

DS #:

4880

APN:

139-27-102-009 5 More

PROJECT:

Downtown Business Park

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 #
1 st 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.

- 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.

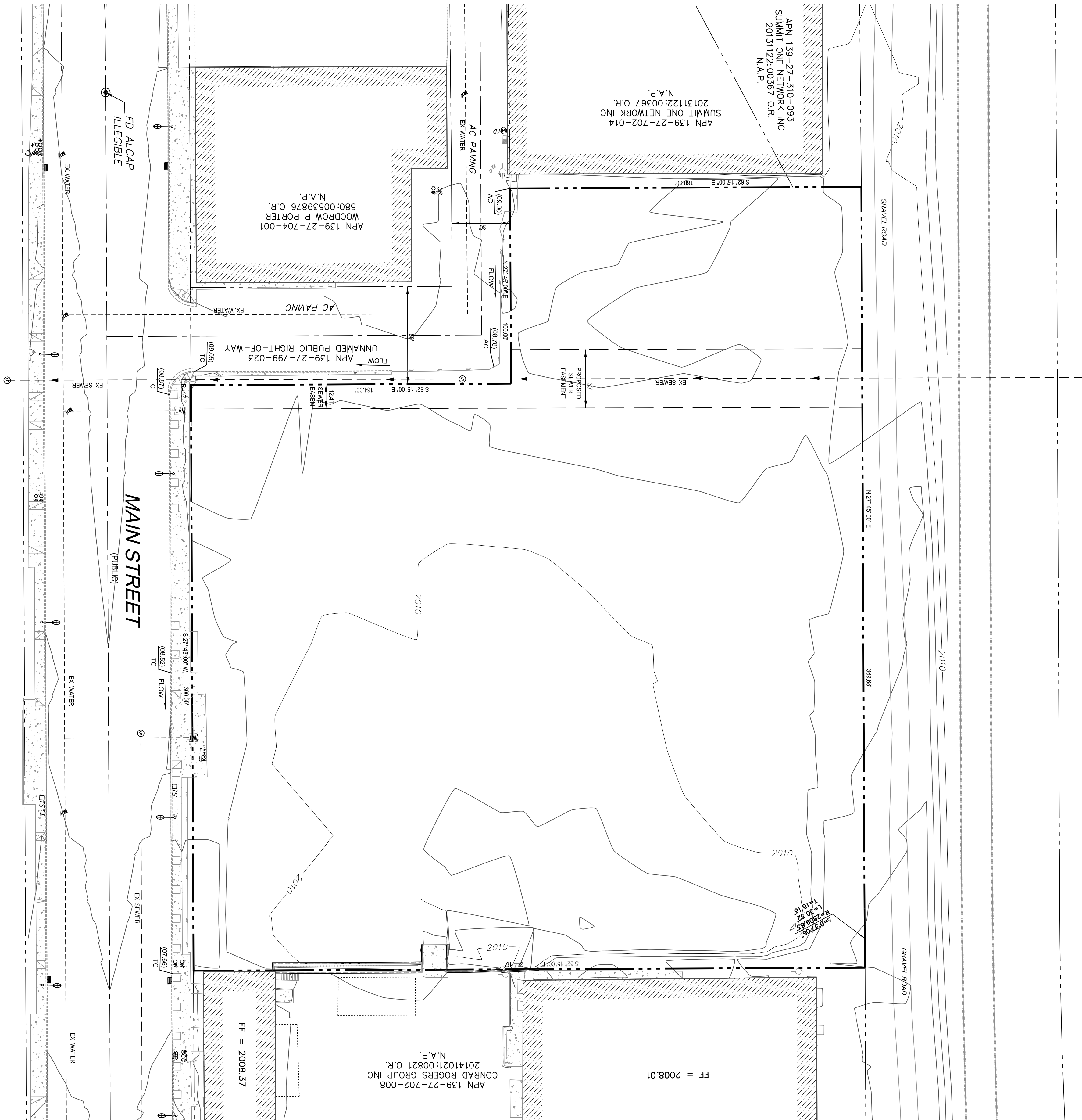
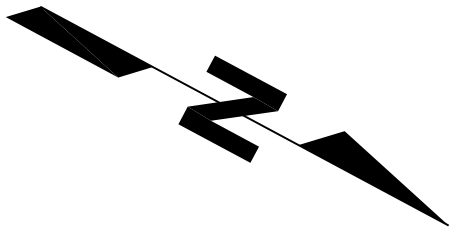
COMMENT#4: Section Detail D shows a proposed swale behind the sidewalk in Main Street. Identify the proposed swale in the plan view and provide a sidewalk under drain in Main Street for ultimate discharge.

