTALL 8"x8" REDUCER (MATCH PIPE MATERIAL)
 - UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOC #20190702-0002741. SURFACE OF EASEMENT IS TO BE MAINTAINED BY PROPERTY OWNER.
 - 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. "BLV0133NE6"

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.

Call before you Dig
Call before you UnderGround
Call Before You Overhead

1-702-432-5300
1-800-227-2600
1-702-227-2929

GRAPHIC SCALE IN FEET
0 10 20 40

Call before you Dig
Call before you UnderGround
Call Before You Overhead

1-702-432-5300
1-800-227-2600
1-702-227-2929

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 ACKER
Exp. 12/31/20
CIVIL
Professional Engineer No. 18592

KHA PROJECT	192008000
DATE	06/10/2019
SCALE	AS SHOWN
DESIGNED BY	TEA
DRAWN BY	JPH
CHECKED BY	TEA

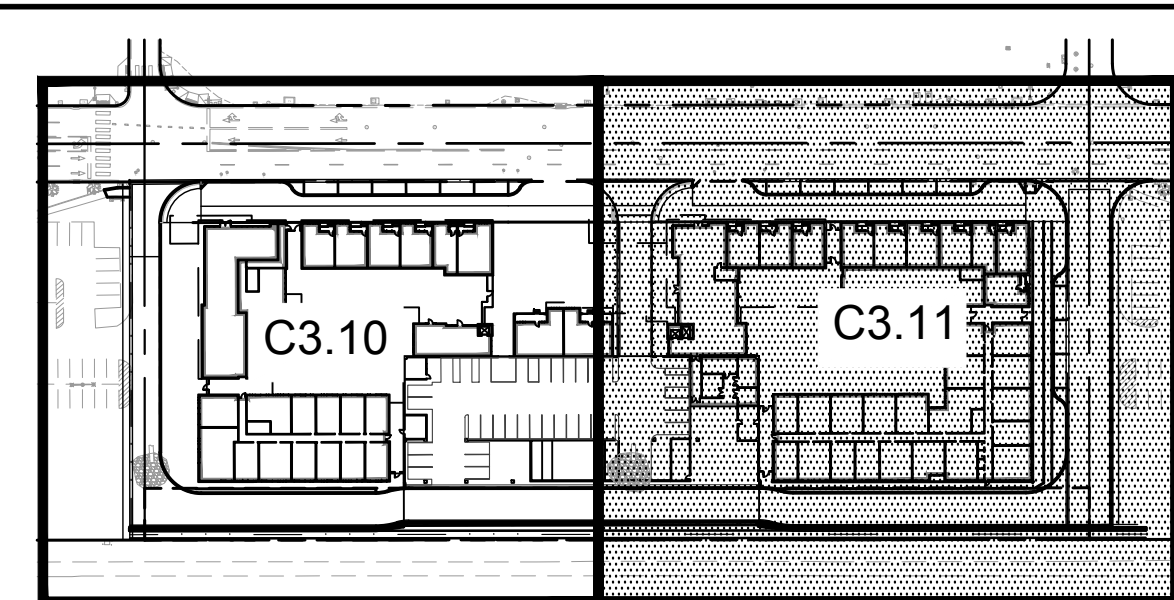
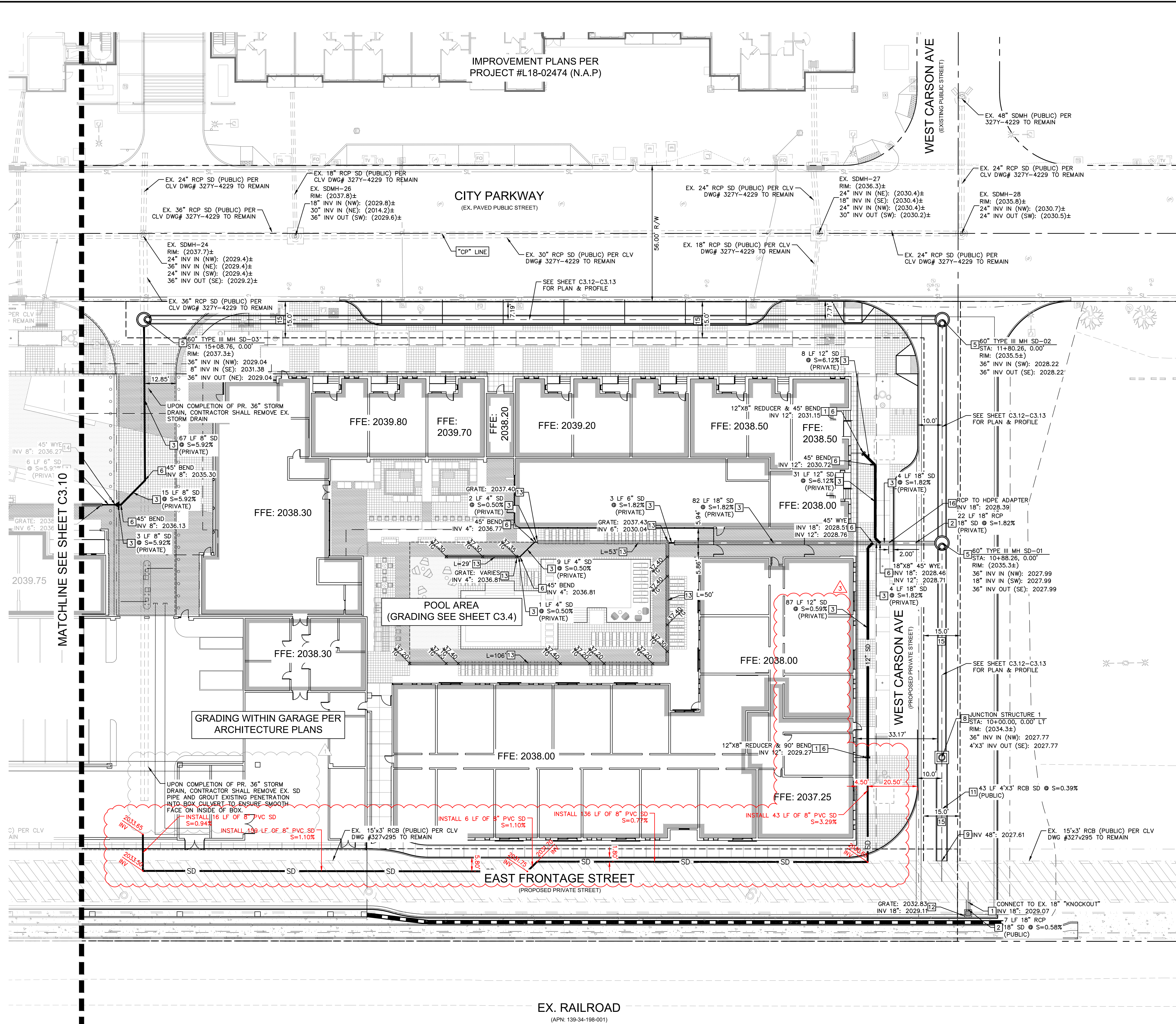
ONSITE STORM DRAIN PLAN 1

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS

NEVADA
CITY OF LAS VEGAS

SHEET NUMBER
C3.10

SHEET 17 OF 33



KEY MAP

- ## GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
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STORM DRAIN NOTES

