

DS #: 4536

APN: 138-12-301-013

PROJECT: EWING IRRIGATION FACILITY UPGRADES
AND PARCEL MAP

SUBMITTAL: 2ND

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 20, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Surg, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Ewing Irrigation Facility Upgrades and Parcel Map		COPIES TO: RCI Engineering
Cross Streets:	West of Rancho Drive & Michael Way	Ewing Irrigation
File Number:	F:\Depot\DSMemos\DS4536B.ZNA.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-12-301-013	CCRFC
Zoning Action:	PMP-43098	NDOT
FEMA Flood Zone	YES <input checked="" type="checkbox"/> NO	
Proposed Storm Drain	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	8/18/2011	8/24/2011	Not Approved	\$400.00	258239: \$400
2 nd Submittal	10/17/2011	10/20/2011	See Comments Below	\$400.00	263787: \$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.

Since the purpose of the subject drainage study is to address the creation of a 2-Lot Parcel Map and building upgrades only, the final approval of this drainage study is limited to the recordation of the Parcel Map. No grading permit will be issued.

The site is within a FEMA Special Flood Hazard Area, Zone A. The proposed improvements are only for building upgrades and existing parking lot striping, no impact to the existing building and FEMA Flood Zone elevation changes are anticipated. Therefore, no submittal to FEMA is required.

1. The site is within a FEMA designated Special Flood Hazard Area Zone A. Therefore, *Clark County Regional Flood Control District (CCRFC)* concurrence is required prior to the final approval of the drainage study.
2. The proposed public drainage easement (privately maintained) must be granted per Parcel Map (PMP-43098) which must be recorded prior to the final approval of the improvement plans.

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.

END OF REMARKS
ays

T/R/S: T20S/R60E/12
AREA L-12

Post-it® Fax Note 7671		Date	10/20/11	# of pages	2
To	Chris Zrinyi	From	Albert SANG		
Co./Dept.	RCI	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	453-0801	Fax #			

TRANSACTION REPORT

P. 01

OCT-20-2011 THU 02:24 PM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
OCT-20	02:23 PM	4530801	35"	2	FAX TX	OK	921	

TOTAL : 35S PAGES: 2

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.

END OF REMARKS
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T/R/S: T20S/R60E/12
AREA L-12

Post-it® Fax Note	7671	Date	10/20/11	# of pages	2
To	Chris Zrinyi	From	Albert S. Wong		
Co./Dept.	DOT	Co.	CIVIL		

Rec'd: 10/17/11

DS 4536

L-12

**ADDENDUM #1
TECHNICAL DRAINAGE STUDY
FOR
EWING IRRIGATION FACILITY UPGRADES
AND PARCEL MAP**

\$700.

Prepared for:

**Ewing Irrigation
6330 Annie Oakley Drive
Las Vegas, NV 89120
Phone: (702) 547-9430
Fax: (702) 547-4330**

October 2011

PROJECT 4200.0001

**RCI Engineering
3281 S. Highland Drive Suite 810 * Las Vegas, NV 89109
Tel: 702.453.0800 * Fax: 702.453.0801
www.rcinevada.com**

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Ewing Irrigation Facility Upgrades and Parcel Map Date: October 2011
 Location of Development: a) Descriptive (Cross Streets) North/South: Rancho Drive
 East/West: Gowan Road/ Michael Way
 b) Section: 12 Township: 20S Range: 60E
 c) APN : 138-12-301-013

Name of Owner: Ewing Irrigation
 Telephone No.: 702-547-9430 Fax No.: 702-547-4330 E-Mail Address: _____
 Address: 6330 Annie Oakley Drive Las Vegas, Nevada 89120

Contact Person-Name: Chris Zrinyi, P.E. Telephone No.: 702-453-0800
 * E-Mail Address: czrinyi@rcinevada.com Fax No.: 702-453-0801
 Firm: RCI Engineering and Surveying
 Address: 3281 S. Highland Drive Suite 810 Las Vegas, Nevada 89109

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision Map	<input type="checkbox"/>	Clearing and Grading Only
<input checked="" 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 type="checkbox"/>	Building Permit		Outdoor Sales Yard

- Total Owned Land Area: At Site: 3.81 Ac. Being Developed/Disturbed: 0.9 Ac.
- Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? Yes** No
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? Yes** No
- Proposed type of development (Residential, Commercial, Etc.): Commercial
- Approximate upstream land area which drains to the subject site: 16.1 +/- sq. miles
- Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: Drainage Report for Parcel Map for the Horn Company (PM 39-96) by the WLB Group
- If known, please briefly identify the proposed discharge point(s) of runoff from the site: South east along Rancho Drive
- Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal 10-17-11

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

RCI Engineering

4200.0001

October 17, 2011

Albert Sung, P.E.
City of Las Vegas Flood Control Division
Department of Public Works
333 N. Rancho Drive
Las Vegas, NV 89106

**RE: Response to Comments on the Technical Drainage Study for Ewing Irrigation
Facility Upgrades and Parcel Map CLV # 4536**

The purpose of this letter is to address the comments from City of Las Vegas dated August 25, 2011 regarding the above referenced project. The comments are individually addressed as follows:

Comment 1: "Provide a copy of the zoning/planning conditions associated with this site 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. Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted."

