

DS #: 4535

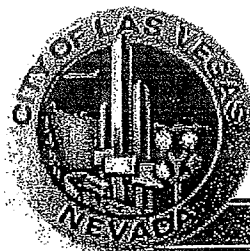
APN: 139-36-303-001

PROJECT: VARIETY SCHOOL

SUBMITTAL: 2ND

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		September 27, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Variety School	COPIES TO: Slater Hanifan Group
Cross Streets:	SEC Stewart Avenue & 28 th Street	Clark County School District
File Number:	F:\Depot\DSMemos\DS4535B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-36-303-001	
Zoning Action:	SDR-42251	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	8/3/2011	8/16/2011	Not Approved	N/C	N/C
2 nd Submittal	9/19/2011	9/26/2011	See Comments Below	N/C	N/C
			TOTAL FEES (LDDRS):		----

REMARKS:

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.

1. Per Condition #13 of SDR-42251: Dedicate the remaining right-of-way to complete the 25'-radius on the southeast corner of Stewart Avenue and 28th Street prior to the issuance of any permits. Additionally, grant a Traffic Signal Chord Easement at the same location. The applicant shall grant Pedestrian Access Easements for all public sidewalks that are outside the public right-of-way.

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

NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

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

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

END OF REMARKS
ays

T/R/S: T20S/R61E/36
AREA M-36

TRANSACTION REPORT

P. 01

SEP-27-2011 TUE 10:44 AM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
SEP-27	10:43 AM	2845399	30"	2	FAX TX	OK	899	

TOTAL : 30S PAGES: 2

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

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END OF REMARKS
ays

T/R/S: T20S/R61E/36
AREA M-36

Post-it® Fax Note	7671	Date	9/27/11	# of pages	2
		From	ALISA CUNNINGHAM		

TECHNICAL DRAINAGE STUDY

ADDENDUM NO. 1

Variety School

City of Las Vegas, Nevada

Job No.: CSD1103-001

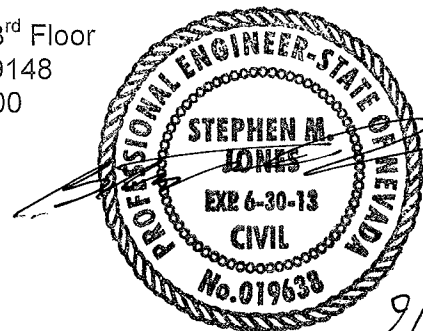
Date: September 2011

Prepared By:

Slater Hanifan Group, Inc.
5740 S. Arville Street, Suite 216
Las Vegas, Nevada 89118
Phone: 702-284-5300 • Fax: 702-284-5399

Prepared For:

KGA Architecture
9075 West Diablo Drive, 3rd Floor
Las Vegas, Nevada 89148
Phone: 702-367-6900



9/19/2011

Steve Jones, P.E.

NV Professional Engineer No. 19638

Assisted By: Kellin Collins, E.I.

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Variety School Date: September 2011

Location of Development: a) Descriptive (Cross Streets) North/South: 28th Street
East/West: Stewart Avenue

b) Section: 36 Township: 20 Range: 61

c) APN: 139-36-303-001

Name of Owner: Owner - Clark County School District (Developer - KGA Architecture)

Telephone No.: 702-367-6900 Fax No.: _____ E-Mail Address: _____

Address: 9075 West Diablo Drive, 3rd Floor, Las Vegas, NV 89148

Contact Person-Name: Kellin Collins, E.I. Telephone No.: 702-284-5300

* E-Mail Address: kcollins@shg-inc.com Fax No.: 702-284-5399

Firm: Slater Hanifan Group

Address: 5740 S. Arville Street, Suite 216 Las Vegas, NV 89118

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	

1. Total Owned Land Area: At Site: 11.7 +/- acres Being Developed/Disturbed: 5.4 +/- 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