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- 2 INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CAUSD 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 CAUSD NO. 503.1. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- 5 INSTALL TYPE III STORM DRAIN MANHOLE PER CAUSD NO. 406.1, COLLAR PER CAUSD NO. 408.1, COVER PER CAUSD 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. ADAPTER AS NOTED ON PLAN.
- 11 INSTALL 4'x3' RCB CULVERT WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CAUSD NO. 503. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- 12 INSTALL NDOT TYPE 2 STORM DRAIN DRAIN 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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BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8LV0133NE"

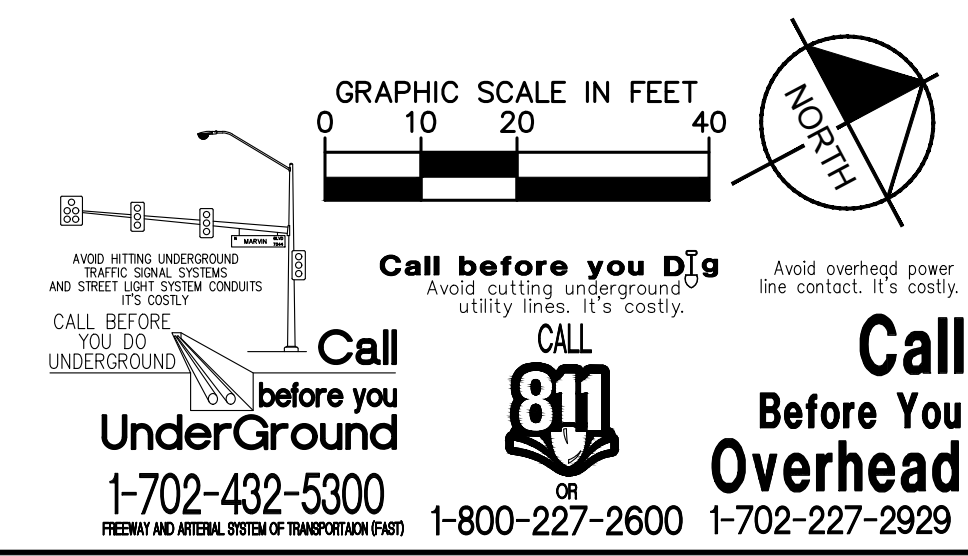
MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

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.



Appendix A – Reference Materials

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



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		DATE:
INTER-OFFICE MEMORANDUM		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:	COPIES TO:	
Drainage Study for:	Kimley Horn and Associates Inc.	
Symphony Park Residential Update – A.K.A. Aspen Heights	Breckenridge Group Las Vegas Nevada LLC	
Cross Streets:	NEC Symphony Park Avenue & City Parkway	Bart Anderson, P.E., DevCo
File Number:	F:\Depot\DSMemos\DS5068D.doc	
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 #
1 st Submittal	11/15/2018	11/28/2018 & 12/5/2018	Not Approved	\$400.00	501052: \$400
2 nd 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
3 rd 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*.

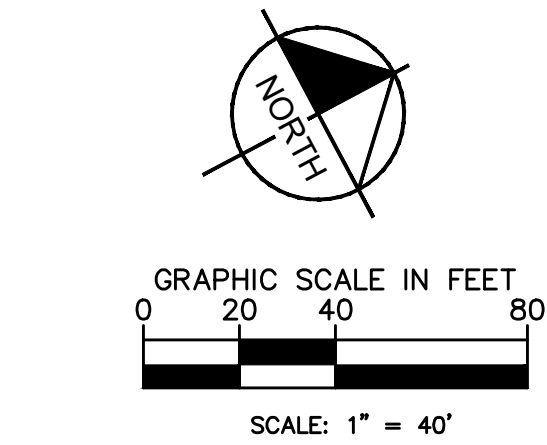
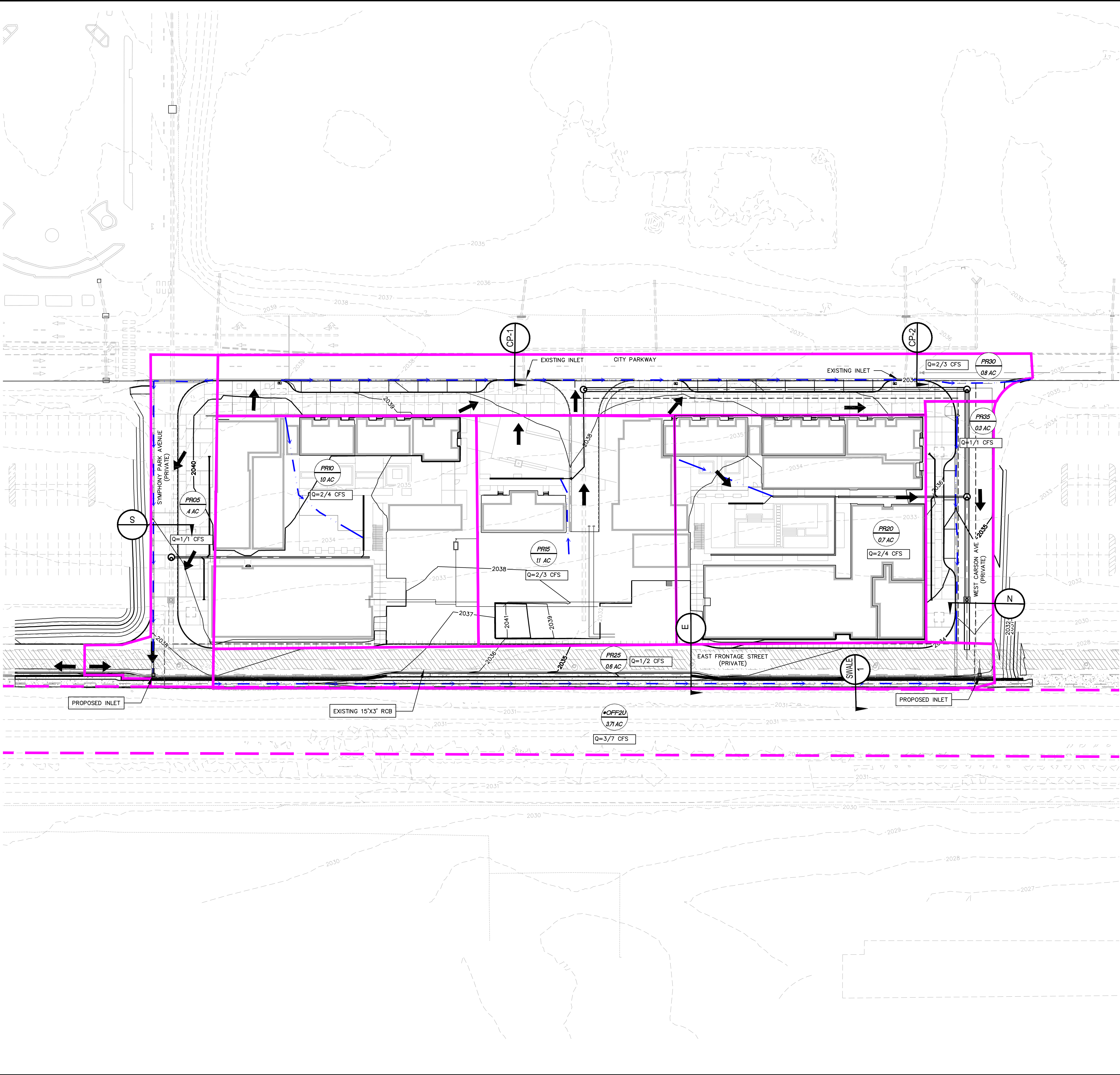
NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional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

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.



