

DS #: 4533

APN: 138-02-202-015

PROJECT: FIRESTONE AT RANCHO & RED COACH

SUBMITTAL: 3RD

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

September 26, 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:

Firestone at Rancho & Red Coach

COPIES TO:

Slater Hanifan Group

Cross Streets:

SWC of Rancho Dr. & Red Coach Ave.

Firestone

File Number:

F:\Depot\DSMemos\DS4533C-ZNAE.doc

Bart Anderson, P.E., DevCo

Parcel Number:

138-02-202-015

CCRFC

Zoning Action:

SDR-41578 & VAR-41579

NDOT

FEMA Flood Zone

YES

X

NO

Proposed Storm Drain

YES

NO

X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	7/20/2011	8/2/2011	Not Approved	\$400.00	173128: \$400
2 nd Submittal	8/23/2011	8/29/2011	Conditional Approval	\$400.00	175552: \$400
CCRFC	9/22/2011	9/27/2011	Concurrence Recv'd	N/C	N/C
Supplement	9/28/2011	9/29/2011	Approved	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS: A portion of this site is located in a FEMA Special Flood Hazard Area, Zone AE. No mapping changes to the Flood Zone are proposed to be submitted to FEMA with this development.

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.

- Flood Control will not recommend FEMA review and approval based upon the flood zone impacts. The provided HEC-RAS analysis shows negligible changes from the existing model to the proposed condition. Minor changes are shown to cross sections that were added into the model. The overall effect to the mapped flood zone is negligible. No structures are proposed within the FEMA Flood Zone.
- The existing public drainage easement (privately maintained) shown on Parcel Map File 111, Page 0012 for the eastern portion of the site is to remain. The Flood Zone is within this easement area and this easement cannot be vacated.
- The new 10'-wide public drainage easement (privately maintained) along the southern boundary must be granted and recorded by separate document prior to the final acceptance of the improvement plans.
- No improvements are proposed within the NDOT right-of-way for *Rancho Drive*.

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: 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.

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

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T/R/S: T20S/R60E/02
AREA L-02

Rec'd: 9/28/11
DS 4533

C-02

Supp. Info
N/C

TRANSMITTAL

To: Albert Sung, P.E.

Date: September 28, 2011

City of Las Vegas

Project No.: RCI1104.000

333 N. Rancho Drive

Las Vegas, NV 89106

From: Kylie Rowbury, P.E.

Subject: Technical Drainage Study for Firestone at Rancho & Red Coach

CC: Mark Failla, SHG

CC: _____

CC: Eric Rietz, Rietz Consulting

CC: _____

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	Revised Grading Plan Sheet C3 (per CLV Approval Letter Conditions No. 3 & 5)
1	Copy of CLV Approval Letter

Comments:

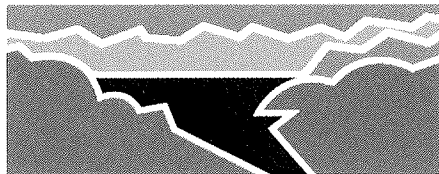
Enclosed please find the above listed items in response to the conditions of approval for the *Technical Drainage Study for Firestone at Rancho & Red Coach*. Please contact us if there are any questions at 702-284-5300. Thanks.

Signed: _____

Kylie Rowbury

Kylie Rowbury, P.E.

REGIONAL FLOOD CONTROL DISTRICT



Rec'd: 9/22/11
DS 4533
L-02
N/C

Gale Wm. Fraser, II, P.E.
General Manager/Chief
Engineer

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City of Las Vegas

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City of Boulder City

September 14, 2011

Mr. Robert Welch, P.E., CFM
City of Las Vegas Public Works
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: FIRESTONE AT RANCHO & RED COACH
(DS #4533B) (RFCD No. 11-8020)**

Dear Mr. Welch:

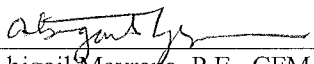
Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated July 20, 2011, and Addendum No. 1 dated August 23, 2011 for above-mentioned project as submitted by SLATER HANIFAN GROUP. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Public Works dated August 30, 2011.

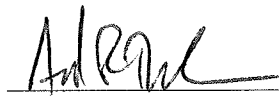
District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*. As noted in study, site resides in a Special Flood Hazard Area (SFHA) designated as "Zone AE" per the effective Flood Insurance Rate Map (FIRM). Therefore, consultant should be advised that this acceptance does not serve to amend the FIRM or remove the SFHA.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by SLATER HANIFAN GROUP may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

GALE WM. FRASER, II, P.E.
General Manager/Chief Engineer

BY: 
Abigail Mayrena, P.E., CFM
Senior Engineer


Andrew R. Trelease, P.E., CFM
Principal Civil Engineer

AM:ART:sa

c: Kylie Rowbury, P.E., Slater Hanifan Group

P:\Letters and Memos\Local Drainage\Land Development & Drainage\Concurrence Letters\2011\Sept 11\60-2-20-SHG.doc