

DS #: 4606

APN: 163-06-416-006

PROJECT: SAHARA CENTER - UPDATES #3 + #4

SUBMITTAL: 6TH

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 12, 2014
TO: Land Development Services Department of Building and Safety		FROM: Albert Sung, P.E. <i>AS</i> for Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Sahara Center, Update # 4	GC Wallace
Cross Streets:	NEC of Sahara Ave. & Hualapai Blvd.	SH Northeast Land Company, LLC
File Number:	F:\Depot\DSMemos\DS4606G.doc	Bart Anderson, P.E., DevCo
Parcel Number:	163-06-416-006	CCRFCD
Zoning Action:	SDR-48469, VAC-49335, TMP-49515 & VAC-52104	CCPW
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	5/30/2013	6/13/2013	Not Approved	\$400.00	321498: \$400
2 nd Submittal	6/25/2013	6/27/2013	Conditional Approval	\$400.00	324275: \$400
Concurrences Received	9/3/2013	9/4/2013	CCRFCD & CCPW	N/C	N/C
3 rd Submittal	10/30/2013	10/30/2013	Approved	\$100.00	337796: \$100
4th Submittal & Supplemental	11/13/2013 & 11/27/2013	12/02/2013	Approved	\$100.00	339254: \$100
5th Submittal	10/27/2014	10/28/2014	Approved	\$100.00	374829: \$100
6th Submittal	10/30/2014	11/12/2014	Approved	\$100.00	375325: \$100
TOTAL FEES (LDDRS):				\$1,200.00	----

REMARKS: 6th Submittal revised Pad "E" at southeast corner of site.

5th Submittal revised Hualapai Way Median Island for drainage.

4th Submittal revised on-site storm drain and minor grading modifications. This update will serve to justify the Vacation of the existing drainage easement and supports the new drainage easement location.

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. The modifications to Pad "E" is approvable.

The drainage study identified that about 113 cfs of off-site flow that impacts the site from west of Hualapai Way. This flow has an impact on the CCRFCD 2008 MPU in that flows in the existing condition cross an MPU watershed boundary. The study perpetuates this flow in the interim condition. This added

flow at the Sahara & Durango intersection impacts the existing MPU collection facility by adding about 100 cfs to the existing 90-inch RCP storm drain within Durango. The existing MPU storm drain in Durango does not have sufficient capacity to convey the added 100 cfs flow from the Sahara & Durango intersection south to the Lakes Detention Basin. The Durango storm drain connects into the Lakes Detention Basin, which the 2008 MPU identified as needing expansion. The provided HEC-1 analysis identified as *2008 MPU Modified*, routes the flow to the Lakes Detention Basin without sufficient capacity within the storm drain system conveyance to get the added flow to the basin. This study has preliminarily identified that an additional 48-inch storm drain would need to be added within Durango Drive from Sahara to the Lakes Detention Basin to convey the additional flows that were not included within the 2008 MPU.

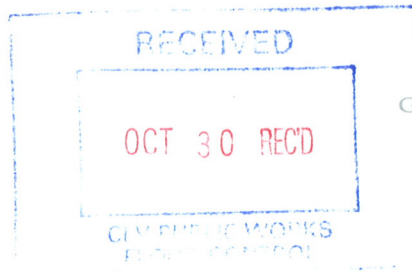
- A. The City intends to propose that the MPU facility within Hualapai Way be extended north of Sahara to collect the flow from the 54-inch storm drain to meet the intent of the CCRFCD Master Plan. This is the most effective structural and regulatory means of correcting existing problems of flooding in the area and dealing with the probable effects of future development.
- B. The proposed extension of the existing 54-inch storm drain through the site to perpetuate the existing condition flow rates with this development will be considered as an interim facility. The plan and profile of the storm drain needs to be shown as a Public facility and the easement dedicated as such.
- C. 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.

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
PBJ/AYS

T/R/S: T21S/R60E/06
AREA Q-06



840-044

October 13, 2014

702.804.2000

Peter Jackson
Flood Control Project Engineer
Department of Public Works
City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89106

DS4606-4
100
10/30/14
Q-06

Re: Site Revisions to Pad "E" / Sahara Center

UPDATE #4

Dear Mr. Jackson:

The purpose of this letter is to summarize updates to the improvement plans associated with the Sahara Center.

- A Change to the Site Design for Pad "E" was made. The building, the parking, and the curb & gutter designs were revised to accommodate the new layout.
- Although the building moved, the finished floor elevation remained unchanged.
- The drainage flow patterns did not change.
- Existing curb & gutter were revised to accommodate the new location of the Handicap Parking.
- Retaining walls were added as the new design, and location of the building required them.
- Some of the existing asphalt will be removed as required by the new Design.

The overall flow patterns for the site remain unchanged. Specifically, the site continues to flow to Sahara Avenue and follow the overall flow patterns. Finished floor elevations remain a minimum of twice the depth of flow in the calculated swales.

We hope that the foregoing satisfactorily addresses your concerns. Please do not hesitate to contact our office should you have any questions or require additional information.

Cordially,

G. C. WALLACE, INC.

Mark J. Fakler, PE
Vice President

c: Frank Pankratz, SH Northeast Land Company