- LEGEND**
- BASIN ID
 - BASIN AREA (ACRES)
 - *ULTIMATE BASIN BOUNDARY
 - BASIN BOUNDARY
 - FLOWPATH
 - FLOW ARROW
 - 10YR/100YR CFS
 - SURFACE FLOW ARROW
 - 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

CIVIL IMPROVEMENT PLANS

FOR

SYMPHONY PARK RESIDENTIAL

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

PROJECT CONTACTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NEVADA 89119
CONTACT: THOMAS ACKERET, P.E.
(702) 862-3608

LAND SURVEYOR
HERITAGE SURVEYING
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NV 89134
CONTACT: DENNIS LAYTON, R/PLS, WRS, CFDS
(702) 474-6277

DEVELOPER
BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC
1501 S. CAPITAL OF TEXAS HWY, STE. B-201
AUSTIN, TEXAS 78746
CONTACT: PATRICK BRENNAN
(512) 910-3561

ARCHITECT
CALLISONGROUP INC.
1717 PACIFIC AVE.
DALLAS, TX 75201
CONTACT: CRIST LANDRUM
(214) 465-7692

PROJECT INFORMATION

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
ACRES: 23.7
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 DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN."

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "BLV0133NE"

MONUMENT DESCRIPTION IN RIBET & 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 80).

BASIS OF BEARING

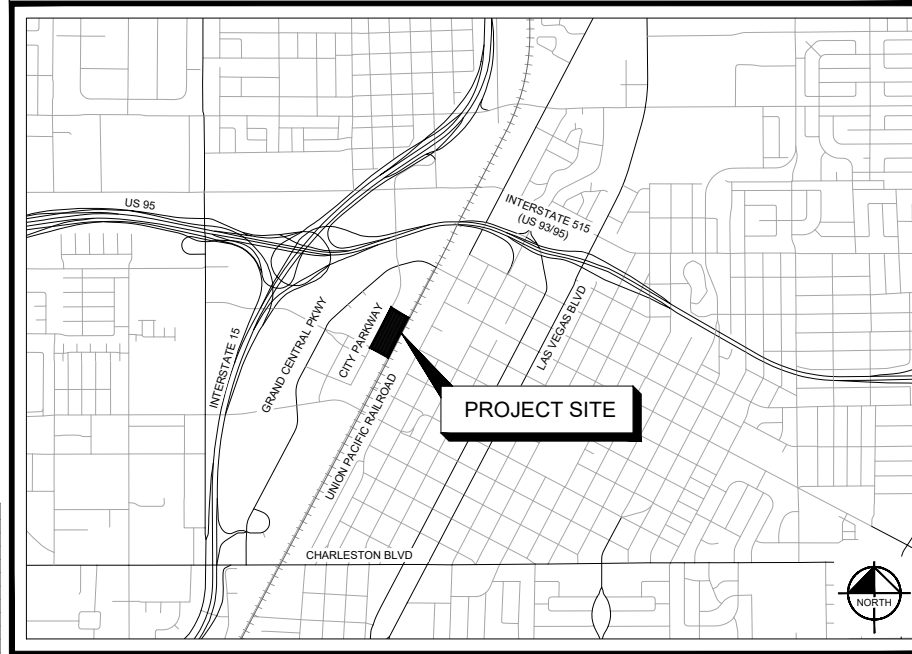
KIMLEY-HORN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHER PARTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE LOCATIONS AND DEPTHS OF THE EXISTING UTILITIES WITHIN THE VICINITY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

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 DEPTHS OF THE EXISTING UTILITIES 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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			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	ON-SITE GRADING PLAN 1				
9	C3.2	ON-SITE 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	ON-SITE STORM DRAIN PLAN 1				
18	C3.11	ON-SITE 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 - 56+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 CORTIZ 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
CITY OF LAS VEGAS DEPARTMENT OF PLANNING

ORIGINALLY SIGNED BY FRED SOLIS 08/15/2019
CITY OF LAS VEGAS DEPARTMENT OF PLANNING
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE DEPARTMENT OF PLANNING

ORIGINALLY SIGNED BY DIANE SCHOMER 06/13/2019
CENTRAL TELEPHONE COMPANY, D/B/A CENTURYLINK DATE
THE AFFIRMED 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'S STANDARD REGULATIONS.

APPROVED FOR CONSTRUCTION

ORIGINALLY SIGNED BY JASON GHADERY
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT NO. 150624, FIRST APPROVED DATE: 06/13/2019
SHEETS C0.1, C0.2, C1.1, C1.2, C4.0, C4.1, C4.2, C4.3

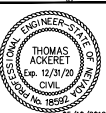
ORIGINALLY SIGNED BY BARBARA GARRISON 05/13/2019
NV ENERGY - DISTRIBUTION DATE
NV ENERGY ACKNOWLEDGES THAT IT HAS RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL 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 06/14/2019
COX COMMUNICATIONS LAS VEGAS, INC. DATE



