

Update to the Technical Drainage Study For Rainbow Apartments 240 LLC

Lochsa Job No. 211075

December 2022

Prepared for:

Rainbow Vegas 240 LLC
Michael Ochoa
901 N. Green Valley Parkway, Suite 130
Henderson, NV 89074
702.444.4795

Prepared by:

Lochsa Engineering
6345 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702) 365-9312

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Rainbow Apartments 240 LLC Date: December 14, 2022

Location of Development: a) Descriptive (Cross Streets) North/South: Rainbow Blvd.
East/West: Vegas Drive

b) Section: 26 Township: 20 South Range: 60 East

c) APN : 138-26-110-001

Name of Owner: Rainbow Vegas 240 LLC - Michael Ochoa

Telephone No.: 702-444-4795 Fax No.: _____ E-Mail Address: michael@wdcnevada.com

Address: 901 N. Green Valley Parkway, Suite 130 Henderson, NV 89074

Contact Person-Name: CHRIS BLAKE, E.I. Telephone No.: (702) 365-9312

* E-Mail Address: CHRIS.BLAKE@LOCHSA.COM Fax No.: (702) 365-9317

Firm: LOCHSA ENGINEERING

Address: 6345 S JONES BLVD., SUITE 100 LAS VEGAS NV 89118

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision Map	<input type="checkbox"/>	Clearing and Grading Only
<input type="checkbox"/>	Parcel Map	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input checked="" type="checkbox"/>	Building Permit		

1. Total Owned Land Area: At Site: 9.54 ACRES (+/-) Being Developed/Disturbed: 9.54 ACRES (+/-)

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.): Apartments and parking

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: _____

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

8. 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.

***New Required Field**

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

Revision	Date

Local Entity File No. _____



Engineer's Seal

REFERENCE:

STANDARD FORM 1

December 14, 2022

Albert Sung, P.E.
City of Las Vegas Public Works Department
(Flood Control Division)
495 S. Main Street
Las Vegas, NV 89101

Subject: **Update to Technical Drainage Study for Rainbow Apartments 240 LLC**
Lochsa Job No. 211075

Mr. Sung:

This letter certifies that all items provided on the **Update to the Technical Drainage Study for Rainbow Apartments 240 LLC** electronic submittal matches the paper version bound into the study.

Respectfully submitted,

LOCHSA ENGINEERING

Ted Egerton, P.E.



December 14, 2022

Mr. Albert Sung, P.E.
City of Las Vegas Public Works
Flood Control Division
333 North Rancho Drive
Las Vegas, NV 89106

Subject: **Rainbow Apartments 240 LLC**
Update #1 to the "Technical Drainage Study for Rainbow Apartments 240 LLC" (DS 5515)
Lochsa Job #211075

Dear Mr. Sung,

This letter is intended as an Update #1 to the "Technical Drainage Study for Rainbow Apartments 240 LLC" (DS #5515) prepared by Lochsa Engineering, which was approved by the City of Las Vegas on January 19, 2022. The proposed improvements to the site being addressed in the subject Update will consist of revising the grading around the pool to accommodate the bottom pool elevation all being the same elevation. The sloping of the pool was approved originally but they need the bottom pool elevation to be flat and have the same elevation. This change has caused the grading away from the pool to be raised some. This also caused the restroom building FF to be raised 1.80ft to allow for the regrading of the courtyard area around the pool while also adding two ramps near the Restroom building. Please refer to the attached revised grading plan set for the location of the proposed improvements.

The Rainbow Apartments 240 LLC site is located at the southeast corner of the intersection of Rainbow Blvd. and Vegas Dr. within the City of Las Vegas, NV. The entire site is more specifically located within a portion of the Northern Half of the Northwest Quarter (NW 1/4) of Section 26, Township 20 South, Range 60 East, of the M.D.M., in Clark County, Nevada.

The proposed improvements are along Rainbow Blvd. to the east and Vegas Drive to the north. The site improvements are all within the central portion of the Site and no offsite flows in the perimeter streets affect these site revisions. Therefore, no offsite flow impacts our site.

The modifications to the pool elevation all being the same elevation and the revised courtyard grading does not negatively affect the site.

The hydrology and drainage pattern remains the same as the approved plans from the previously approved Original Study. Therefore, no hydrologic analysis has been provided to address the proposed revisions to the courtyard pool area and the restroom FF elevation.

The site as previously designed is in accordance with the City of Las Vegas Department of Public Works and the CCRFCD drainage design criteria, and is also based on generally accepted engineering principles and practices. The proposed courtyard grading to accommodate the pool elevation all being the same will not cause any adverse impact on the adjacent and/or downstream properties.

Please refer to the attached grading plans and details for further clarification of the proposed improvements.

If you have any questions or comments, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
LOCHSA ENGINEERING



Chris Blake, E.I
Hydrologist



12/14/22

APPROVAL LETTERS

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 19, 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:
Rainbow Apartments 240 LLC		Lochsa Engineering
Cross Streets:	SEC of Rainbow Boulevard & Vegas Drive	WDC Nevada Development
File Number:	F:\Depot\DSMemos\DS5515C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-26-110-001	CCRFCD
Zoning Action:	21-0045-GPA1; 21-0045-SDR1; 21-0045-VAR1 & 21-0045-ZON1	
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	10/28/2021	11/18/2021	Not Approved	\$400.00	4513816: \$400
2 nd Submittal	12/8/2021	12/22/2021	Not Approved	\$400.00	4567609: \$400
3 rd Submittal	1/6/2022	1/19/2022	See Comments Below	\$400.00	4602133: \$400
TOTAL FEES (LDDRS):				\$1,200.00	----

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:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

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>

- Second Request: Detail Section B/C8.01:** The detail shows an "A"-curb as a component of the bus-turnout which is not acceptable. Reference USD Drawing No. 234.1 for typical bus-turnout which shows that the concrete pad of the bus-turnout is monolithic. Review and revise accordingly.

The pertinent detail section still has not been revised to show a monolithic bus-turnout slab. A-curb is still shown in the detail which is not acceptable.

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/JKS

T/R/S: T20S/R60E/26
AREA L-26

REGIONAL FLOOD CONTROL DISTRICT



March 2, 2022

Steven C. Parrish, P.E.
General Manager/Chief
Engineer

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Mr. Oh Sang Kwon, P.E.
City of Las Vegas Department of Public Works
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: RAINBOW APARTMENTS 240 LLC
(DS5515C) (RFCDD No. 22-14018)**

Dear Mr. Kwon:


Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated October 28, 2021, Addendum No. 1 dated December 8, 2021, and Addendum No. 2 dated January 6, 2022 for above-mentioned project as submitted by LOCHSA ENGINEERING. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated January 19, 2022.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by LOCHSA ENGINEERING may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

STEVEN C. PARRISH, P.E.
General Manager/Chief Engineer

BY: 
Ching C. Wang, P.E.
Principal Civil Engineer

CCW:rl

c: CHRISTOPHER BLAKE, LOCHSA ENGINEERING

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