DS #: 4880

APN: 139-27-102-009 & More

PROJECT: Downtown Business Parle

SUBMITTAL: Supplement

SCANNED BY/DATE:

CHECKED BY/DATE:

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: May 31, 2017
TO: **Land Development Services** Department of Building & Safety				FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: **Downtown Business Park**			**COPIES TO:** Landon Christopherson
Cross Streets:	NWQ of Main Street & Bonanza Road			Roger Conrad Group LLC
File Number:	F:\Depot\DSMemos\DS4880B.doc			Bart Anderson, P.E., DevCo
Parcel Number:	139-27-702-009 & more			
Zoning Action:	SDR-67921			
FEMA Flood Zone	YES	NO	X	
Proposed Storm Drain	YES	NO	X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	4/26/2017	5/16/2017	Not Approved	$400.00	483017: $400
Supplement	5/18/2017	5/31/2017	See Comments Below	N/C	N/C
			TOTAL FEES (LDDRS):	**$400.00**	**----**

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. Provide the following note on the Tentative and Final Map of the subject project: **THIS 1-LOT COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTER-SITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS**.

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: T20S/R61E/27

AREA M-27

SUPPLEMENT #1 TO
TECHNICAL DRAINAGE STUDY
FOR
DOWNTOWN BUSINESS PARK
APN# 139-27-702-009, 012, 013 & 015

CLV # 4880

Prepared for:

ROGERS CONRAD INC.
737 N. MAIN STREET
LAS VEGAS, NV 89101

Prepared by:

Landon Christopherson
2885 E. Quail Avenue
Las Vegas, Nevada 89120

May 2017

This report is intended to serve as SUPPLEMENT #1 TO THE TECHNICAL DRAINAGE STUDY FOR SUMMERLIN MEMORY CARE, prepared by Landon Christopherson, P.E. dated March 20, 2017. The revisions in this supplement are intended to supersede the data contained in the technical drainage study.

The comments in a letter dated May 16, 2017 from City of Las Vegas Department of Flood Control and the responses are included below:

COMMENT#1: Include a Tentative Map for the subject development in the next submittal to verify a note of inter-lot drainage right for existing and future parcel map of the whole site is provided.

RESPONSE#1: Provided as requested.

COMMENT#2: Label the existing contour lines so that the reviewer will be able to compare the difference between the proposed and existing grades. Provide as such in the next submittal.

RESPONSE#2: The contours have been labeled on the revised grading plan in several locations to help with the identification of each contour.

COMMENT#3: Identify the property line between the proposed and existing buildings in Section Detail A. Provide a swale in the subject property side in the detail section and identify the swale in the plan view.

RESPONSE#3: The property line and swale have been placed on the grading plan. Since 1% could not be achieved a 2 foot concrete valley gutter will be constructed along the property line to assure the flows will flow from the rail road to the dedicated right-of-way. The slope will be a minimum of 0.5% which is greater than the 0.4% allowed on concrete. A sidewalk under drain has been placed at the end of the valley gutter.

COMMENT#4: Section Detail D shows a proposed swale behind the sidewalk in Main Street. Identify the proposed swale in the plan view and provide a sidewalk under drain in Main Street for ultimate discharge.

RESPONSE#4: The swale has been shown on the grading plan as well as the sidewalk under drain needed to get the flow to the street.

COMMENT#5: Section Detail E shows a proposed swale adjacent to the new buildings “A” and “D”, identify the swale in the plan.

RESPONSE#5: Detail F was added to show the swale along the side of building "A" with as mound to keep the flows in the swale until it reaches the sidewalk under drain at the rear of building "A". Detail E was revised to show a minimum of 1% / 2:1 max. from building "D" to the right-of-way as the slope of the street will not allow a 1% minimum swale in that area.