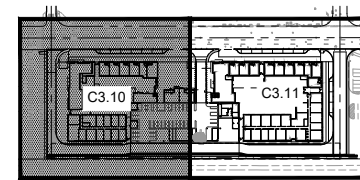
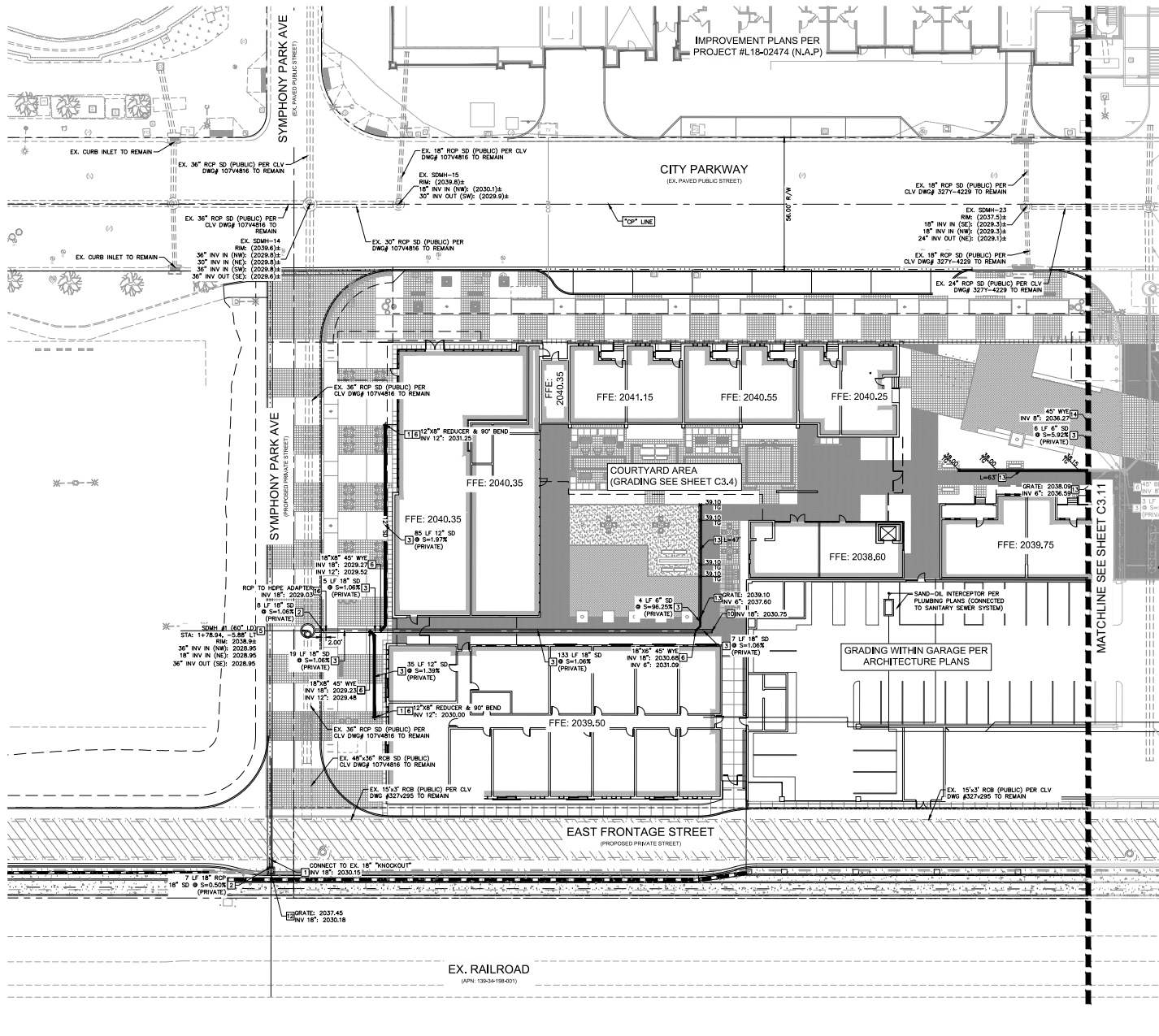
Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
6871 LAS VEGAS BOULEVARD SOUTH, SUITE 320
LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM



KHA PROJECT
19000000
05/10/2019
SCALE AS SHOWN
DATE 05/10/2019
DRAWN BY TLA
CHECKED BY TLA

COVER SHEET

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF LAS VEGAS
NEVADA
SHEET NUMBER
C0.1
SHEET 1 OF 33



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, REEVE WITH BACKFILL AND PLANS FOR CONTINUATION
- 2 INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 3 BEDDING PER CAUSNO NO. 503. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- 3 INSTALL HDPE STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 3 BEDDING PER CAUSNO NO. 503.3. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
- 4 INSTALL TYPE B BIRD STRAIN MANHOLE PER CAUSNO NO. 406.1. COLLAR PER CAUSNO NO. 406.2. COVER PER CAUSNO NO. 409.4 AND 410.4 AS NOTED ON PLAN.
- 5 INSTALL HDPE FITTING, SIZE PER PIPE. TYPE AS NOTED ON PLAN.
- 6 CAP STORM DRAIN PIPE.
- 7 INSTALL WOOD TIE 2 STORM DRAIN DRAIN INLET PER DETAIL 10 ON SHEET C3.9
- 8 INSTALL TRUNCH TRUNK 11 ON SHEET C3.9
- 9 INSTALL 6"x6" REDUCER (MATCH PIPE MATERIAL)
- 10 UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOW #0019070-000274. SURFACE EASEMENT IS TO BE MAINTAINED BY THE PROPERTY OWNER.
- 16 INSTALL RCP HOE 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

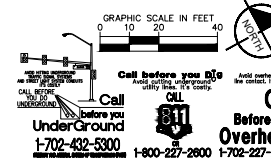
CITY OF LAS VEGAS VERTICAL

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.

Abstract



Kimley»Horn

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

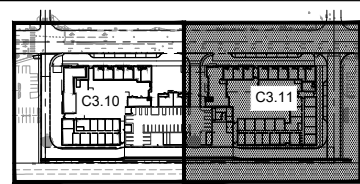
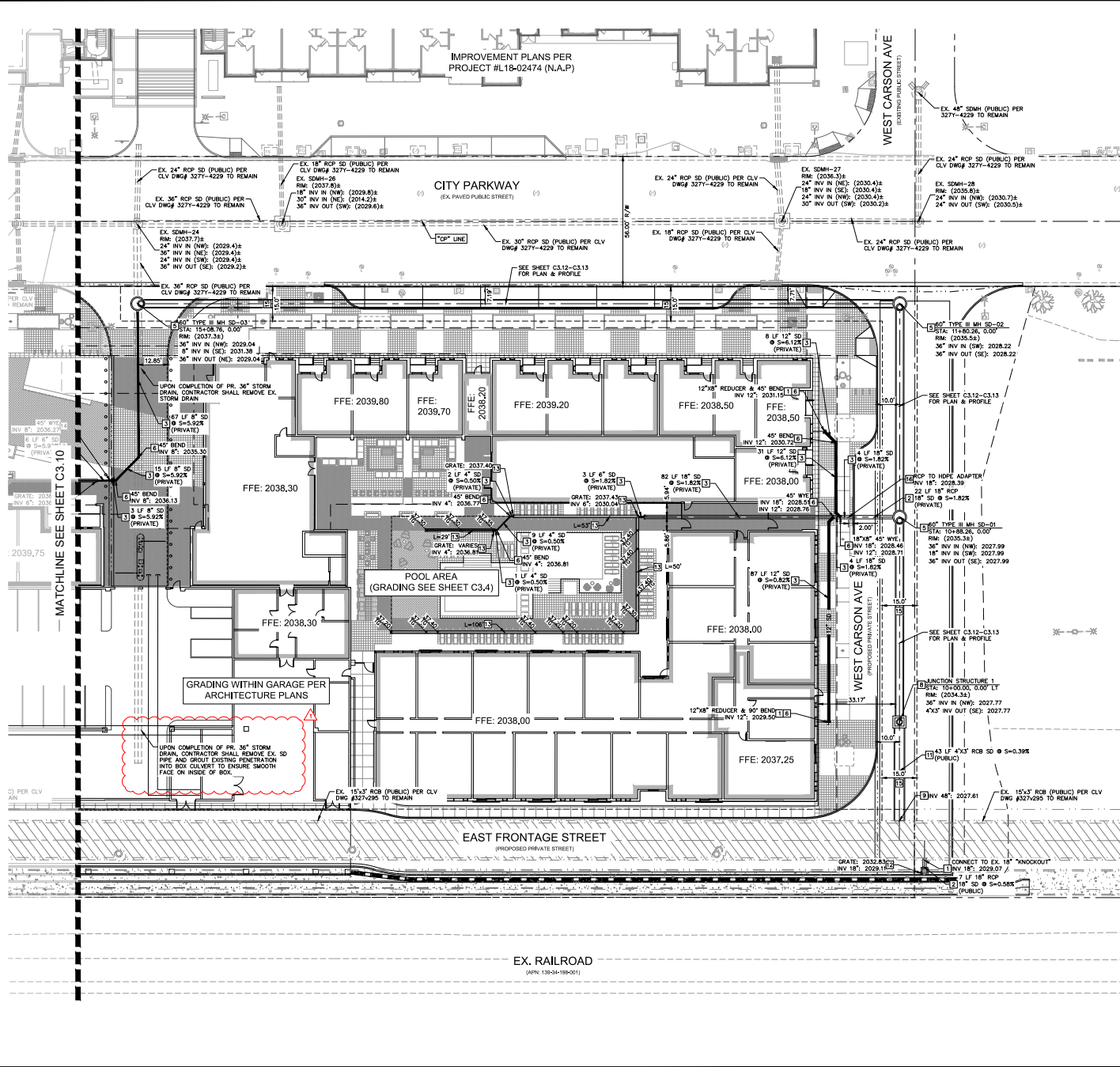
ONSITE STORM
DRAIN PLAN 1

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

SHEET NUMBER
C3.10

CITY OF LAS VEGAS
CITY PERMIT # 110 004103

This document, together with the concepts and designs presented herein, are an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc. in the event of any error or omission in the design or construction of the project.



