



**Update #3 to the Technical
Drainage Study**

for

SYMPHONY PARK BLOCKS C&D

Date Prepared:

March 2025

Prepared for:

Symphony Park Vegas LLC

4514 Cole Ave, Suite 810

Dallas, TX 75205

214.497.5932

Prepared by:

Kimley-Horn and Associates, Inc.

6671 Las Vegas Boulevard South, Suite 320

Las Vegas, NV 89119

702.862.3600

Kimley»»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Symphony Park Blocks C & D Date: March 2025

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

East/West: Symphony Park Avenue

b) Section: 33 & 34 Township: 20 Range: 61

c) APN : 139-33-511-008, 139-34-110-008

Name of Owner: Symphony Park Vegas LLC

Telephone No.: 214.420.3055 Fax No.: _____ E-Mail Address: karla.cavazos@southernland.com

Address: 4514 Cole Avenue, Suite 810, Dallas, TX 75205

Contact Person-Name: Michael Schwab, P.E. Telephone No.: 702.790.0206

* E-Mail Address: michael.schwab@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:

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Clearing and Grading Only
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input checked="" type="checkbox"/> Building Permit	GRADING PERMIT

1. Total Owned Land Area: At Site: +/- 5.1 acres Being Developed/Disturbed: +/- 5 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/Commercial

5. Approximate upstream land area which drains to the subject site: N/A

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: TDS for Union Park

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: CCRFCFD Facility WAGC 0014

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

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.		

Engineer's Seal

REFERENCE:

STANDARD FORM 1



March 18, 2025

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

RE: *Update #3 to the Technical Drainage Study for Symphony Park Blocks C & D (DS-5454E)*

Dear Mr. Sung,

This letter certifies that all items provided on the Update #3 to the Technical Drainage Study for Symphony Park Blocks C & D 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) 790-0206 or michael.schwab@kimley-horn.com should you have any questions or concerns.

Sincerely,

Michael E. Schwab, P.E.

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 7, 2021
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 Blocks C & D		Kimley-Horn Associates
Cross Streets:	NEC Grand Central Pkwy & Symphony Park Av	Symphony Park Vegas, LLC
File Number:	F:\Depot\DSMemos\DS5454B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-33-511-008 & 139-34-110-008	CCRFCD
Zoning Action:	21-0018-GPA1; 21-0020-VAC1; 21-0014-SDR1; 21-0014-SUP1 & 21-0014-SUP2	
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	5/13/2021	5/27/2021	Not Approved	\$400.00	4290985: \$400
2 nd Submittal	6/22/2021	7/7/2021	See Comments Below	\$400.00	4342321: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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

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

1. Contact the *City Engineer Office* to coordinate the development of this project with the *Symphony Park* project and any other public improvement projects to this site. The L-curb of *Promenade Place* and *Carson Avenue* must either be already in place or to be constructed concurrently with the subject project improvements. Comply with the recommendations of the *City Engineer Office*.
2. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

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

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

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: 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
HDR/AYS

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

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 3, 2024
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 Blocks C & D – Update #2		Kimley-Horn Associates
Cross Streets:	NEC Grand Central Pkwy & Symphony Park Av	Symphony Park Vegas, LLC
File Number:	F:\Depot\DSMemos\DS5454E.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-33-511-008 & 139-34-110-008	CCRFCD
Zoning Action:	21-0018-GPA1; 21-0020-VAC1; 21-0014-SDR1; 21-0014-SUP1 & 21-0014-SUP2	
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	5/13/2021	5/27/2021	Not Approved	\$400.00	4290985: \$400
2 nd Submittal	6/22/2021	7/7/2021	Conditional Approved	\$400.00	4342321: \$400
3 rd Submittal	8/26/2021	9/9/2021	Approved	N/C	N/C
4 th Submittal	11/17/2021	11/23/2021	Approved	\$100.00	4537936: \$100
5 th Submittal	12/19/2023	1/3/2024	See Comments Below	\$100.00	5562618: \$100
TOTAL FEES (LDDRS):				\$1,000.00	----

REMARKS:

5th Submittal: Update #2 for minor revision on the onsite storm drain systems

4th Submittal: Update to re-route the roof drains to the onsite drainage system

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.

