

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 13, 2022
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:
	Rancho Multi Family Phase 2	RCI Engineering
Cross Streets:	NWC of Rancho Drive & Smoke Ranch Rd.	Nola Sol Holdings, LLC
File Number:	F:\Depot\DSMemos\DS5583A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-18-410-017	CCRFCFCD
Zoning Action:	EOT-78774 on SDR-73295	CNLV
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
		NDOT

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	6/22/2022	7/13/2022	See Comments Below	\$400.00	4838802: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

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:
X	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. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
2. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. The project is adjacent to the jurisdiction of *City of North Las Vegas* to the east of *Rancho Drive*. Obtain concurrence of the subject drainage study from the *Public Works Department* of *City of North Las Vegas* prior to the final approval of the study.
4. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project.

5. **Figure 8 (Interim Conditions Map)** and **Figure 9 (Ultimate Conditions Map)**: Label the existing contours with elevations.
6. The 100-year flow in *Smoke Ranch Road* is above and beyond the back of sidewalk and erosive. Provide erosion protection measures in the landscaping area behind the sidewalk. Revise *Section Detail 29/C5.1* and all pertinent grading plans accordingly.
7. **Sheet C2.6**: Provide a storm drain manhole at the 30"-RCP behind the property line to distinguish public/private maintenance responsibility post development.
8. **Sheet C2.6**: Provide a storm drain manhole at the connection point of the 30"-RCP and the extended new regional box. Revise all pertinent plans and details accordingly.
9. Provide structural detail for the connection of the proposed regional box to the existing regional box and the connection of the 30"-RCP to the new RCP box.
10. **Sheet C2.6 & Sheet C5.1**: At the southeast corner, per *Section Details 26/C5.1, 27/C5.1 & 28/C5.1*, a 3'-wide strip with a concrete valley gutter is proposed. However, this strip of land will create a no-man zone and may cause public nuisance or maintenance difficulty in the future. Eliminate this no-man zone in the next submittal.
11. **Sheet C5.0**: *Section Detail 19*: The minimum size for a wall opening is 48"x16". Review and revise accordingly.
12. Label all existing storm drains in the perimeter streets (*Rancho Drive, Smoke Ranch Road* and *King Air Place*) with *City of Las Vegas* recorded drawing numbers on the pertinent grading plans. Identify all associated drop inlets, laterals and storm drain manholes with type and size information.
13. The overall parking lot improvement area is larger than 1 acre. Per **Section 1500** of the *Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual*, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.
14. For parking lot LID and storm water quality, the engineer must provide calculations (per *Section 1500 of the CCRFCD Hydrologic Criteria and Drainage Design Manual*) to justify that the length, width and depth of the landscape swales are meeting the design guidelines in an effective disconnected impervious areas layout.
15. Provide a note on all grading plans (Standard Note No. 6): Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.
16. Provide a note on the grading plan: All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained by the Property Owner".
17. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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/18
AREA M-18