- ### GENERAL NOTES
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
 - CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
 - 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.
 - CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
 - ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
 - ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.
- ### STORM DRAIN NOTES
- STORM DRAIN POINT OF CONNECTION, REFER TO MEP PLANS FOR CONTINUATION.
 - INSTALL RCP STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CAUSAL NO. 503. CLASS, SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
 - INSTALL HOPE STORM DRAIN PIPE WITH EXCAVATION, BACKFILL AND TYPE 2 BEDDING PER CAUSAL NO. 503.1. SIZE, LENGTH AND SLOPE AS NOTED ON PLAN.
 - INSTALL TYPE III STORM DRAIN MANHOLE PER CAUSAL NO. 406L. COLLAR PER CAUSAL NO. 406L. COVER PER CAUSAL NO. 403L AND 410.
 - INSTALL HOPE FITTING, SIZE PER PIPE, TYPE AS NOTED ON PLAN.
 - INSTALL JUNCTION STRUCTURE PER DETAIL 7 ON SHEET C3.8.
 - CONNECT TO KNOCKOUT IN EXISTING BOX CULVERT PER DETAIL 8 ON SHEET C3.9. INVERT AS NOTED ON PLAN.
 - INSTALL 4\"/>
 - INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9.
 - INSTALL 8\"/>
 - UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOC #0190702-0002741. SURFACE OF EASEMENT IS TO BE MAINTAINED BY PROPERTY OWNER.
 - INSTALL RCP TO HOPE ADAPTER PER DETAIL 10 ON SHEET C3.8.

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. 3205022179 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."

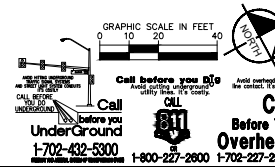
BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "BLV013306"
MONUMENT DESCRIPTION IN R/W & PLATE IN PLACE OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.
ELEVATION = 619.999 METERS
2023.12 FEET

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

BASIS OF BEARING

SOUTH 27°07'00" 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.



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4071 LAS VEGAS BOULEVARD, SUITE 200
LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

THOMAS A. HORN
PROFESSIONAL ENGINEER - STATE OF NEVADA
EXP. 12/31/2024
NO. 10599

NO.	DATE	REVISIONS
1	04/29/23	REV. ERS EXTENSION

ONSITE STORM DRAIN PLAN 2

SHEET NUMBER C3.11

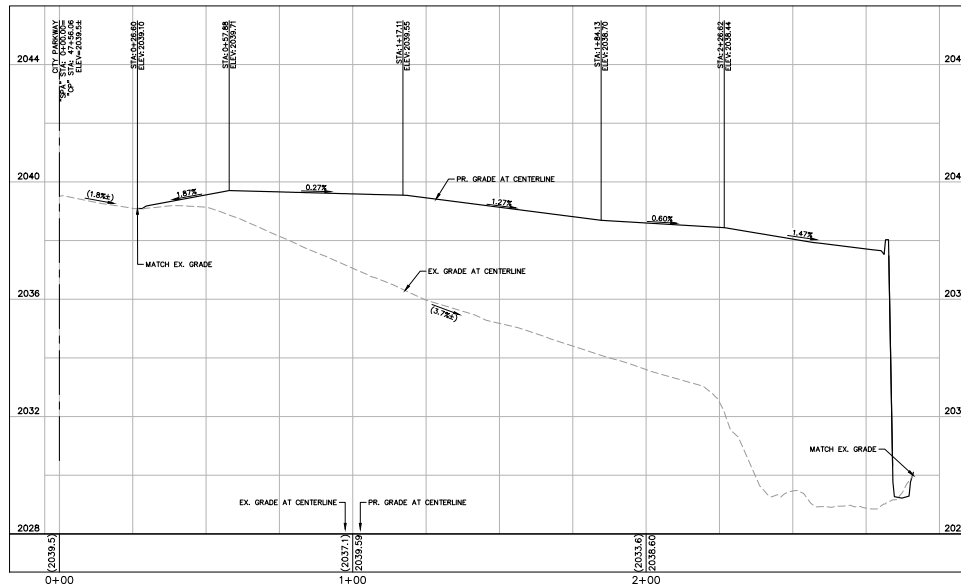
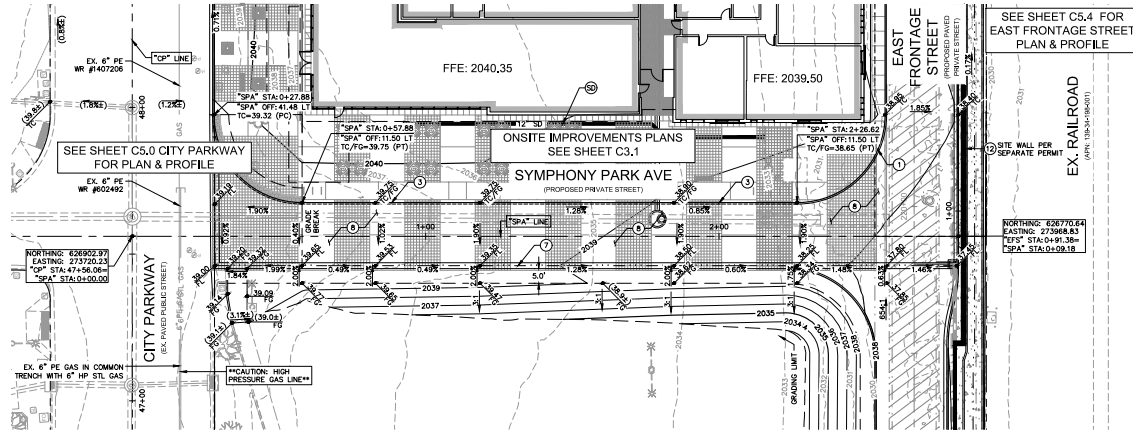
SHEET 18 OF 33

SYMPHONY PARK RESIDENTIAL CIVIL IMPROVEMENT PLANS PREPARED FOR ASPEN HEIGHTS PARTNERS

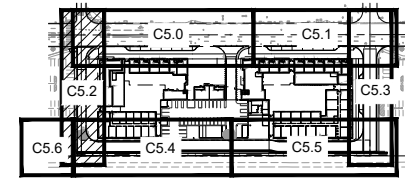
CITY OF LAS VEGAS

PROJECT # 119-00103

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SYMPHONY PARK PROFILE



KEY MAP

GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- 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.
- CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLAN.
- ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
- 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
DATE: MAY 15, 2018
PROJECT NO.: 0-18-038

CONSTRUCTION NOTES

- INSTALL MODIFIED TYPE 1" CONCRETE CURB AND GUTTER PER DETAIL 1 ON SHEET C3.8
- INSTALL 0" FACE CURB PER DETAIL 3 ON SHEET C3.8
- INSTALL 2" VALLEY GUTTER PER DETAIL 4 ON SHEET C3.8
- INSTALL 2" ASPHALT PAVING OVER 11" TYPE 2 AGGREGATE BASE PER GEOTECHNICAL RECOMMENDATIONS
- INSTALL RETAINING WALL (PER SEPARATE PERMIT)
- 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 GAS 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. 3300302270Z 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."