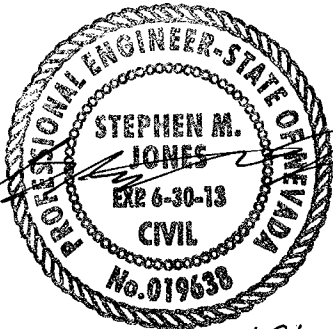
4. Proposed type of development (Residential, Commercial, Etc.): School

5. Approximate upstream land area which drains to the subject site: 266 +/- acres

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Roy Martin Middle School Replacement

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: North onto Stewart Avenue and west onto 28th Street

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



Engineer's Seal

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

*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

CSD1103-002

September 19, 2011

Albert Sung, P.E. – Flood Control Project Engineer
City of Las Vegas Department of Public Works
731 S. Fourth Street
Las Vegas, Nevada 89101

**Subject: Addendum No.1 to the Technical Drainage Study for Variety School
(CLV # DS4535)**

Dear Mr. Sung:

This letter is submitted in response to comments contained in the August 16, 2011 review memorandum, regarding the above referenced project. A copy of the City of Las Vegas (CLV) comment letter has been provided in Appendix A of this submittal. The comments have been individually addressed as follows:

1. **Comment:** *Provide a copy of the zoning/planning conditions associated with the site (SDR-42251) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted;*

Response: The zoning/planning condition SDR-42251 is provided in Appendix B. In reviewing the zoning/planning conditions issued by the City Council, the proposed improvements are in compliance with the conditions.

2. **Comment:** *The anticipated 100-year flow depth in Stewart Avenue is 1.44' and the velocity is erosive. Per Section Detail F-D-1, a 7' wide multi-use path will be totally inundated in the erosive flow during a major flood event. Provide a minimum 2' high solid grouted stem wall (use 8"-CMU) at the back of the 5' landscape for flood control protection. Review and revise accordingly;*

Response: Per phone conversation with Albert Sung, the improvement plans have been revised to show the multi-use path as concrete, thus addressing the erosive potential of the multi-use path. Therefore, the flood wall is no longer necessary. Note that riprap and filter fabric has also been proposed in the landscaping to address the erosive potential of the flow in Stewart Avenue. Please see the revised improvement plans in Appendix C.

3. **Comment:** *Construction Note #8 calls for a 2' sidewalk underdrain but only to be found nowhere on the grading plan. Review and address in the next submittal;*

Response: The proposed 2-ft wide sidewalk underdrain is located onsite near the entrance off of 28th Street.

4. **Comment:** *Revise Construction Note #9 to install a layer of geotextile filter fabric between the proposed riprap and the subbase;*

Response: Construction Note #9 has been revised to include a layer of geotextile filter fabric between the proposed riprap and subbase.

5. **Comment:** Label the finish floor elevations of existing buildings on the north side of Stewart Avenue on the grading plan;

Response: Unfortunately, the finish floor elevations of the existing buildings on the north side of Stewart Avenue could not be found to be included in the revised improvement plans. In working with Ray Martin with the City of Las Vegas, it was determined that either the structures were built prior to the City requiring a record of the finish floor elevations or the records have been lost.

The revised plan, profile and detail sheets adopting the revisions addressed in this letter and the comments from the City of Las Vegas have been included in Appendix C. If you have any questions or require additional information, please do not hesitate to contact us at 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP



Kellin Collins, E.I.
Flood Control Division

pc: Steve Jones, P.E., SHG
Brent Parrish, P.E., SHG

APPENDIX

1. **Appendix A** –Comment Letter
2. **Appendix B** – Zoning/Planning Conditions
3. **Appendix C** – Revised Improvement Plans

APPENDIX A

Comment Letter

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 16, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Variety School	COPIES TO: Slater Hanifan Group
Cross Streets:	SEC Stewart Avenue & 28 th Street	Clark County School District
File Number:	F:\Depot\DSMemos\DS4535A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-36-303-001	
Zoning Action:	SDR-42251	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	8/3/2011	8/16/2011	See Comments Below	N/C	N/C
			TOTAL FEES (LDDRS):		

REMARKS:

