

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> March 2, 2022
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	<b>Oil Change at Craig and Rancho</b>	Lochsa Engineering
<b>Cross Streets:</b>	SEC of Craig Road & Rancho Drive	Pre Rancho Craig LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5547A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	Portion of 138-02-715-008	NDOT
<b>Zoning Action:</b>	22-0791-SDR1	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES NO <b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	2/17/2022	3/2/2022	See Comments Below	\$400.00	4658163: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	----

**REMARKS:**

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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.

- Per zoning condition #15, contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive Capital Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. Provide proof of contact and approval in the next submittal.
- The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way (**Rancho Drive**). The engineer must contact NDOT for encroachment permit for the proposed project.
- Sheet DR2-OC (Onsite Drainage Map Developed Condition):** It appears that the proposed *Oil Change* development discharge at two locations, one to the south and the other to the east. However, it is not clear how much flows ( $Q_{10}/Q_{25}/Q_{100}$ ) is discharged to the south. Quantify and label the flows on the developed condition drainage map in the next submittal.
- Sheet C4.01 and Sheet DR2-OC (Onsite Drainage Map Developed Condition):** It is not clear how the discharge to the east is being perpetuated.

Per the drainage map, it appears that the discharge is continuing to the east. But per the grading plan, it perpetuates to the south. Address and resolve to match the map and the grading plan.

5. **Sheet C4.01:** It appears that the  $Q_{100}=6.8\text{cfs}$  is conveyed through the 3'-concrete valley gutter to the east boundary of the site and then make a sharp 90-degree south-turn to a proposed swale to the south. Revise to direct the 100-year flow in a couple 45-degree turn to facilitate a smoother conveyance.
6. Provide a copy of the recorded commercial plat to prove that the subdivided parcels within the commercial subdivision have perpetual inter-site common drainage rights across all existing and future parcel limits.

**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/R60E/02  
AREA L-02