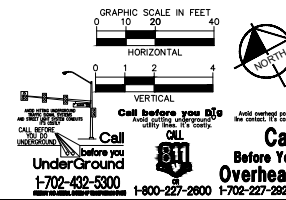
BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "8VUC3386"
MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

ELEVATION = 618.999 METERS
2024.12 FEET
CITY OF LAS VEGAS VERTICAL CONTROL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM OF 2008 (NAVD '88)

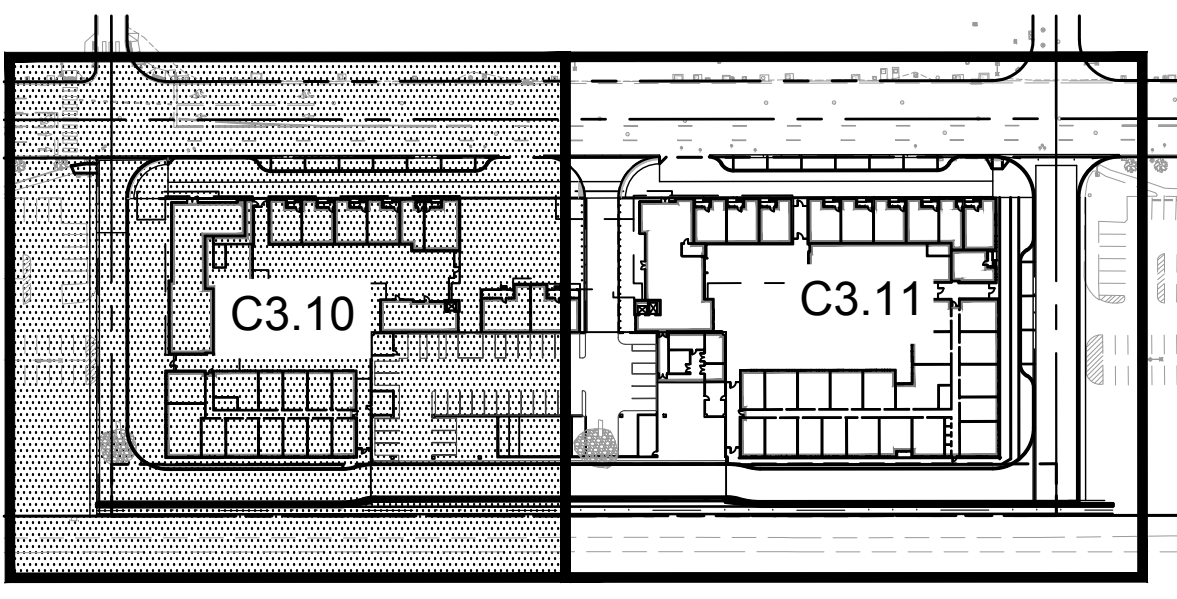
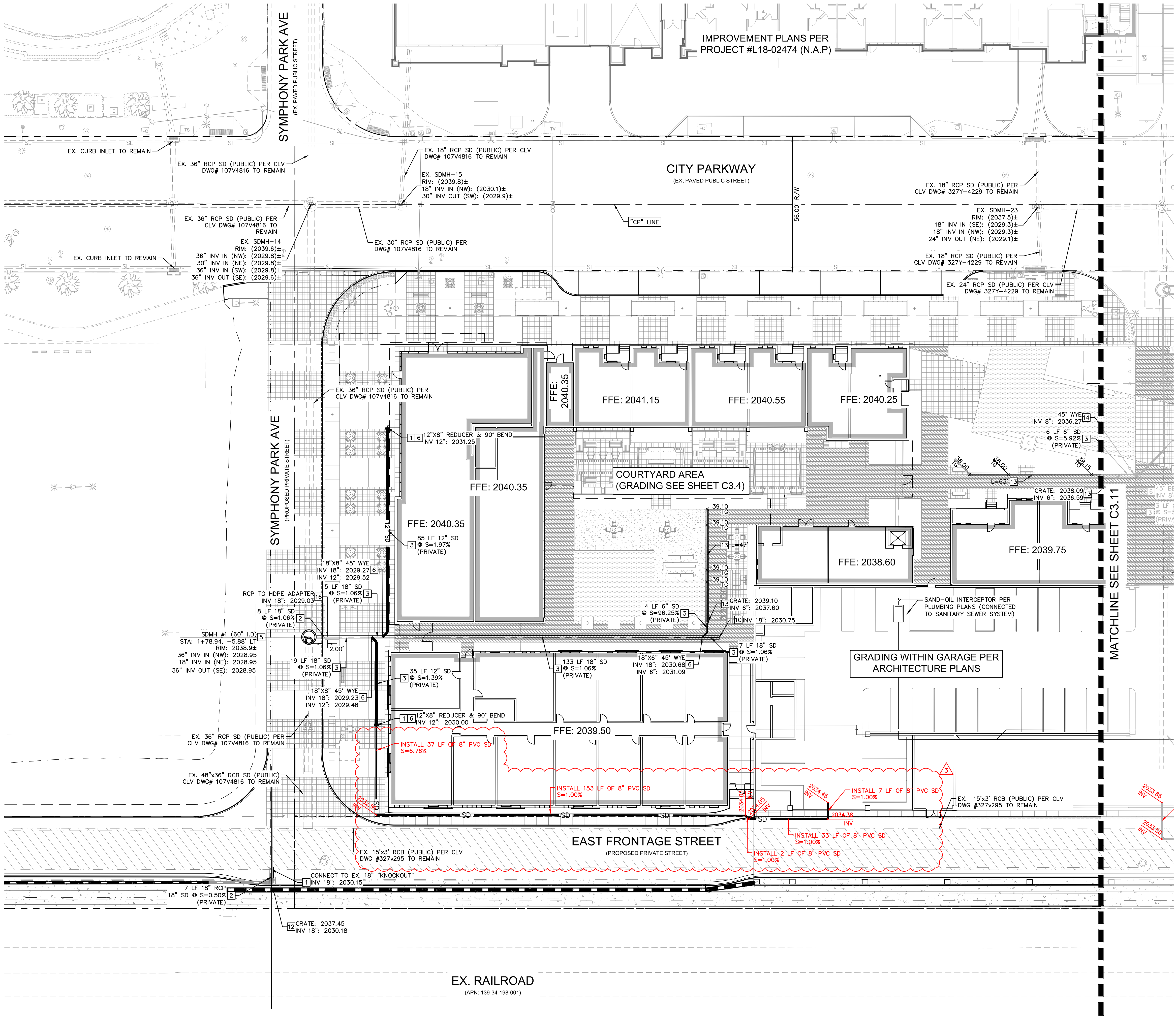
BASIS OF BEARING

SOUTH 27°50'16" 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.