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 a 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



LEGEND AND ABBREVIATIONS	
EXISTING	PROPOSED
--- PARCEL BOUNDARY	--- PARCEL BOUNDARY
--- CENTERLINE	--- CENTERLINE
--- PROPERTY LINE	--- PROPERTY LINE
--- EDGE OF PAVEMENT	--- EDGE OF PAVEMENT
--- CONTOUR W/ ELEVATION	--- CONTOUR W/ ELEVATION
--- CURB & GUTTER	--- CURB & GUTTER
--- FINISHED FLOOR	--- FINISHED FLOOR
--- CHAIN LINK FENCE	--- CHAIN LINK FENCE
--- FIRE HYDRANT	--- FIRE HYDRANT

OWNER

ROGERS CONRAD GROUP INC
1730 MAIN STREET
LAS VEGAS, NV 89101

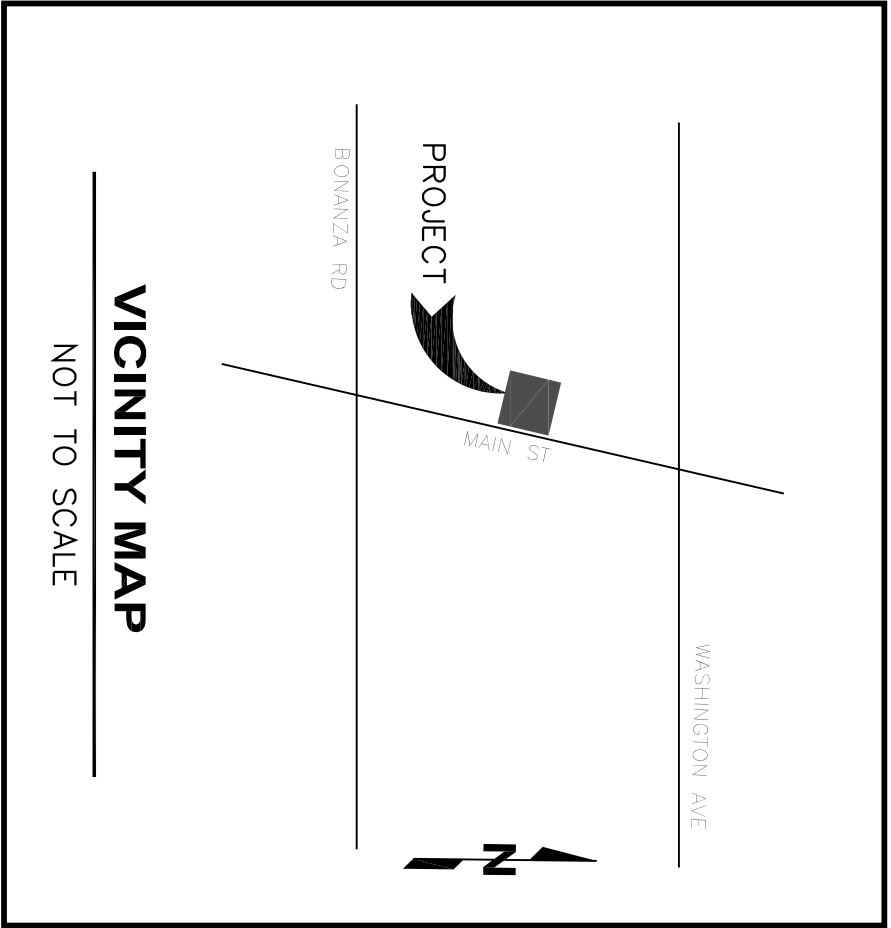
STORM DRAIN: EXISTING STORM DRAIN ADJACENT TO THE PROPERTY. A NEW STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