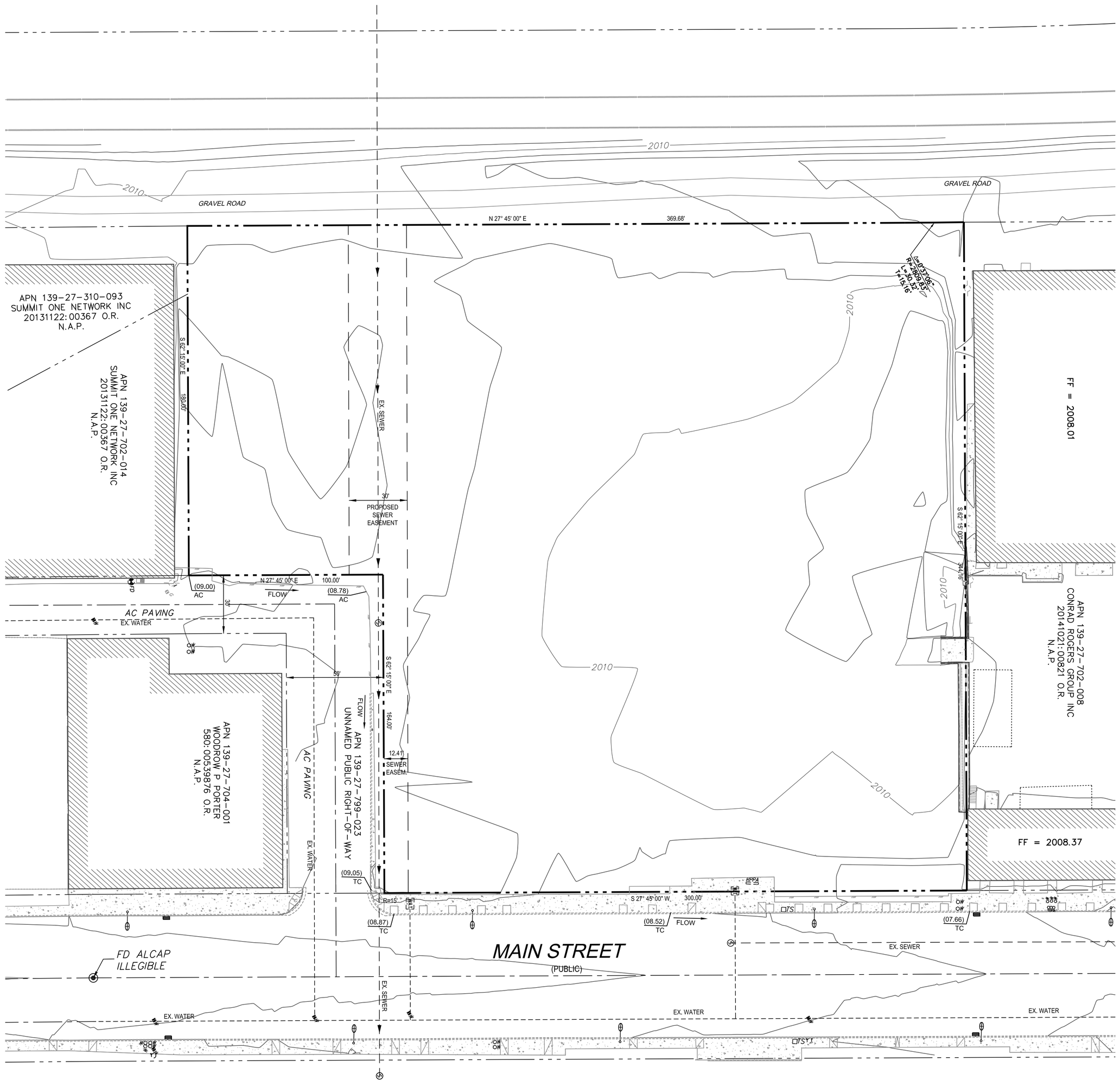
Tentative Map

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.