REVISIONS		DATE	BY
1. SEE PLAN REV. & ITS EXTENSION		05/20/2019	AM
2. SEE PLAN REV. & ITS EXTENSION		05/20/2019	AM
3. SEE PLAN REV. & ITS EXTENSION		05/20/2019	AM
4. SEE PLAN REV. & ITS EXTENSION		05/20/2019	AM
5. SEE PLAN REV. & ITS EXTENSION		05/20/2019	AM
6. SEE PLAN REV. & ITS EXTENSION		05/20/2019	AM
7. SEE PLAN REV. & ITS EXTENSION		05/20/2019	AM
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9. SEE PLAN REV. & ITS EXTENSION		05/20/2019	AM
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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.



KEY MAP NTS

- ### GENERAL NOTES
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
 - 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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 - ADD 2000 FEET TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED.

- ### STORM DRAIN NOTES
- STORM DRAIN POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
 - 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.
 - 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.
 - 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.
 - INSTALL HDPE FITTING, SIZE PER PIPE, TYPE AS NOTED ON PLAN.
 - CAP STORM DRAIN PIPE.
 - INSTALL NDOT TYPE 2 STORM DRAIN DROP INLET PER DETAIL 10 ON SHEET C3.9
 - INSTALL TRENCH DRAIN PER DETAIL 11 ON SHEET C3.9
 - INSTALL 8"x8" REDUCER (MATCH PIPE MATERIAL)
 - UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DOC #20190702-0002741. SURFACE OF EASEMENT IS TO BE MAINTAINED BY PROPERTY OWNER.
 - 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. "BLV0133NE"

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.

Call before you Dig
Call before you UnderGround
Call Before You Overhead

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1-800-227-2600
1-702-227-2929

GRAPHIC SCALE IN FEET
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Call before you Dig
Call before you UnderGround
Call Before You Overhead

1-702-432-5300
1-800-227-2600
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

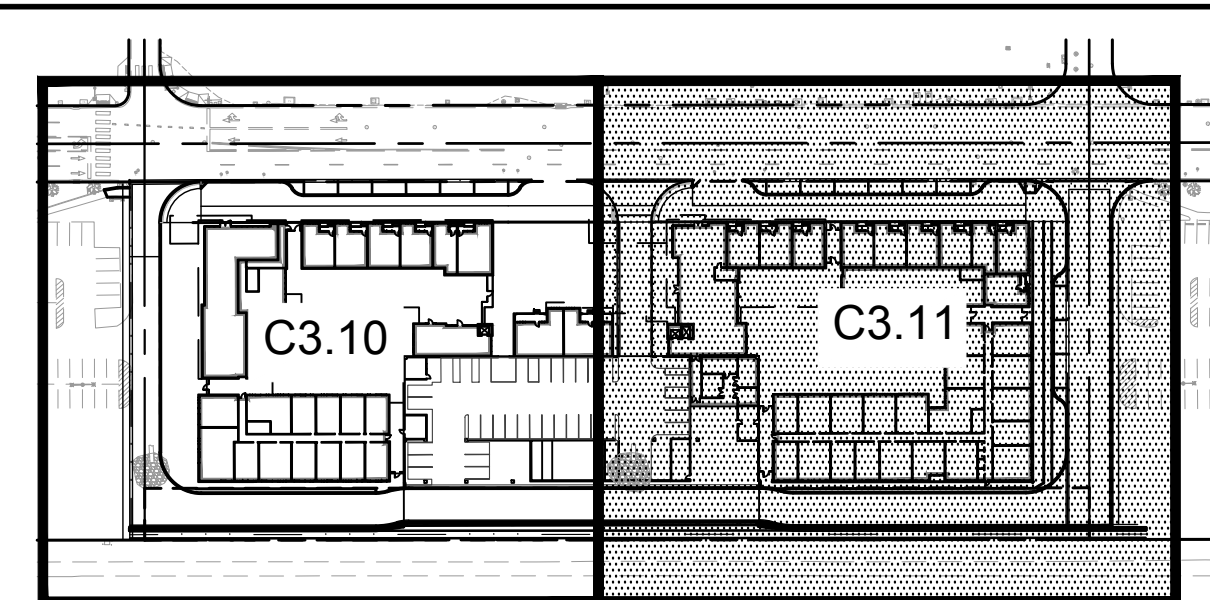
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DATE	06/10/2019
SCALE	AS SHOWN
DESIGNED BY	TEA
DRAWN BY	JPH
CHECKED BY	TEA

ONSITE STORM DRAIN PLAN 1

SYMPHONY PARK RESIDENTIAL
CIVIL IMPROVEMENT PLANS
PREPARED FOR
ASPEN HEIGHTS PARTNERS

NEVADA
CITY OF LAS VEGAS

SHEET NUMBER	C3.10
SHEET 17 OF 33	



GENERAL NOTES

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- 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.
- 4 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.
- 10 DETAIL 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
- 14 INSTALL 8"X6" REDUCER (MATCH PIPE MATERIAL)
- 15 UNDERGROUND PUBLIC DRAINAGE EASEMENT PER DEC #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.

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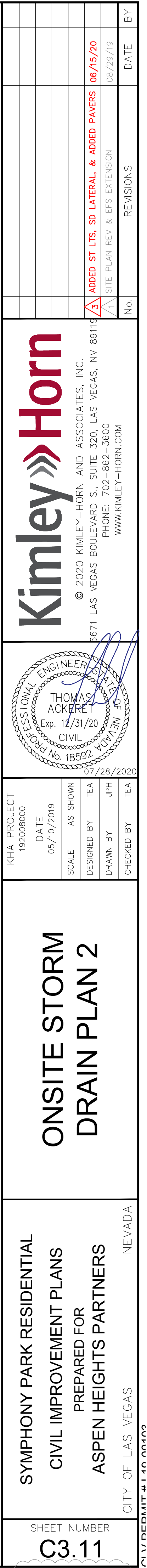
CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. "81V0133NF6"

