

DS #: 4743

APN: 125-17-301-012

PROJECT: REMINGTON COMMERCIAL (UPDATE TO DURANGO & 95 COM)

SUBMITTAL: NDOT

SCANNED BY/DATE:

CHECKED BY/DATE:



<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> November 4, 2015
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b> Drainage Study for: <b>Remington Commercial VIII (Update to Durango &amp; 95 Commercial)</b>		<b>COPIES TO:</b> Baughman & Turner, Inc.
<b>Cross Streets:</b>	NEC of Oso Blanca Road & Severance Lane	Remington Commercial VIII, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS4743C.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	125-17-301-012	NDOT
<b>Zoning Action:</b>	TMP-59501; SDR-58128; SUP-58125; SUP-58126 & SUP-58127	
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	7/21/2015	8/5/2015	Not Approved	\$400.00	407591: \$400
2 <sup>nd</sup> Submittal	8/17/2015	8/31/2015	Conditionally Approved	\$400.00	410428: \$400
NDOT	11/4/2015	11/4/2015	Concurrence Received	N/C	N/C
<b>TOTAL FEES (LDDRS):</b>				<b>\$800.00</b>	<b>----</b>

**REMARKS:**

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

<b>X</b>	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 NDOT concurrence.

1. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project.

**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, 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: T19S/R60E/17  
AREA G-17



BRIAN SANDOVAL  
Governor

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION  
1263 S. Stewart Street  
Carson City, Nevada 89712

Rec'd: 11/4/15  
RECEIVED OCT 03 2015  
DS 4743

RUDY MALFABON, P.E., Director

In Reply Refer to:

G-17  
N/C

September 28, 2015

C010  
JOHN R. GUSTAFSON, P.E.  
BAUGHMAN & TURNER, INC.  
1210 HISON STREET  
LAS VEGAS, NV 89102

**TECHNICAL DRAINAGE STUDY**  
Remington VIII At Oso Blanca Road  
Clark County

Dear Mr. Gustafson:

The Nevada Department of Transportation (NDOT) Hydraulics Section has received and reviewed the following document(s) for the above-referenced project.

Document:	Dated:
TDS Update	7/16/ 2015
Drainage Information Form	9/1/ 2015
Baughman & Turner Transmittal	9/2/ 2015
TDS Addendum # 1	8/11/ 2015
Disc	9/1/ 2015

The drainage design information presented in the reviewed document(s):

X	is acceptable in concept. Final Hydraulic Section approval will be based on review of final design documents submitted with the NDOT Right-Of-Way Occupancy Permit application that must be submitted for this project.
	is acceptable in concept. Final Hydraulic Section approval will be based on review of final design documents submitted with the NDOT Right-Of-Way Occupancy Permit application that must be submitted for this project. The following comments should be addressed with the permit application:
	must be supplemented or modified to satisfy the following comment(s) before preliminary Hydraulic Section approval can be granted:

1. As per the "TERMS AND CONDITIONS RELATING TO RIGHT-OF-WAY OCCUPANCY PERMITS", "Flows up to the 100-year event must not be diverted into or obstructed from leaving Department right-of-way." At Oso Blanca, Station 19+00 sheet PP2, the developer is proposing a 60" S.D.M.H. station 10+00 to connect the existing 36" RCP under Oso Blanca and a new 36" RCP. NDOT Maintenance Personnel must have within NDOT right-of-way access for culvert maintenance; therefore, we recommend, if possible, keeping the area at the outlet



of the existing 36" R.C.P. open. If this condition is not feasible, construct the S.D.M.H. to connect the PERMITTED storm drain inside NDOT right-of-way or construct an additional access point (S.D.M.H.) for NDOT Maintenance crews within NDOT right-of-way.

2. As per the "TERMS AND CONDITIONS RELATING TO RIGHT-OF-WAY OCCUPANCY PERMITS," "Department right-of-way must be protected from potential storm water damage due to the encroachment/development." The proposed riprap D50 = 8" at the inlet of the existing 6'x3' R.C.B at the south end of the development under Durango Drive must be increased in size. We recommend Class 300 Riprap of greater. Riprap protection must be extended up to the restricted channel area between property line S13^04'23"W and US95/Durango Ramp embankment. Install class 300 riprap to protect bottom of the channel and the side slopes of the channel. The limits of riprap on the channel slopes shall be equal to the depth of the flow plus 2-foot free board. For this type of work, station, offset, and elevations shall be included in the construction notes and on the details to depict the exact limits of riprap placement.

Also continue riprap channel protection between the proposed project and US95/Durango Ramp embankment from the end of the Storage One project with minimum size class 300 riprap. Vertical limits of channel protection shall cover up to the water surface elevations plus 2-feet freeboard on the US95/Durango Ramp embankment. Demonstrate that this channel has adequate capacity to convey the 100 year event flows without adverse impacts to the Department right-of-way and the riprap revetment protection may stop once flow velocity reach less than 5 ft/sec.

3. As per the "TERMS AND CONDITIONS RELATING TO RIGHT-OF-WAY OCCUPANCY PERMITS", "Flows up to the 100-year event must be diverted into or obstructed from leaving Department right-of-way. This includes flows generated outside and within Department right-of-way." Constructing a floodwall along Oso Blanca violates peak overtopping flow conditions across the roadway. Top elevations of the proposed floodwall along Oso Blanca shall not be higher than the back of the existing curb elevations, unless otherwise demonstrated that peak overtopping flows for the 100-year event along Oso Blanca are not violated.
4. As per the "TERMS AND CONDITIONS RELATING TO RIGHT-OF-WAY OCCUPANCY PERMITS", "Color coding (with legend) showing the facilities to be installed (red), removed, abandoned and/or adjusted (green), and existing facilities (blue); the highway alignment, including centerline, and right-of-way lines, mileposts and highway NDOT engineering stationing, in relation to the proposed work." Please provide a better set of drawings. The drawings on the

grading plans and detail sheet are faded and hard to read. Please follow the guidelines for color coding. Display NDOT ROW lines and labels, roadway names and engineering stations on all plans. Also, regarding details, please be more specific where those cross sections pertain on the plans. Figure 12 along Oso Blanca shows HS1, HS2, and HS3, are those cross sections?

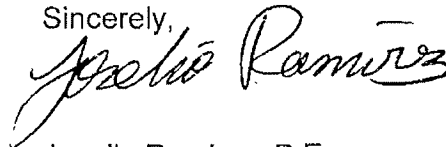
**The drainage design and runoff calculations for any facilities located within department right-of-way shall meet current Drainage policies, criteria and guidelines.**

**All submittals regarding this project must be forwarded through (or copied to) the local NDOT District permitting office.** All pertinent drainage design documents (including those previously submitted for preliminary review) must be submitted to the local NDOT District permitting office with the Right-Of-Way Occupancy Permit Application. All plans and reports must be signed and stamped by a Nevada registered civil engineer.

No liability is assumed by the Department in performing this review. Verification and acceptance of all background information, design data and conclusions is the responsibility of the consulting engineer.

Please call me at (775)-888-7532 should you have any questions.

Sincerely,



Joselio Ramirez, P.E.  
Senior Hydraulic Engineer

c: Mary Martini, P.E., District I Engineer  
Rudye Lucero, District I Permits  
Charlton Pratt, HQ Permit Coordinator  
Thaddeus Stephenson, District I Permits