Response: The Parcel Map conditions have been included in the Appendix.

Comment 2: "The site is within a FEMA designated Special Flood Hazard Area Zone A. Therefore, Clark County Regional Flood Control District (CCRFCD) concurrence is required prior to the final approval of the drainage study."

Response: Noted, the study and all addenda will be submitted to CCRFCD upon conditional approval from the City of Las Vegas.

Comment 3: "The proposed public drainage easement (privately maintained) must be granted per the Parcel Map which must be recorded prior to final approval of the drainage study."

Response: Conditional approval comment #5 from DEVCO requires this drainage study to be approved prior to recordation of the parcel map. We are requesting conditional approval of this drainage study in order to record the parcel map.

Comment 4: "Provide at least two HEC-RAS stations with base flood elevations (BFEs)

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109
Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

labeled on the grading plan per the Rancho / US95 LOMR study. The two stations appear to be STA. 171+73.04 and STA. 165+42.69.”

Response: HECRAS Stations, cross section locations, and Base Flood Elevations have been added to the grading plans.

Comment 5: “Label an existing 25.33’ concrete channel drainage easement with recorded document number on the grading plan.”

Response: The easement information has been added to the grading plan.

Comment 6: “Clearly label the proposed lot line on the grading plan.”

Response: A note has been added to the grading plan to identify the lot line and the lot numbers have been added.

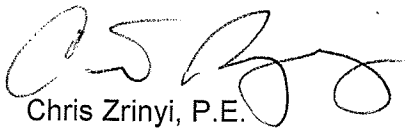
Comment 7: “Label the finish floor elevations of existing houses along the western boundary of the subject site.”

Response: The finish floor elevations have been added to the grading plan.

If you have any questions or require additional information, please contact us at 453-0800.

Sincerely,

RCI Engineering



Chris Zrinyi, P.E.

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 25, 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: Ewing Irrigation Facility Upgrades and Parcel Map	COPIES TO: RCI Engineering
Cross Streets:	West of Rancho Drive & Michael Way	Ewing Irrigation
File Number:	F:\Depot\DSMemos\DS4536A.ZNA.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-12-301-013	CCRFCD
Zoning Action:	PMP-XXXXX	NDOT
FEMA Flood Zone	YES <input checked="" type="checkbox"/> NO	
Proposed Storm Drain	YES NO <input checked="" type="checkbox"/>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	8/18/2011	8/24/2011	See Comments Below	\$400.00	258239: \$400
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:
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Since the purpose of the subject drainage study is to address the creation of a 2-Lot Parcel Map and building upgrades only, the final approval of this drainage study is limited to the recordation of the Parcel Map. No grading permit will be issued.

The site is within a FEMA Special Flood Hazard Area, Zone A. The proposed improvements are only for building upgrades and existing parking lot striping, no impact to the existing building and FEMA Flood Zone elevation changes are anticipated. Therefore, no submittal to FEMA is required.

1. Provide a copy of the zoning/planning conditions associated with this site 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. Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. The site is within a FEMA designated Special Flood Hazard Area Zone A. Therefore, *Clark County Regional Flood Control District (CCRFCD)* concurrence is required prior to the final approval of the drainage study.
3. The proposed public drainage easement (privately maintained) must be granted per the Parcel Map which must be recorded prior to the final approval of the drainage study.

4. Provide at least two HEC-RAS stations with base flood elevations (BFEs) labeled on the grading plan per the *Rancho / US95 LOMR Study*. The two stations appear to be *STA. 171+73.04* and *STA. 165 + 42.69*.
5. Label an existing 25.33'-concrete channel drainage easement with recorded document number on the grading plan.
6. Clearly label the proposed lot line on the grading plan.
7. Label the finish floor elevations of existing houses along the west boundary of the subject property.

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.

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END OF REMARKS
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T/R/S: T20S/R60E/12
AREA L-12

Post-it® Fax Note	7671	Date	8/25/11	# of pages	2
To	Chris Zrimys	From	Albert SANCY		
Co./Dept.	ROI Eng.	Co.	CLV		
Phone #		Phone #	702-200-1		
Fax #	453-0801	Fax #			

with new improvements meeting current City Standards concurrent with on-site development activities.

4. 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.

5. Prior to the recordation of this Parcel Map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study, such as DS4536, must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the City of Las Vegas Neighborhood Drainage Studies and in the approved drainage plan/study.

6. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with City of Las Vegas Municipal Code Sections 19.02.130.

7. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

462196 SURVEY Status: Conditional Approval September 21, 2011

If you have any questions regarding the following Survey comments please call 229-6217

Please correct the name of the Director of Planning. Also the title of the jurat as marked.

Please add total acreage of the parcel being divided under the legal description. If possible, please tie to the substantial monuments on Rancho Drive North and South of the project.

End of Comments.





Letter of Transmittal

October 17, 2011

To: City of Las Vegas
Flood Control Department
333 North Rancho Drive
Las Vegas, Nevada 89106

From: Chris Zrinyi
Job# 4200.0001

**RE: RTC for the Technical Drainage Study for Ewing
Irrigation Facility Upgrades and Parcel Map (DS4536)**

Copies	Description
1	Copy of RTC

Comments: Please contact us at 453-0800 with any questions.

Thank you,
Chris Zrinyi

Received by: _____