LEGEND AND ABBREVIATIONS

EXISTING		PROPOSED
	PARCEL BOUNDARY	
	CENTERLINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
1234	CONTOUR W/ ELEVATION	
	CURB & GUTTER	
(X.XX%) TC (FF = 52.08)	EXISTING ELEVATIONS / FINISHED FLOOR	X.XX% TC FF = 52.08
X X X	CHAIN LINK FENCE	
(X.X%)	PROPOSED SLOPE	X.X%
	FIRE HYDRANT	

#	DATE / DESCRIPTION

ENGINEER'S SEAL:

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:

CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2950 N. GREEN VALLEY PARKWAY, SUITE 213
HENDERSON, NEVADA 89014
PHONE: 702-521-7021

CLIENT:

ROGERS CONRAD
GROUP INC
737 MAIN ST
LAS VEGAS, NV 89101

OWNER

ROGERS CONRAD GROUP INC
737 MAIN ST
LAS VEGAS, NV 89101

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

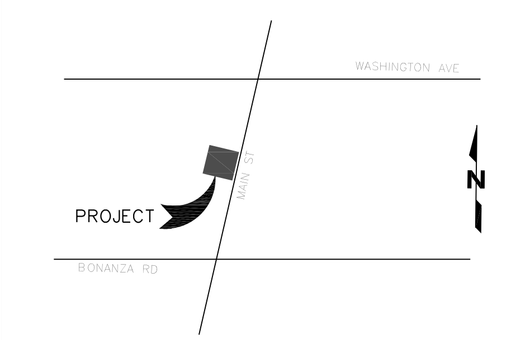
UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE. THERE ARE NO IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.

LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

PROJECT DATA

ASSESSOR NO:	139-27-702-009, 012, 013 & 015
ACREAGE:	2.74 +/- NET ACRES 2.74 +/- GROSS ACRES
ZONING:	EXISTING: C PROPOSED: LI/R
MINIMUM SETBACKS:	FRONT – 10' SIDE – 10' REAR – 0'



VICINITY MAP

NOT TO SCALE

PROJECT:

DOWNTOWN BUSINESS PARK
721 N. MAIN STREET
LAS VEGAS, NV 89101
APN: 139-27-702-009, 012, 013 & 015

SHEET TITLE:

TENTATIVE MAP

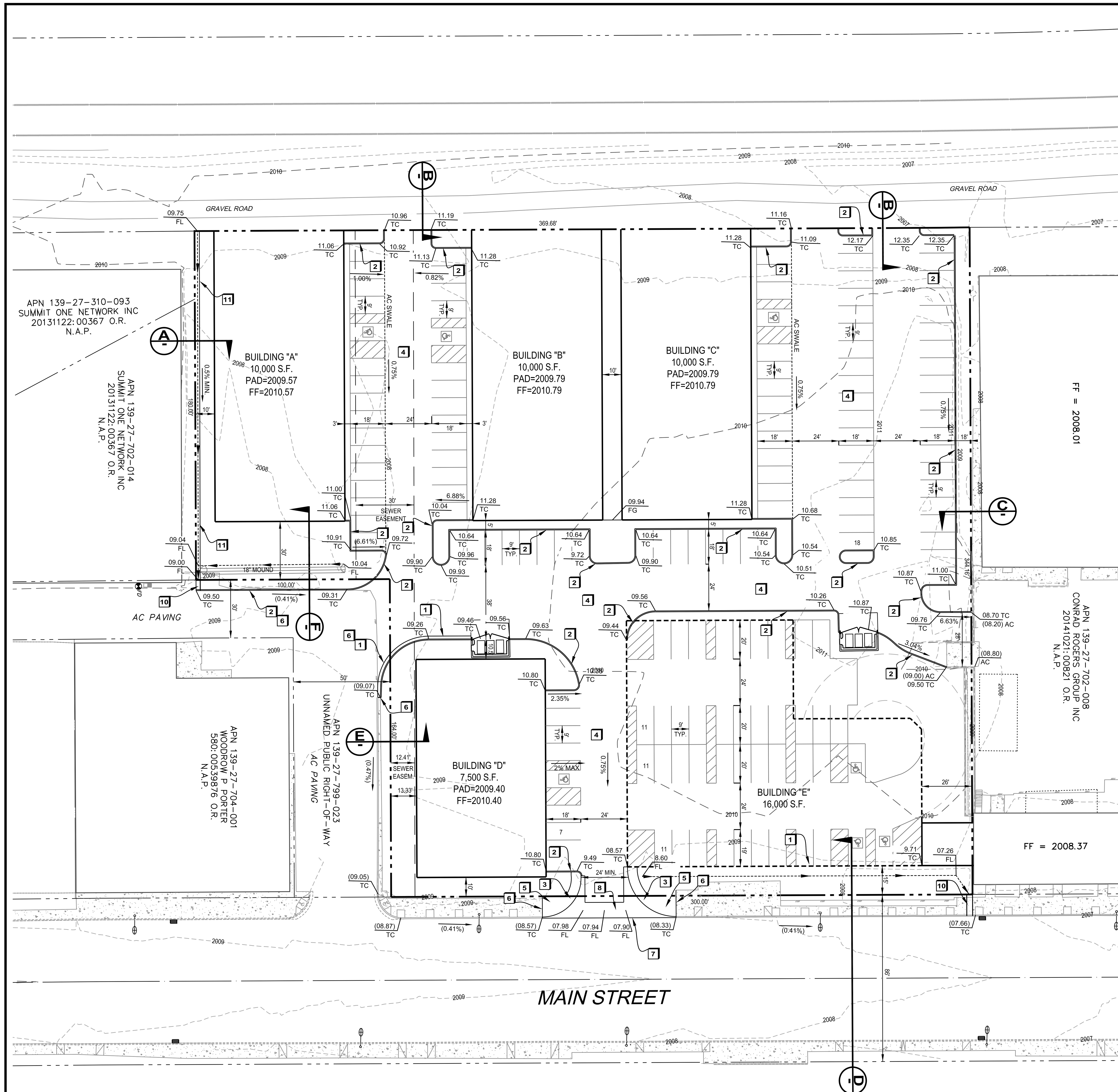
DATE:
