

DS #:

4905

APN:

138-01-401-001; -002 5.004

PROJECT:

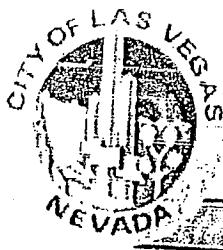
Jones Hickam Residential Development

SUBMITTAL:

CORRECT

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 22, 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:	COPIES TO:
	Jones Hickam Residential Development	Triton Engineering
Cross Streets:	NEC of Rancho Drive & Alexander Road	DR Horton
File Number:	F:\Depot\DSMemos\DS4905C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-01-401-001; -002 & -004	CCRFC
Zoning Action:	TMP-69646; VAR-69645; WVR-69644; WVR-69643 & ZON-69642	NDOT
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	7/12/2017 & 7/20/2017	8/3/2017	Not Approved	\$400.00	488518: \$400
2 nd Submittal	9/13/2017	9/26/2017	Conditional Approval	\$400.00	490103: \$400
CCRFC	11/8/2017	11/22/2017	Concurrence Recv'd	N/C	N/C
			TOTAL FEES (LDDRS):	\$800.00	----

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Obtain an *Occupancy Permit* from the *Nevada Department of Transportation* (NDOT) for all improvements in the *Rancho Drive* public right-of-way adjacent to the site prior to constructing any improvements within NDOT jurisdiction.
2. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
3. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
4. Private streets must be public drainage easements. Provide a note on the grading plans: "Note: All private streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be Privately maintained by HOA".

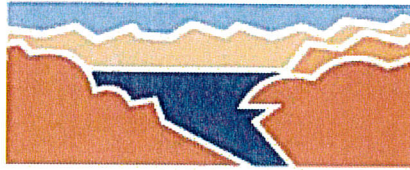
NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional 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
WSP/AYS

T/R/S: T20S/R60E/01
AREA L-01

REGIONAL FLOOD
CONTROL DISTRICT



Rec'd: 11/8/17
DS4905
G-22
N/C

Steven C. Parrish, P.E.
General Manager/Chief
Engineer

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November 8, 2017

Mr. Oh Sang Kwon, P.E.
City of Las Vegas Department of Public Works
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: JONES HICKAM RESIDENTIAL DEVELOPMENT
(DS4905B) (RFCD No. 17-9929)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated July 12, 2017 and Addendum No. 1 dated September 13, 2017 for above-mentioned project as submitted by TRITON ENGINEERING, LLC. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated September 26, 2017.

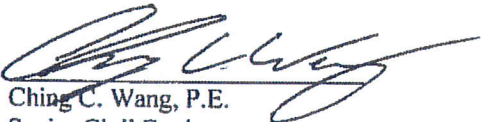
District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works.

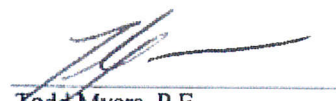
District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by TRITON ENGINEERING, LLC may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

STEVEN C. PARRISH, P.E.
General Manager/Chief Engineer

BY:


Ching C. Wang, P.E.
Senior Civil Engineer


Todd Myers, P.E.
Engineering Director

CCW:dd

c: Barbara M. Brown, P.E., Triton Engineering, LLC

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Triton Engineering

City of Las Vegas -Building and Safety
333 North Rancho Drive
Las Vegas, Nevada 89106
Attn: Linda Hartman

R-SL

PLANS APPROVED
PLANNING
Building & Safety Dept.
City of Las Vegas, Nevada
2" GRADE DIFFERENCE
LHM 08/01/2017 ONLY August 1, 2017

Re: Difference in elevation across boundaries with existing developments
DR Horton – Jones & Hickam Project
APN: 138-01-401-001, 002 & 004

Dear Linda,

Our project is a 28.39 acre development which is bounded by existing development on virtually all sides. The elevation of our project is set basically by the natural fall of this site and the existing surrounding development. As you can see from the drainage plans that accompanied our letter we have a slope of 1% from the west side of the site to the east side of the site. Our street slopes are a minimum of .5%.

We must convey storm flows and keep them within their historic path as much as possible. Under these conditions the pad grades shown on the plans are the lowest practical elevations possible. The pads on the existing development to the north of our site were built at grade at the time which makes the difference in pads across the boundary wall about 2 to 3 feet.

The pad to the west of our site is undeveloped and permission to grade on this parcel (138-02-804-001) has been obtained. The pads to the east and south of our site are on the other side of Leon Avenue and Alexander Road and are not impacted. However the wall along that boundary has approximately 6' of retaining. We have virtually no flexibility with the constraints we have on the project. It should also be noted that we clearly showed the worst case condition on the sections that were part of the Tentative Map (TMP-69646) that was approved at City Council 6/21/17.

If you have any questions or need any additional information feel free to call our office.

Thank you,

James M. Pearce, PE
Sr. Vice President
Triton Engineering

CC: Albert Sung, CLV Flood Control

