



**Addendum to the
Technical Drainage Study
for**

*Panda Express – Eastern and
Bonanza*

Date Prepared:
July 2024

Prepared for:
Klover Architects
8813 Penrose Lane, Suite 400
Lenexa, KS 66219

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600

Kimley»»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Panda Express - Eastern and Bonanza Date: July 2024

Location of Development: a) Descriptive (Cross Streets) North/South: 28th Street
 East/West: Bonanza Road

b) Section: 36 Township: 20S Range: 61E
 c) APN : 139-36-110-030

Name of Owner: Klover Architects
 Telephone No.: 913.320.2162 Fax No.: N/A E-Mail Address: _____
 Address: 8813 Penrose Lane, Suite 400 Lenexa, KS 66219

Contact Person-Name: Michael Schwab, P.E. Telephone No.: 702.790.0206
 * E-Mail Address: michael.schwab@kimley-horn.com Fax No.: N/A
 Firm: KIMLEY-HORN
 Address: 6671 Las Vegas Boulevard South, Suite 320 Las Vegas, NV 89119

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 checked="" type="checkbox"/>	Planned Unit Development	<input checked="" type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit	GRADING PERMIT	

1. Total Owned Land Area: At Site: +/- 2.35 acres Being Developed/Disturbed: +/- 1.4 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.): Commercial

5. Approximate upstream land area which drains to the subject site: 0 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: 1. Central Neighborhood Study establishes flows in Bonanza Road.

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
	_____ Local Entity File No.		

REFERENCE: STANDARD FORM 1

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 23, 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:	COPIES TO:
	Panda Express – Eastern and Bonanza	Klover Architects
Cross Streets:	Bonanza Rd. & 28 th St.	Kimley-Horn
File Number:	F:\Depot\DSMemos\DS05761A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-36-110-030	CCRFCFCD
Zoning Action:	23-0646-SDR1	
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	4/8/2024	4/23/2024	See Comments Below	\$400	5714278: \$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. 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. A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to (un)developed properties. 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.

4. **Sheet C0.02:** Add Standard Note No. 6 to the *City of Las Vegas Stormwater Management Notes*.

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.

5. **Sheet C3.01:** Show the existing finish floor elevations of the building of the adjacent parcels.
6. **Existing & Proposed Basin Map:** Provide street sections, with flow information, along with flow arrows for the discharge of the adjacent parcels.
7. Update the LID plans to match the BMP swale shown along Bonanza Rd. on the Grading Plan.
8. Provide erosion protection for the landscape area along Bonanza Rd. as the flow in Bonanza Rd. is above the top of curb and is flowing at an erosive velocity.
9. Provide cross section details for the BMP swale along Bonanza Rd. and the rip rap apron along the east side of the project site.

***** 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/R61E/S36
AREA M36

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July 9, 2024

Tyler Key
Flood Control Engineer
Associate
Department of Public Works
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

RE: Technical Drainage Study for Panda Express – Eastern & Bonanza (Agency Application #DS5761A)

The purpose of this letter is to provide satisfactory answers to the comments issued in the subject Comment Letter dated April 23, 2024. These comments have been reviewed and are addressed herein.

Comment 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.

Response: Please refer to the zoning/planning conditions approval letter provided in **Appendix A**.

Comment 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>

Response: Noted. The TDS and Addendum will be submitted to CCRFCD for concurrence after approval is received.

Comment 3: A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to (un)developed properties. 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.

Response: The justification letter with approval from the City Planning and Development Department can be found in **Appendix A**.

Comment 4: Sheet C0.02: Add Standard Note No. 6 to the *City of Las Vegas Stormwater Management Notes*.

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.

Response: Standard Note No. 6 has been added to Sheet C0.02. Refer to the improvement plans in **Appendix D**.

Comment 5: Sheet C3.01: Show the existing finish floor elevations of the building of the adjacent parcels.

Response: Existing finish floor elevations have been provided for the adjacent buildings. Please refer to the revised improvement plans in **Appendix D**.

Comment 6: Existing & Proposed Basin Map: Provide street sections, with flow information, along with flow arrows for the discharge of the adjacent parcels.

Response: In Existing Conditions, 4 cfs (EON2) discharges into the adjacent properties to the south and east. In Proposed Conditions, 2 cfs (DON4) will discharge into the adjacent properties to the south and east. The developed portion of the site is graded to drain to Bonanza, reducing the flow to the private parcel to the south and east. Due to the reduction of flow discharging to the adjacent properties in proposed conditions, the proposed development will not adversely impact those properties. Therefore, no offsite sections have been provided since the flow depths would presumably be less in the proposed condition.

Comment 7: Update the LID plans to match the BMP swale shown along Bonanza Rd. on the Grading Plan.

Response: The LID Basin Map has been updated to show the correct swale on the Improvement Plans. Please refer to the revised **Figure LID** in **Appendix C**.

Comment 8: Provide erosion protection for the landscape area along Bonanza Rd. as the flow in Bonanza Rd. is above the top of curb and is flowing at an erosive velocity.

Response: Riprap has been added in the landscape area along Bonanza Road to provide erosion mitigation. The rip rap was sized using Hydraulic Section BR-1, and CCRFCD HCDDM Equation 734. Please refer to the riprap calculation in **Appendix B**.

Comment 9: Provide cross section details for the BMP swale along Bonanza Rd. and the rip rap apron along the east side of the project site.

Response: Details for the BMP swale and the riprap apron have been provided on Sheet C5.0. Please refer to the revised improvement plans in **Appendix D**.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 790-0206 or michael.schwab@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Michael Schwab, PE

Sean Schofield, Analyst

LIST OF APPENDICES

Appendix A – Documents & Figures

- Zoning/Planning Conditions Letter
- Justification Letter for Elevation Difference

Appendix B – Hydraulic Calculations

- Riprap Erosion Calculations

Appendix C – LID Figure and Calculations

- LID Basin Map

Appendix D – Improvement Plans

Appendix E – Data CD