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

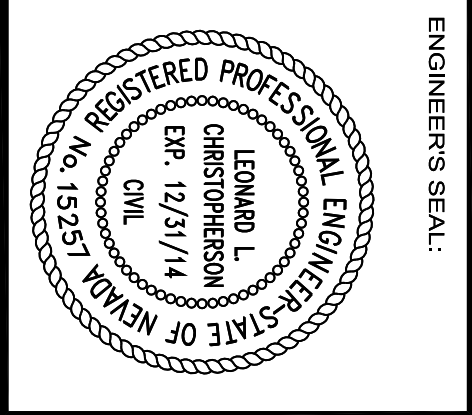
DRAINAGE/IRRIGATION NOTE: THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD HAZARD ZONE. THERE ARE NO FLOOD OR DRAINAGE EASEMENTS ON THE PROPERTY.

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: U/R
MINIMUM SETBACKS:	FRONT - 10' SIDE - 10' REAR - 0'



#	DATE / DESCRIPTION



ENGINEER:

CONSULTING

DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION

2950 N. GREEN VALLEY PARYWAY, SUITE 213
HENDERSON, NEVADA 89014
PHONE: 702-521-7021

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:	TENTATIVE MAP

DATE:
AUG. 13, 2016

SCALE:
1" = 30'

SHEET NUMBER:
1 OF 1

Grading Plan

CALL before you dig.

1-800-227-2600

CALL before you OVERHEAD

1-702-277-2939

GENERAL NOTES

1. ADD 2000 TO ALL PLAN ELEVATIONS.
2. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. THE FINAL MAP NO. 20000229002 REWAS REWAS SEPTEMBER 27, 2002.
4. ESTIMATED EARTHWORK QUANTITIES: 4,498 CY+FOOT, 1,810 CY-FILL.

GEOTECHNICAL REPORT

DLC CONSULTING
2895 E. QUAIL AVENUE
LAS VEGAS, NV 89120
(702) 702-521-7021
PROJECT NO. 2017-682-M-05
DATED: APRIL 14, 2017

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

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

OWNER/DEVELOPER

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

BONDABLE DRAINAGE QUANTITIES

1. 1" CURE 160 LF
2. SIDEWALK UNDER DRAIN 2 EA

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 1" TYPE CURE & GUTTER PER C.A.U.S.D. STD. DWG. NO. 216
2. PER C.A.U.S.D. STD. DWG. NO. 216
3. CONSTRUCT SIDEWALK RAMP PER STANDARDS
4. CONSTRUCT 2" AC MIN. IN PARKING AREA
5. CONSTRUCT SIDEWALK PER C.A.U.S.D. STD. DWG. NO. 234
6. SAW CUT EXISTING AS NEEDED AND MATCH EXISTING
7. CONSTRUCT EXISTING AND REMOVE CURE GUTTER MATCH EXISTING AC
8. C.A.U.S.D. STD. DWG. NO. 228
9. PROPOSED 1" DRAINAGE ELEVATION TO PRIVATELY MAINTAINED
10. CONSTRUCT SIDEWALK UNDER DRAIN PER C.A.U.S.D. STD. DWG. NO. 236
11. CONSTRUCT 2" VALLEY GUTTER

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: GRADING PLAN

DATE: MAR. 27, 2017

SCALE: 1"=30'