AUG. 13, 2016

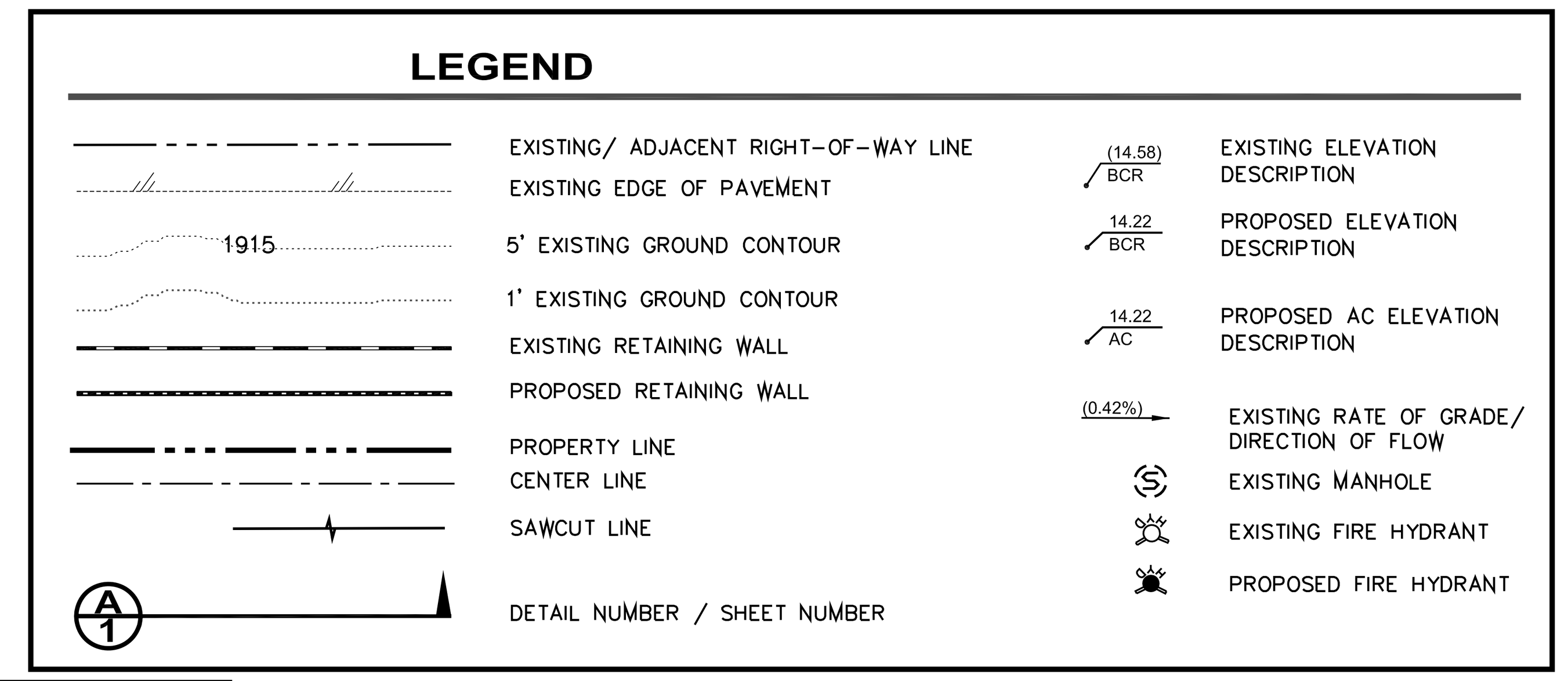
SCALE:
1"=30'