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

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

- Provide a copy of the zoning/planning conditions associated with this site (SDR-42251) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
- The anticipated 100-year flow depth in Stewart Avenue is 1.44' and the velocity is erosive. Per **Section Detail F/D-1**, a 7'-wide multi-use path will be totally inundated in the erosive flow during a major flood event. Provide a minimum 2'-high solid grouted stem wall (use 8"-CMU) at the back of the 5'-landscape for flood protection. Review and revise accordingly.
- Construction Note #8** calls for a 2'-sidewalk underdrain but only to be found nowhere on the grading plan. Review and address in the next submittal.
- Revise **Construction Note #9** to install a layer of geotextile filter fabric between the proposed riprap and the subbase.
- Label the finish floor elevations of existing buildings on the north side of *Stewart Avenue* on the grading plan.

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

NOTE: 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.

NOTES: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

END OF REMARKS
ays

T/R/S: T20S/R61E/36
AREA M-36

Post-It® Fax Note	7671	Date	8/16/11	# of pages	2
To	Kellin C. / Steve J.	From	Albert Sung		
Co./Dept.	S. H. G.	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	284-5399	Fax #			

APPENDIX B

Zoning/Planning Conditions



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

September 8, 2011

Ms. Linda Perri
School Board of Trustees
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

RE: SDR-42251 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011

Dear Ms. Perri:

The City Council at a regular meeting held September 7, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2011. This approval is subject to:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan date stamped 07/19/11, and floor plans and building elevations date stamped 06/23/11, except as amended by conditions herein.
3. An Exception from Title 19.08.070 is hereby approved, to allow 13 trees where 15 trees are required along the west perimeter.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.



Ms. Linda Perri
SDR-42251 – Page Two
September 8, 2011

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

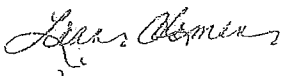
Public Works

13. Dedicate the remaining right-of-way to complete the 25 foot radius on the southeast corner of Stewart Avenue and 28th Street prior to the issuance of any permits. Additionally, grant a Traffic Signal Chord Easement at the same location. The applicant shall grant Pedestrian Access Easements for all public sidewalks that are outside the public right-of-way.
14. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable method of resolving the fact that the parcel for this site contains a private sewer line serving APN#139-36-303-003 (southerly adjacent parcel).
16. The applicant shall install school zone flashers and required appurtenances on Stewart Avenue prior to occupying the building for school purposes.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Ms. Linda Perri
SDR-42251 – Page Three
September 8, 2011

18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Steward Avenue public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
19. An update to the previously approved Drainage Plan and Technical Drainage Study (CCSD Sunrise Acres Elementary School) must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Craig Forrest
KGA Architecture
9075 W. Diablo Drive, 3rd Floor
Las Vegas, NV 89148

APPENDIX C

Revised Improvement Plans

TRANSMITTAL

To: Albert Sung, P.E.
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Date: September 19, 2011

Project No.: CSD1103-001

From: Kellin Collins

Subject: Variety School

CC: Steve Jones, SHG
CC: Brent Parrish, SHG
CC:

CC: Mark Failla, SHG
CC:
CC:

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required
Received By: Francesca Adam
Date: _____ Time: _____

Copies	Description
1	Addendum No. 1 to the Technical Drainage Study for Variety School
1	CD/PDF of the Addendum No. 1 to the Technical Drainage Study for Variety School

Comments:

Note that this is a Clark County School District project and does not require any submittal fees.

Signed: Kellin Collins
Kellin Collins, Engineering Intern 2

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.

TRANSMITTAL

To: Albert Sung, P.E.
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Date: September 19, 2011

Project No.: CSD1103-001

From: Kellin Collins

Subject: Variety School

CC: Steve Jones, SHG
CC: Brent Parrish, SHG
CC:

CC: Mark Failla, SHG
CC:
CC:

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required
Received By: _____
Date: _____ Time: _____

Copies	Description
1	Addendum No. 1 to the Technical Drainage Study for Variety School
1	CD/PDF of the Addendum No. 1 to the Technical Drainage Study for Variety School

Comments:

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Signed: Kellin Collins
Kellin Collins, Engineering Intern 2

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.