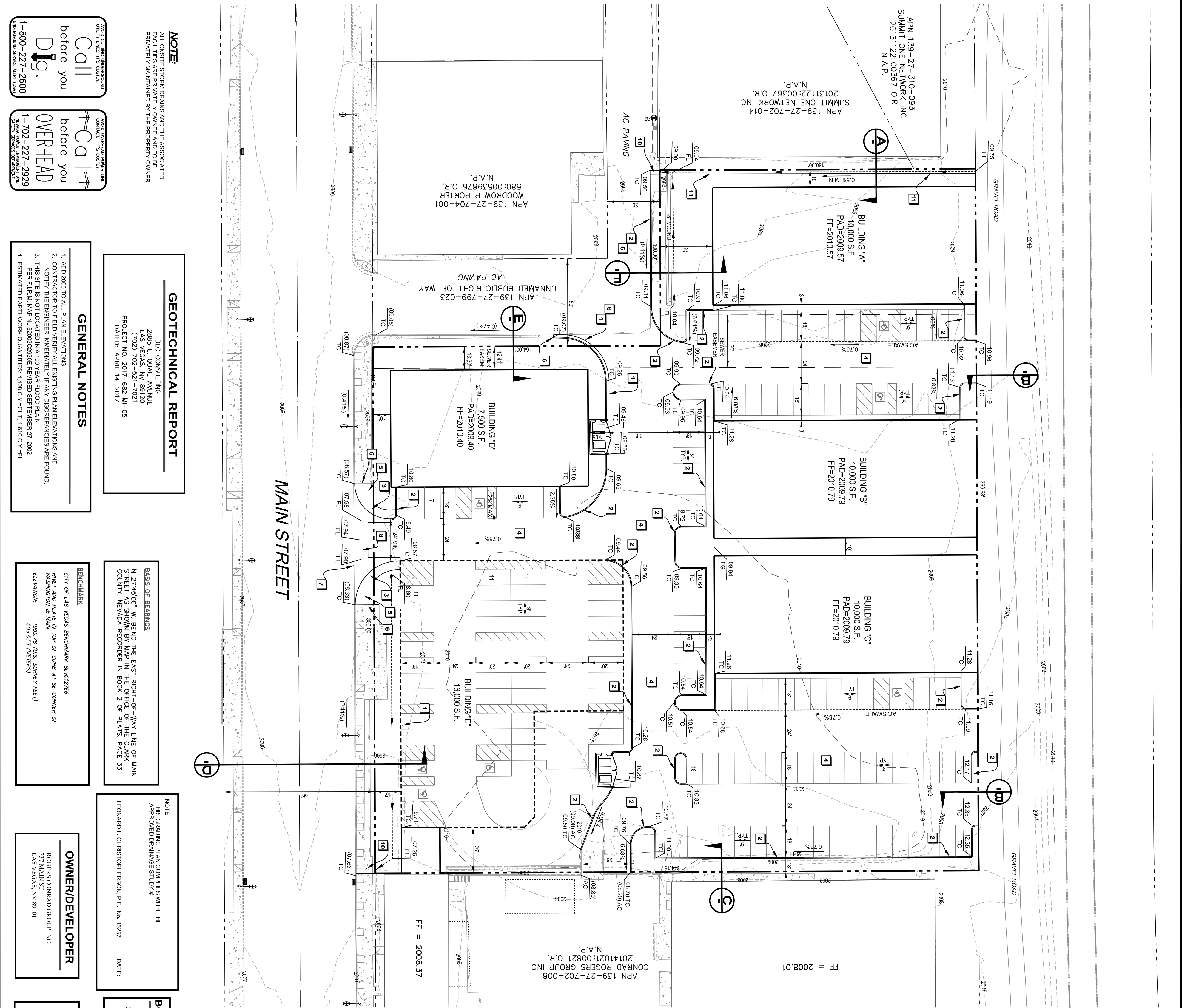
SHEET NUMBER: 3 OF 5

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

ENGINEER: DLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

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

#	DATE / DESCRIPTION



LEGEND

EXISTING / ADJACENT RIGHT-OF-WAY LINE	1/4" MIN.	EXISTING ELEVATION
EXISTING EDGE OF PAVEMENT	1/4" MIN.	EXISTING ELEVATION
5' EXISTING GROUND CONTOUR	1/4" MIN.	EXISTING ELEVATION
1' EXISTING GROUND CONTOUR	1/4" MIN.	EXISTING ELEVATION
EXISTING RETAINING WALL	1/4" MIN.	EXISTING ELEVATION
PROPOSED RETAINING WALL	1/4" MIN.	PROPOSED ELEVATION
PROPERTY LINE	1/4" MIN.	EXISTING ELEVATION
CENTER LINE	1/4" MIN.	EXISTING ELEVATION
SAW CUT LINE	1/4" MIN.	EXISTING ELEVATION
DETAIL NUMBER / SHEET NUMBER	1/4" MIN.	EXISTING ELEVATION

GRAPHIC SCALE

1 inch = 30 ft.

SECTION A

SECTION DETAIL

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SECTION B

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SECTION C

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SECTION D

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