1. **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*.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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

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

END OF REMARKS
HDR/AYS

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

**Update #3 to the
Technical Drainage Study
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SYMPHONY PARK BLOCKS C & D

Date Prepared:
March 2025

Prepared for:
Symphony Park Vegas LLC
4514 Cole Ave, Suite 810
Dallas, TX 75205
214.497.5932

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



March 18, 2025

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

RE: Update #3 to the Technical Drainage Study for Symphony Park Blocks C & D (DS-5454E)

Dear Mr. Sung,

The purpose of this letter is to serve as **Update #3** to the subject project. Update #2 to the Technical Drainage Study for *Symphony Park Blocks C & D* (hereinafter referred to as **UP2**) was approved by CLV on January 3, 2024. The *Update to the Technical Drainage Study for Symphony Park Blocks C & D* (hereinafter referred to as **UP**) was approved by CLV on November 23, 2021, and the *Technical Drainage Study for Symphony Park Blocks C & D* (hereinafter referred to as **TDS**) was approved by CLV on July 7, 2021. Pertinent grading plans have been included in **Appendix C**. The **Update** included herein, is intended to supersede data contained in previous studies.

The two previous updates to the approved **TDS** addressed revisions to **Block D**. This Update addresses revisions to **Block C**. There have been no updates to the approved **TDS** involving Block C since the Addendum to the Technical Drainage Study which was approved July 7, 2021. The proposed revisions include:

- The Lobby/Retail building as shown on the grading plans (BLDG #2 on **Figure ULT-1**) has been split a paseo/walkway with a portion of the walkway between the buildings open to the sky. A trench drain has been placed where the walkway is open. The grate elevation of the trench drain is less than six inches from the FFE, so this will prevent flooding of the building. No analysis for the trench drain has been performed since there is a small area generating nuisance flow. This area is part of prorate basin **DON-4 (1.5 cfs)**, as shown on **Figure ULT-1**. Full-flow capacity calculations have been performed for the 4-inch, 6-inch, and 8-inch storm drain between the two buildings which show the storm drain shown are adequate for the area each is conveying. Refer to **Appendix A** for **Figure ULT-1** and **Appendix B** for the full-flow capacity calculations.
- A trench drain was added to the entry of the parking garage along Grand Central Parkway to prevent flow from entering the parking garage. As mentioned in the TDS, the parking garage ramps up at the entry preventing flow from entering, but the trench drain is shown to reflect the architectural plans.
- A curb-o-let has been added to the pipe which drains the courtyard area northeast of the intersection of Symphony Park Avenue and Grand Central Parkway.
- No grading revisions have been made; however more grade tags and break lines have been added.

The proposed project maintains 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).

The proposed revisions did not require any revisions to the hydrology as the revisions do not change the drainage patterns from the approved **TDS or UP2**. The pertinent grading plans from the approved **TDS** have been included in **Appendix C**. The revised plans can be found in **Appendix D**.

In general, the overall drainage patterns for the site are consistent with the original **TDS** and **UP2** and the proposed site plan does not significantly alter existing peak flows or the character of flows downstream of the development and do not pose any negative impacts on the downstream facilities and development.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 790-0206 or michael.schwab@kimley-horn.com should you have any questions.

Sincerely,

Michael Schwab, P.E.

LIST OF APPENDICES

Appendix A – Documents & Figures

- ULT-1 Ultimate Condition Drainage Map
- WSPG WSPG Exhibit

Appendix B – Hydraulic Calculations

- Full-flow Capacity Calculations

Appendix C – References

- Technical Drainage Study for Symphony Park Blocks C&D, Prepared by Kimley-Horn & Associates, Inc, July 2021

Appendix D – Improvement Plans

Appendix E – DataCD