

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 25, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for: 3460 N. Rancho Drive	COPIES TO: Advent United Methodist Church
Cross Streets:	Rancho Dr. & Jay Ave.	Lochsa Engineering
File Number:	F:\Depot\DSMemos\DS5733A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-12-710-045/046	
Zoning Action:		
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	1/9/2024	1/25/2024	See Comments Below	\$400	5592979: \$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. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. Provide an explanation for how the flow in Rancho Dr. was determined. The City Wide Master Plan shows 375 cfs flowing southeast on Rancho from Gowan. Provide a reference study that supports your flows.
3. Provide preliminary plan and profile sheets for all proposed perimeter streets. Plan and profile sheets must show existing and proposed grade at centerline, but may be preliminary in all other respects. These plans are necessary to determine the effect of the proposed development on the adjacent properties.
4. **Sheet C4.01:** Provide a construction note and detail for rip rap channel on the north east corner of the subject site. Provide BMP calculations.
5. **Sheet C4.02:** Provide construction notes for the retaining walls located on the east side of the subject site.

6. **Sheet C4.02 & C7.02:** Callout the concrete channel as an existing drainage easement with the respective CLV recorded document number.
7. **Sheet C4.01:** Provide flood protection as the finish floor elevation of the building is lower than the adjacent top of curb elevation on Rancho Dr.
8. **Sheet C4.01:** Provide an elevation for the top of curb located at the interface of the building with a finish floor of 2251.30.
9. **Sheet C7.02:** Cross section B does not reflect the elevations shown on Sheet C4.01.
10. **Sheet DR2:** Basin ND5 is not draining toward Rancho Dr. according to the elevations provided in the grading plan.
11. **Sheet DR1 and DR2:** Provide depth and velocity calculations for the provided concentration points.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
TJK

T/R/S: T20S/R60E/S12
AREA L12