

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: November 14, 2022
TO: Land Development Services Department of Building & Safety		FROM: Caitlyn Alcantara, P.E. <i>CA</i> Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Hollywood Plaza at Rancho and Jones		JSAAT Inc.
Cross Streets:	Jones Blvd and Rancho Rd	LOCHSA ENGINEERING
File Number:	F:\Depot\DSMemos\DS05621A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-02-804-001	CCRFCD
Zoning Action:	22-0050-VAR1, 22-0050-SUP1, 22-0050-SUP2, 22-0050-SUP3, 22-0050-SDR1, 22-0493-SDR1	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	11/01/2022	11/14/2022	See Comments Below	\$400	5025175: \$400
TOTAL FEES (LDDRS):				\$400	----

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. Rancho Drive is currently shown as a part of the FEMA Special Flood Hazard Area (SFHA). Show the SFHA on the plans. Also note that this site is not in the SFHA.
2. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

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

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

Please note that effective April 6, 2020, only electronic submittals to the CCRFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

3. 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.
4. **Existing and Develop Condition Maps:** The drainage legend is not representative of what is shown on the maps. For example, flow arrow for basin **NX1** shows **2 3/4 CFS** (10YR/25YR/100YR) and legend indicates Q10(V10)(D10).

5. **Developed Condition Map:** Peak Flow Summary Table the columns for 10-YR, 25-YR and 100-YR are reversed.
6. **Developed Condition Map:** The exhibit and plans need to show the Future MPU facility and label the Facility per the 2018 MPU.
7. **Developed Condition Map:** Onsite Cross Section 2 is not representative of the flow depth calculated. Cross section 2 appears to use a prorated flow, calculations will need to be provided to show how the prorated flow was calculated.
8. **Developed Condition Map:** Show the location of the swale cross section for **ND1** on the Developed Condition Map and provide a swale calculation and cross section for swale **ND2**.
9. **Developed Condition Map:** Basin ND1 flow appears to make a 90 degree turn when draining to *Jones Blvd*. This drainage pattern is not likely to occur, the water will flow into the landscape area and sheet flow into *Jones Blvd*.
10. In the report, the Rancho/US95 LOMR Study references exhibits C6R and C7R, however there is only one exhibit shown numbered as C8R.
11. Just east of the proposed finished floor, where flow drains toward and through the A-curb, replace the A-curb with an L type curb.
12. On the eastern boundary of the project site there is an existing wall retaining soil from the project site. Provide information on the existing wall and details of its construction. Provide finished grade elevations of the adjacent lots.
13. Provide AC pavement elevation adjacent to the building to ensure constructability.
14. **Sheets C4.01 & C4.02:** Provide finished floor elevations of the existing adjacent buildings east of the site.
15. **Sheet C4.01:** Landscape areas are not allowed to drain over the sidewalk. Explain how the southwestern portion of the landscape is draining. Provide flow lines with grades and sidewalk under drains for all landscape areas draining to the street. Revise all pertinent details accordingly.
16. **Sheet C4.01:** Provide clarification of what is been called out by construction notes 3 and 11.
17. Provide a Note on all Grading Plans: 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.
18. The rip-rap sections need to include proper bedding per HCDDM criteria, Section 705.4

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
HDR/CAA

T/R/S: T20S/R60E/S2
AREA L-28