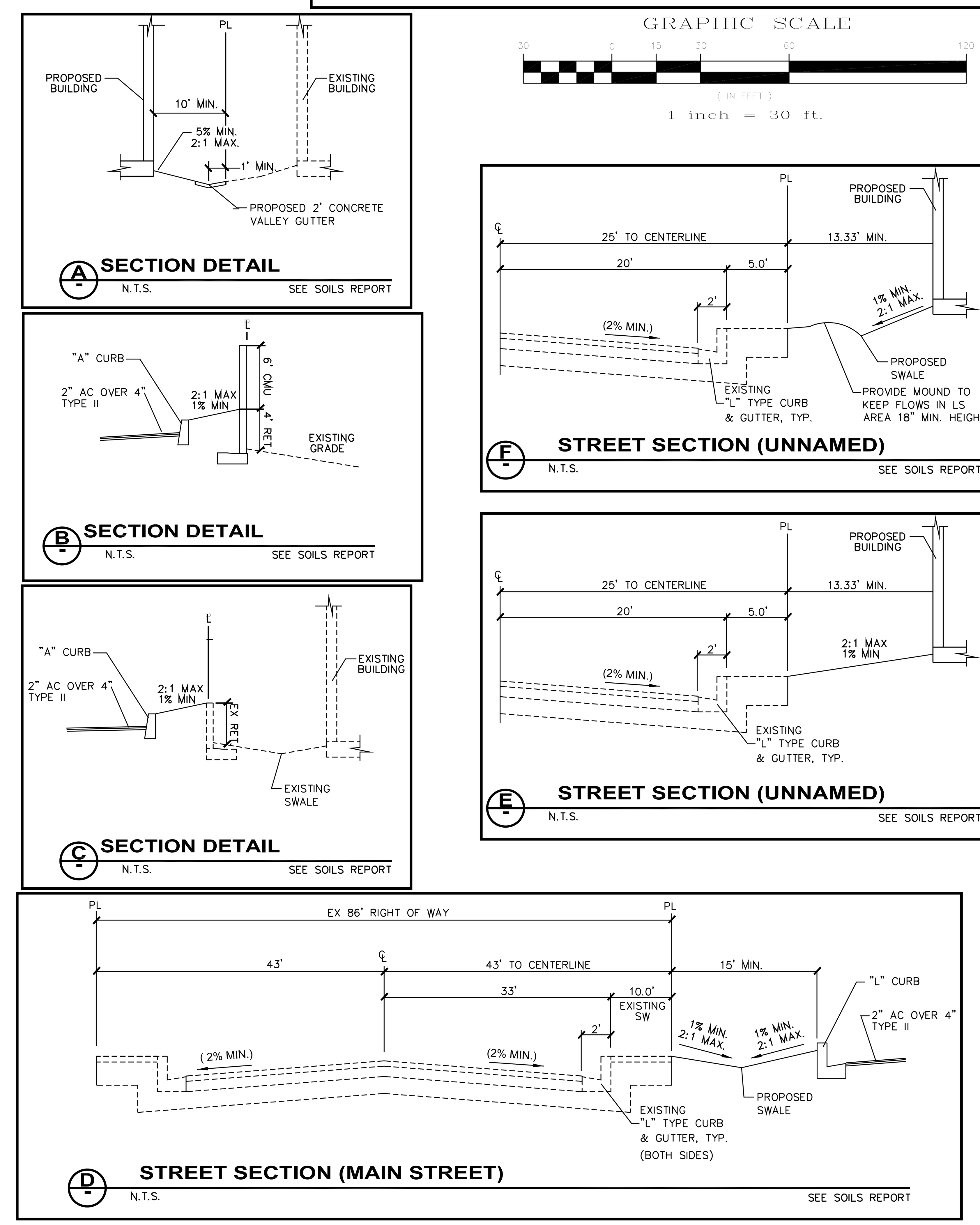
SHEET NUMBER:
1 OF 1

DRAWING:

Grading Plan







NOTE:
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY.
Call before you OVERHEAD
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

GEOTECHNICAL REPORT

DLC CONSULTING
2885 E. QUAIL AVENUE
LAS VEGAS, NV 89120
(702) 702-521-7021
PROJECT NO. 2017-682 MI-05
DATED: APRIL 14, 2017

GENERAL NOTES

1. ADD 2000 TO ALL PLAN ELEVATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING PLAN ELEVATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN PER F.I.R.M. MAP No 32003C2930E REVISED SEPTEMBER 27, 2002
4. ESTIMATED EARTHWORK QUANTITIES: 4,408 C.Y.=CUT, 1,610 C.Y.=FILL

BASIS OF BEARINGS

N 27°45'00" W, BEING THE EAST RIGHT-OF-WAY LINE OF MAIN STREET AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 2 OF PLATS, PAGE 33.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLV0127E6
RIVET AND PLATE IN TOP OF CURB AT SE CORNER OF WASHINGTON & MAIN
ELEVATION: 1999.78 (U.S. SURVEY FEET) 609.533 (METERS)

NOTE:
THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY # -------

LEONARD L. CHRISTOPHERSON, P.E. No. 15257 DATE:

