

**UPDATE #1 TO THE
TECHNICAL DRAINAGE STUDY
FOR RANCHO MULTI FAMILY PHASE 2**

Prepared for:

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NOVEMBER 2022

PROJECT 4555.008

**RCI Engineering
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HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Rancho Multi-Family Phase 2 Date: November 2022

Location of Development: a) Descriptive (Cross Streets) North/South: Rancho Drive
East/West: Smoke Ranch Road

b) Section: 18 Township: 20 S Range: 61 E

c) APN : 139-18-410-017

Name of Owner: Nola Sol Holdings, LLC

Telephone No.: 480-577-3989 Fax No.: 480-718-8283 E-Mail Address: steve@littlegiantholdings.com

Address: 919 N. Market Street Suite 725 Wilmington, Delaware 19801

Contact Person-Name: Chris Thompson, P.E. Telephone No.: 702-453-0800

* E-Mail Address: cthompson@rcinevada.com Fax No.: 702-453-0801

Firm: RCI Engineering

Address: 500 South Rancho Drive, Suite 17 Las Vegas, Nevada 89106

Type of Land Development/Land Disturbance Process:

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

1. Total Owned Land Area: At Site: 11.77 Acres +/- Being Developed/Disturbed: 11.77 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

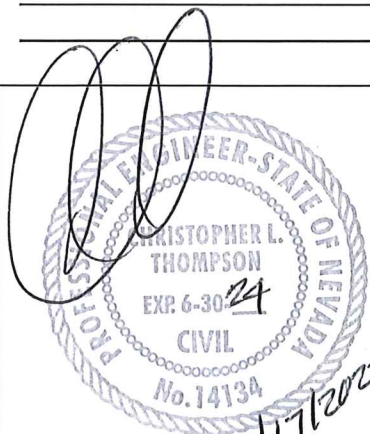
4. Proposed type of development (Residential, Commercial, Etc.): Residential Apartments

5. Approximate upstream land area which drains to the subject site: 230 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:
Through storm drain into a 12-foot by 8-foot RCB in Rancho Drive (CCRFCD LVRA 0012)

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



Engineer's Seal

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
	Update1	Nov 17, 2022

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1



RCI
ENGINEERING

November 17, 2022

City of Las Vegas
Flood Control
495 S. Main Street
1st Floor
Las Vegas, NV 89106

**RE: Update 1 to the TDS for Rancho Multi Family Phase 2
(CLV #DS-5583C)**

Mr. Albert Sung, P.E.,

The purpose of this letter is to address changes to the design of the subject project as shown in the original approved drainage study

There changes to the plans made following drainage study approval are due to comments from reviewing agencies and the City of Las Vegas express review. It should be noted that the plans still adhere to the drainage study. No changes were made to any building locations, building finished floor elevations, flowlines, flow patterns, valley gutters, basins, sub basins, or any storm drain facilities (public or private) from the approved TDS.

Following is a summary of the changes made to the plans following drainage study approval:

1. Per a comment from the City of Las Vegas Building Department through their review stem walls and deepened footings were adjusted on all buildings. The adjustments were made to ensure a minimum slope away from the foundation of 2% for hardscape and 5% for earth would be achieved.
2. Per a comment from the CLV Sewer Department: Three trash enclosures were moved to get them out of the existing City of Las Vegas public sewer easement. This change also resulted in adjustment to parking stall locations.
3. Per Las Vegas Valley Water District review comments the irrigation meter and easement were realigned. This resulted in the perimeter fence and retaining wall, behind that easement, getting moved and adjusted, south west corner of the project adjacent to Smoke Ranch.

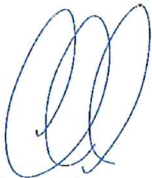
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Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

4. The curb return radii at 4 onsite locations were adjusted to meet the minimum fire truck turn radius. This resulted in adjustments to the adjacent parking stalls.
5. The landscape fingers along the western and southern drive aisles have been moved from the outside of the drive aisle to the inside of the drive aisle.
6. Finally, additional grading detail, added grades, have been provided to better aid the contractor during construction. Note that these are added grades and do not reflect a change to drainage pattern.

In summary it should be reiterated that there have been No changes were made to any building locations, building finished floor elevations, flowlines, flow patterns, valley gutters, basins, sub basins, or any storm drain facilities (public or private) from the approved technical drainage study.

If you have any questions or require additional information please do not hesitate to contact me at 702-998-2104.

RCI Engineering



Chris Thompson, P.E.
Principal



RCI
ENGINEERING

November 17, 2022

City of Las Vegas
Flood Control
495 S. Main St.
Las Vegas, NV 89101

**RE: Certification Letter for Paper and Digital Plans for the
Update #1 to the Technical Drainage Study for Rancho Multi-Family Phase 2**

Mr. Sung,

This letter has been provided as certification that the paper version of the plans match the digital PDF plans on the CD submitted with the drainage study.

Sincerely,

RCI Engineering



Chris Thompson, P.E.
Principal