

UPDATE #1 TECHNICAL DRAINAGE STUDY FOR 8th AND FRANKLIN (a.k.a. THE PINES AT JOHN S. PARK)

CITY OF LAS VEGAS

TCE# 221-20001

Prepared for:
KAVISON HOMES
237 Chaco Canyon
Henderson, NV 89074

Prepared by:
TCE
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September 2022

T ☐ **THOMASON**
C ☐ ☐ **CONSULTING**
E ☐ ☐ ☐ **ENGINEERS**

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

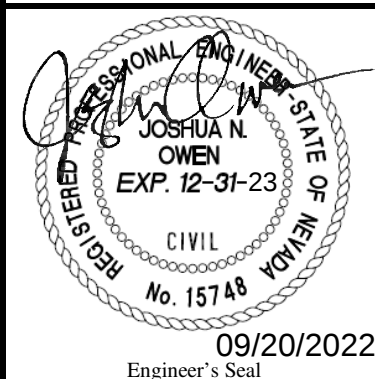
DRAINAGE STUDY INFORMATION FORMName of Development: Drainage Study Update #1 8th and Franklin DATE: September 19, 2022Location of development: a) Descriptive (Cross Streets) North/South 8th Street East/West Franklin Avenueb) Sect. 3 Twn. 21S Rng 61EName of Owner: Kavison HomesAssessors Parcel No.: 162-03-604-004Telephone No.: (702) 721-6111Facsimile No.: -Address: 237 Chaco CanyonHenderson, NV 89074Contact Person-Name: Josh OwenTelephone No: 702-932-6125Email: jowen@tce-lv.comFirm: TCEAddress: 7080 La Cienega Street, Suite 200 Las Vegas, Nevada 89119

Type of Land Development/Land Disturbance Process:

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

1. Total Owned Land Area: At Site: 2.57 Being Developed/Disturbed 2.572. 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.)? Residential5. Approximate upstream land area, which drains to the subject site? 40± acres6. Has the site drainage been evaluated in the past? YES ☐ NO ☒ If yes, please documentation:

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site:

Perimeter streets8. Briefly describe your proposed schedule for the subject project: ASAP

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.

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

Local Entity File No.

Revision

Date

REFERENCE:

STANDARD FORM 1

September 20, 2022

Albert Sung, P.E.
City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89106

Re: Drainage Study Update for 8th and Franklin (a.k.a The Pines at John S. Park)

Mr. Sung:

The purpose of this drainage study update is to remove 2 proposed sidewalk under drains at the north and south end of the 8th and Franklin project. As discussed in a telephone conversation with you September 19, 2022, the developer has encountered some constructability issues with the under drains due to their configuration and limited space. There is no landscaping within the alley way and it is all AC or sidewalk, so there won't be any nuisance flows.

Sincerely,
Thomason Consulting Engineers



Joshua Owen, P.E.

T ☐ **THOMASON**
C ☐ **CONSULTING**
E ☐ **ENGINEERS**

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119

CITY OF LAS VEGAS			DATE:			
INTER-OFFICE MEMORANDUM			June 24, 2021			
TO: Land Development Services Department of Building & Safety			FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works			
SUBJECT:		Drainage Study for:	COPIES TO:			
		8 th and Franklin	TCE			
Cross Streets:	SEC of 8 th Street and Franklin Avenue		Kavison Homes			
File Number:	F:\Depot\DSMemos\DS5448B.doc		Bart Anderson, P.E., DevCo			
Parcel Number:	162-03-604-004					
Zoning Action:	20-0247-TMP1					
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	4/26/2021	5/11/2021	See Comments Below	\$400.00	4258639: \$400
2 nd Submittal	6/9/2021	6/24/2021	Approved	\$400.00	4329111: \$400
			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. Provide a signature line on the Drainage Study Note block on the Grading Plan.

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
JKS

T/R/S: T21S/R61E/03
AREA R-03