BONDABLE DRAINAGE QUANTITIES

1. "L" CURB	160 LF
2. SIDEWALK UNDER DRAIN	2 EA

OWNER/DEVELOPER

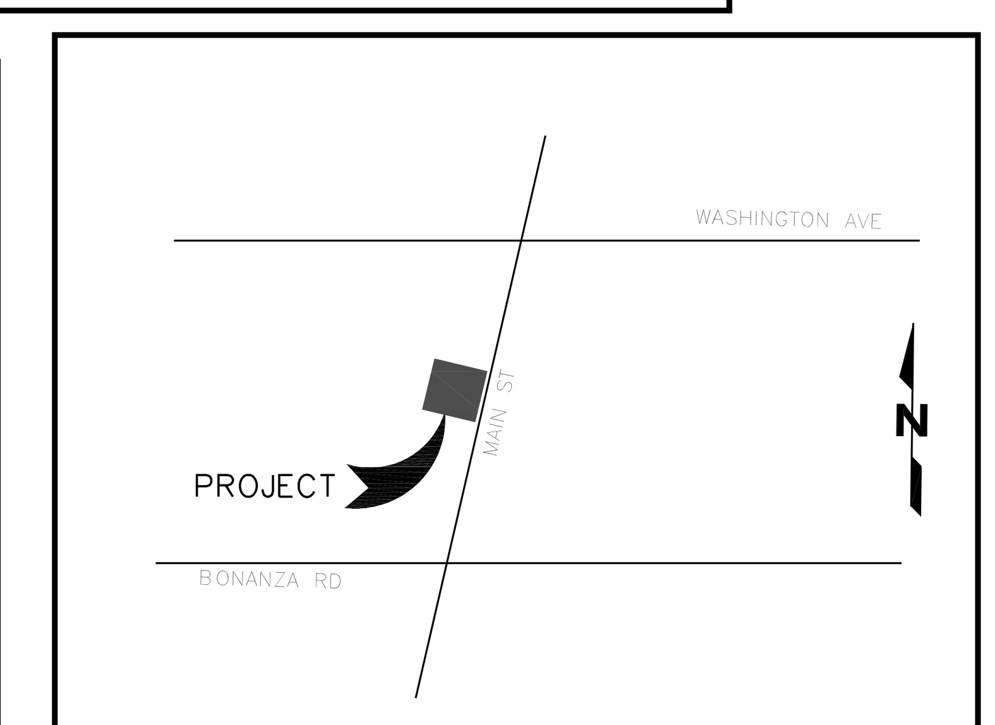
ROGERS CONRAD GROUP INC
737 MAIN ST
LAS VEGAS, NV 89101

ENGINEER

LANDON CHRISTOPHERSON
2885 E. QUAIL AVENUE
LAS VEGAS, NV 89120
PHONE: (702) 521-7021

GRADING CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER C.C.A.U.S.D. STD. DWG. NO. 216.
2. CONSTRUCT ONSITE "A" CURB PER C.C.A.U.S.D. STD. DWG. NO. 219.
3. CONSTRUCT SIDEWALK RAMP PER STANDARDS IN C.C.A.U.S.D. STD. DWG. NO. 235.
4. CONSTRUCT 2" AC MIN. IN PARKING AREA REFER TO SOILS REPORT
5. CONSTRUCT SIDEWALK PER C.C.A.U.S.D. STD. DWG. NO. 234
6. SAW CUT EXISTING AS NEEDED AND MATCH EXISTING
7. SAW CUT EXISTING AND REMOVE CURB GUTTER. MATCH EXISTING AC
8. CONSTRUCT COMMERCIAL DRIVE PER C.C.A.U.S.D. STD. DWG. NO. 226
9. PROPOSED 10' DRAINAGE EASEMENT TO PRIVATELY MAINTAINED
10. CONSTRUCT SIDEWALK UNDER DRAIN PER C.C.A.U.S.D. STD. DWG. NO. 236
11. CONSTRUCT 2' VALLEY GUTTER



VICINITY MAP

NOT TO SCALE

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/18
CIVIL
No. 15257

ENGINEER:
DLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
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CLIENT:
ROGERS CONRAD GROUP INC
737 MAIN ST
LAS VEGAS, NV 89101

PROJECT:
DOWNTOWN BUSINESS PARK
721 N. MAIN STREET
LAS VEGAS, NV 89101
APN: 139-27-702-009, 012, 013 & 015

SHEET TITLE:
GRADING PLAN

DATE:
MAR. 27, 2017

SCALE:
1"=30'

SHEET NUMBER:
3 OF 5

DRAWING: