

DS #:

4921-2

APN:

162-08-418-002

PROJECT:

Area 15 - Update # 2

SUBMITTAL:

412

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		June 24, 2019
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: Area 15 – Update #2	COPIES TO: Kimley Horn and Associates, Inc.
Cross Streets:	SWC of Rancho Drive & Sirius Avenue	Integral Partners Park Center Las Vegas, LLC
File Number:	F:\Depot\DSMemos\DS4921G.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-08-418-002	CCRFC
Zoning Action:	SDR-70652	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	9/27/2017 & 10/12/2017	10/17/2017	Not Approved	\$400.00	490252: \$400
2 nd Submittal	11/14/2017	12/13/2017	Not Approved	\$400.00	491208: \$400
Supplement	12/20/2017	1/10/2018	Conditional Approval	N/C	N/C
CCRFC	2/14/2018	2/14/2018	Regional Comments	N/C	N/C
Supplement #2	2/28/2018 & 3/8/2018	3/5/2018 & 3/8/2018	Conditional Approval	N/C	N/C
CCRFC	3/21/2018	4/3/2018	Concurrence Recv'd	N/C	N/C
3 rd Submittal	7/16/2018	7/25/2018	Approved	\$100.00	497401: \$100
4 th Submittal	6/20/2019	6/24/2019	See Comments Below	\$100.00	3460279: \$100
			TOTAL FEES (LDDRS):	\$1,000.00	----

REMARKS:

4th Submittal: Update #2 for minor building expansion

3rd Submittal: Update #1 for minor revision of onsite configuration

Supplement #2: Verbal comments were given to the engineer on 3/5/2018 based on the 2/28/2018 package. Engineer resubmitted on 3/8/2018.

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.

The following comments are repeated until they are complete:

1. The proposed project accepts offsite flow from the adjacent properties to the west through an existing concrete channel along the western boundary. Provide a minimum 10'-wide public drainage easement (privately maintained by the property owner) containing the existing channel. The required drainage easement must be granted and to be recorded prior to the final approval of the improvement plans.
2. Identify and label the required 10'-min public drainage easement on the overall grading plan and Sheet C3.1.
3. The project proposes to construct facilities and/or increase flows adjacent to *Nevada Department of Transportation* (NDOT) right-of-way (the existing channel between *Rancho Road* and I-15). The engineer must contact NDOT for concurrence 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: T21S/R61E/S08

AREA R-08



MEMORANDUM

To: Mr. Albert Sung, P.E.
City of Las Vegas-Department of Public Works
Flood Control Section

From: Brice Hammersland, P.E., CFM
Kimley-Horn and Associates, Inc.

Date: 20 June 2019

**Subject: Area 15 TDS Update
Revision to Onsite Grading, no Effect on Drainage Patterns (DS4921)**

The Area 15 project has made some minor changes to the site plan that do not affect drainage patterns. The specific changes are:

- Building foot print increased on the northeast corner of building (drainage subbasin 20)
 - The area was previously a hard scape area therefore, no increase in impervious area.
 - Drainage patterns have not changed as a result.

The site layout changes have no effect to the drainage patterns or quantities of flow from the TDS (DS 4921) and TDS Update (DS 4921F) approved by the City on April 3, 2018 and July 25, 2018.

Please contact Thomas Ackeret at (702) 862-3608 or thomas.ackeret@kimley-horn.com if you have any questions.

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Area 15 Date: 6/20/19
Location of Development: a) Descriptive (Cross Streets) North/South: S Rancho Drive
East/West: Sirius Avenue and Desert Inn Road
b) Section: 8 Township: 21S Range: 61E
c) APN: 162-08-418-002

Name of Owner: Integral Partners Park Center Las Vegas, LLC
Telephone No.: 212.940.6262 Fax No.: N/A E-Mail Address: pbrohn@fisherbrothers.com
Address: 299 Park Avenue New York, NY 10171

Contact Person-Name: Brice Hammersland, P.E. Telephone No.: 720-399-8534
* E-Mail Address: brice.hammersland@kimley-horn.com Fax No.: None
Firm: Kimley-Horn and Associates, Inc.
Address: 6671 Las Vegas Boulevard South, Suite 320, Las Vegas, NV 89119

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☒	Building Permit		

1. Total Owned Land Area: At Site: 14.7 ac Being Developed/Disturbed: 14.7 ac
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ Yes** ☐ No
4. Proposed type of development (Residential, Commercial, Etc.): Commercial
5. Approximate upstream land area which drains to the subject site: 50 Acres
6. Has the site drainage been evaluated in the past? ☐ YES ☒ NO If yes, please identify documentation: Yes, TDS approved by City 4/4/2018 (DS 4921), TDS Update approved by City 7/25/2018 (DS 4921F)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Runoff will discharge at the same point as in existing conditions, through driveways, on S Rancho Drive and Sirius Avenue
8. Briefly describe your proposed schedule for the subject project: As soon as possible



Engineer's Seal 6/20/19

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Local Entity File No. _____

REFERENCE: KH Project # 092965000

STANDARD FORM 1

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 3, 2018
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: Area 15	COPIES TO: Kimley Horn and Associates, Inc.
Cross Streets:	SWC of Rancho Drive & Sirius Avenue	Integral Partners Park Center Las Vegas, LLC
File Number:	F:\Depot\DSMemos\DS4921E.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-08-418-002	CCRFCD
Zoning Action:	SDR-70652	NDOT
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

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CCRFCD	2/14/2018	2/14/2018	Regional Comments	N/C	N/C
Supplement #2	2/28/2018 & 3/8/2018	3/5/2018 & 3/8/2018	Conditional Approval	N/C	N/C
CCRFCD	3/21/2018	4/3/2018	Concurrence Recv'd	N/C	N/C
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

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END OF REMARKS
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T/R/S: T21S/R61E/S08
AREA R-08

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		July 25, 2018
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:
	Area 15 – Update #1	Kimley Horn and Associates, Inc.
Cross Streets:	SWC of Rancho Drive & Sirius Avenue	Integral Partners Park Center Las Vegas, LLC
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			TOTAL FEES (LDDRS):	\$900.00	----

REMARKS:

3rd Submittal: Update #1 for minor revision of onsite configuration

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AREA R-08