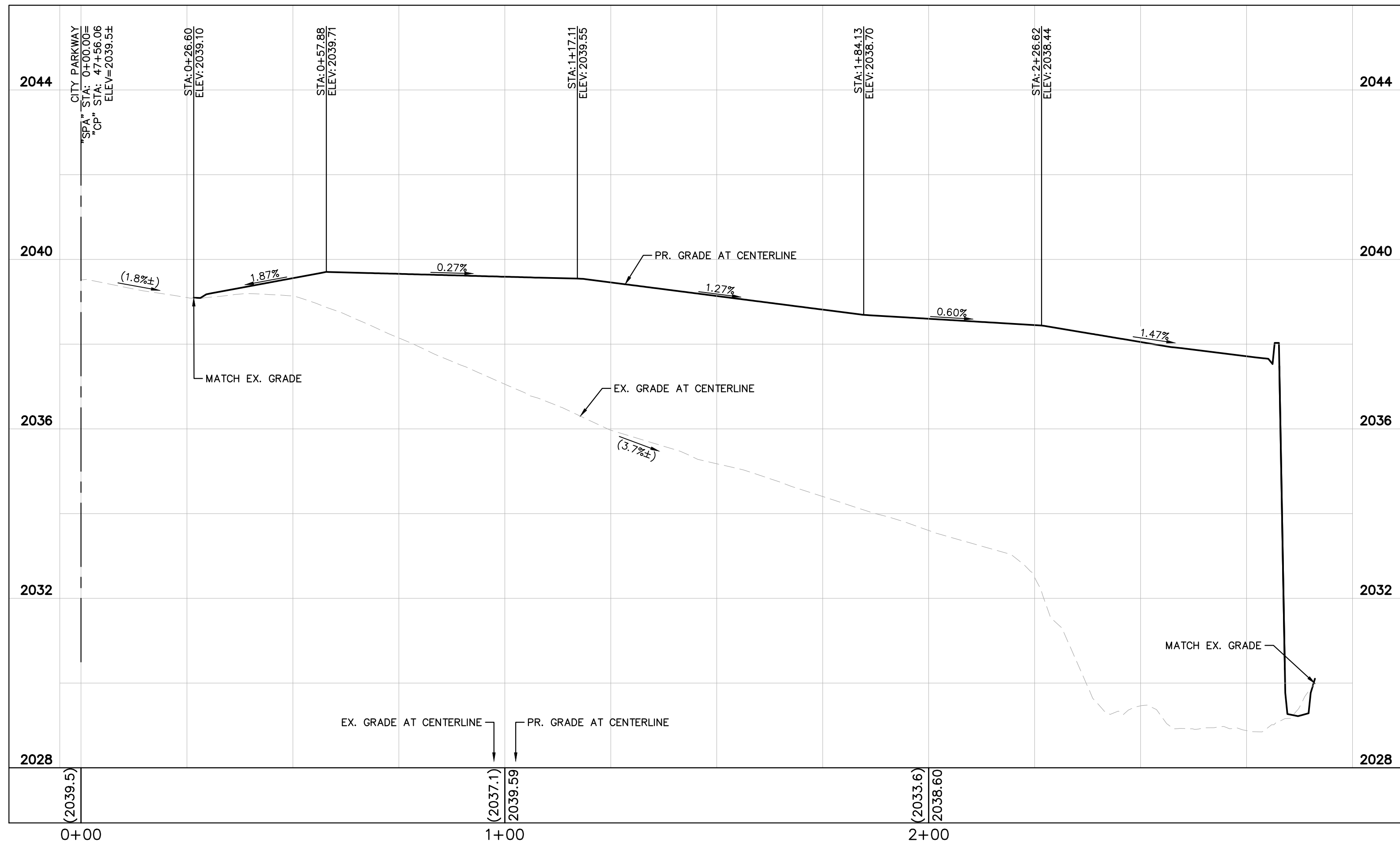
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SOUTH 27°55'16" WEST, BEING THE EAST LINE OF LOT 5 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PARKWAY CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 53 OF PLATS. AT PAGE 61.



[illegible]

The diagram is a detailed architectural floor plan of the first floor of the National Museum of the American Indian. It shows a complex arrangement of rooms and corridors. Six specific exhibition spaces are highlighted with thick black outlines and labeled as follows:

- C5.0**: Located in the upper left portion of the plan.
- C5.1**: Located in the upper right portion of the plan.
- C5.2**: Located on the left side, below C5.0.
- C5.3**: Located on the right side, below C5.1.
- C5.4**: A large space at the bottom center of the plan.
- C5.5**: Located at the bottom right, adjacent to C5.4.
- C5.6**: Located at the bottom left, adjacent to C5.4.

The plan also shows various other rooms, including what appears to be a central atrium or lobby area, and several smaller rooms and corridors connecting the main spaces.

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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.
- ⑫ INSTALL RETAINING WALL (PER SEPARATE PERMIT).
- ⑮ 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 GAS LINES 48
HOURS PRIOR TO CONSTRUCTION.

ORIGINALLY SIGNED BY CHRIS ANDERSEN

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"

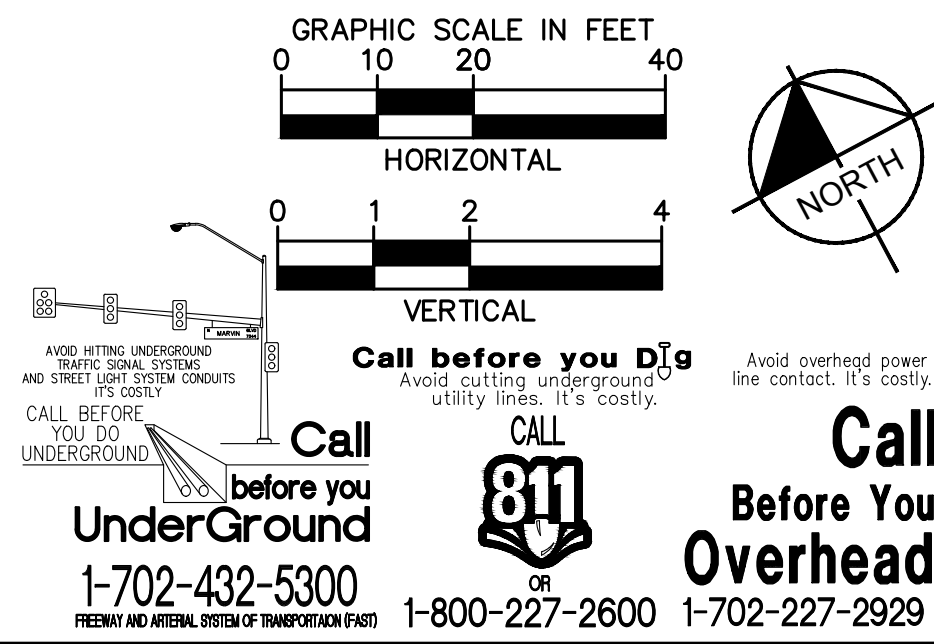
MONUMENT DESCRIPTION IN RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF SYMPHONY PARK AVENUE AND GRAND CENTRAL PARKWAY.

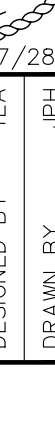
ELEVATION = 619.999 METERS
2034.12 FEET

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.



SYMPHONY PARK RESIDENTIAL CIVIL IMPROVEMENT PLANS PREPARED FOR ASPEN HEIGHTS PARTNERS		CITY OF LAS VEGAS		NEVADA	
SHEET NUMBER C5.2					
SYMPHONY PARK AVE PLAN & PROFILE		KHA PROJECT 192098000		07/28/2020	
SCALE AS SHOWN		DESIGNED BY TEA		PH	
DRAWN BY		CHECKED BY		TEA	
		DATE 05/10/2019			
		KIMLEY-HORN AND ASSOCIATES, INC. 6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119 PHONE: 702-862-3600 WWW.KIMLEY-HORN.COM			
					
					
		© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119 PHONE: 702-862-3600 WWW.KIMLEY-HORN.COM			
				ADDED ST LITS, SO LATERAL, & ADDED PAVERS 06/15/20	
				SITE PLAN REV & ETS EXTENSION 09/29/19	
				No. REVISIONS DATE BY	