

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Rancho Holly (Update #1) Date: 08/7/2022

Location of Development: a) Descriptive (Cross Streets) North/South: Allen Lane

East/West: Coran Lane

b) Section: 19 Township: 20S Range: 61E

c) APN : 139-19-705-002

Name of Owner: Beazer Homes

Telephone No.: 702-802-4428 Fax No.: N/A E-Mail Address: jeff.lesnick@beazerhomes.com

Address: 2490 Paseo Verde Parkway Suite 120, Henderson, NV 89074

Contact Person-Name: Roshan Poudel / Darryl Lattimore Telephone No.: (702) 586-9296 ext. 101

* E-Mail Address: roshan.poudel@actus-nv.com / darryl.lattimore@actus-nv.com Fax No.: N/A

Firm: Actus

Address: 3283 E. Warm Springs Road Suite 300, Las Vegas, NV 89120

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	☐	Completion of ROW

1. Total Owned Land Area: At Site: 13.35 +/- Being Developed/Disturbed: 13.35 +/-

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

5. Approximate upstream land area which drains to the subject site: --

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: TDS for PMP 25456

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: East onto Allen Lane

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



08/07/2022

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.**



Local Entity File No.

Revision

Date

REFERENCE:

STANDARD FORM 1

**UPDATE #1 TO THE
TECHNICAL DRAINAGE STUDY**
For
Rancho Holly
(APN: 139-19-705-002)

Rancho Drive and Holly Lane

City of Las Vegas

Date: August 7, 2022

Prepared for:

Beazer Homes, Las Vegas
c/o Michael Gray
2470 Paseo Verde Parkway, Suite 120
Henderson, Nevada 89074



ACTUS
3283 E. Warm Springs Rd, Suite 300
NV 89120



3283 Warm Springs Road Suite 300
Las Vegas, NV 89120
(702) 586-9296

August 7, 2022

City of Las Vegas,
Department of Public Works, Engg. Division,
Land Development and Flood Control

Re.: CD Certification for the Update #1 to the TDS for Rancho Holly

Dear Staff,

The pdfs on the submittal package CD matches the original submittal package.

We hope the above responses satisfy any concerns. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl Lattimore, PE

08/07/2022

August 7, 2022

Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
City of Las Vegas



**Re: Update #1 to the Technical Drainage Study for Rancho Holly
(DS#5559)**

Mr. Sung,

This update is provided to complete the review of the proposed stockpile plan for the subject project. The Stockpile Comments issued by the City of Las Vegas are retyped below and are followed by Actus response(s) in bold type.

City of Las Vegas– Flood Control Review Comments:

Comment 1: Provide the City of Las Vegas Grading Notes.

Response 1: The City of Las Vegas Grading Notes have been added to the stockpile plans.

Comment 2: Show the limits of the Stockpile area.

Response 2: The limits of the stockpile area have been labeled on the plans per your request.

Comment 3: Show the existing SD in Rancho.

Response 3: The existing storm drain in Rancho has been depicted on the stockpile plans.

Comment 4: Provide fence detail.

Response 4: A construction note in the fence legend has been added to stockpile plan. The fence has also been depicted on the stockpile profile details.

We hope the above responses satisfy any concerns. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Darryl Lattimore, PE
President

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 2, 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:
Rancho Holly		Actus
Cross Streets:	SEC of Rancho Drive & Coran Lane	Beazer Homes
File Number:	F:\Depot\DSMemos\DS5559C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-19-705-002	CCPW
Zoning Action:	21-0813-TMP1; 21-0813-SDR1; 21-0813-ZON1 & 21-0813-VAR1	CNLV
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/31/2022	4/26/2022	Not Approved	\$400.00	4714128: \$400
2 nd Submittal	5/18/2022	6/4/2022	Not Approved	\$400.00	4795255: \$400
3 rd Submittal	7/27/2022	8/2/2022	See Comments Below	\$400.00	4883148: \$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:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to Clark County Public Works Department concurrence.
X	is conditionally approved subject to City of North Las Vegas Public Works Department concurrence.

The approval of this drainage study does not include the stockpile application which requires a separate stockpile plan and permit approval

1. The site is adjacent to the jurisdiction of *Clark County* to the south. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.
2. The site is also adjacent to the jurisdiction of the *City of North Las Vegas* (CNLV) to the north. The engineer must obtain concurrence of the subject drainage study from *City of North Las Vegas Public Works Department* prior to the final approval of the drainage study.

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/AYS

T/R/S: T20S/R61E/19
AREA M-19

RANCHO HOLLY STOCKPILE PLAN





DISCLAIMER NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO WARRANTIES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

APN

139-19-705-003 (IN SUPPORT OF RANCHO HOLLY PROJECT ON APN: 139-19-705-002)

LEGAL DESCRIPTION

BEING PARCEL 2 OF THAT CERTAIN PARCEL MAP RECORDED IN FILE 127, PAGE 86 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER'S, SITUATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

GRADING NOTES

1. ACTUS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR CONDITIONS IN THE FILED.
2. FOR ROADWAY WIDENING AND HALF STREET IMPROVEMENTS, THE CONTRACTOR SHALL VERIFY CROSS SLOPES FROM EXISTING PAVEMENT SAWCUT LINE TO PROPOSED EDGE OF PAVEMENT OR PROJECTED LIP OF CURB PRIOR TO SUBGRADE PREPARATION AND CONSTRUCTION OF PROPOSED CURB LINE. IF MINIMUM OR MAXIMUM CROSS SLOPES DO NOT MEET AGENCY STANDARDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
3. WALL DETAILS ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A STRUCTURAL DESIGN.
4. CONSTRUCTION OF BLOCK WALLS REQUIRE A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.

DUST MITIGATION NOTE

STOCKPILE TO COMPLY WITH THE APPROVED DUST CONTROL OPERATING PERMIT #55140

FLOOD ZONE DESCRIPTION:

THIS SITE IS LOCATED IN FEMA ZONE "ZONE X"; ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS INFORMATION IS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2610F CLARK COUNTY, NEVADA REVISED DATE OF NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

STOCKPILE NOTES

1. STOCKPILE MATERIALS SHALL CONSIST OF CLEAN EARTH FILL UNLESS OTHERWISE APPROVED BY THE CITY OF LAS VEGAS.
2. STOCKPILES WITH HEIGHT OVER 4' MUST BE PROVIDED WITH A TEMPORARY FENCING.
3. MAXIMUM HEIGHT FOR STOCKPILES ARE 8.0'.
4. STOCKPILE TO COMPLY WITH THE DUST MITIGATION PERMIT # 55140.
5. OVERALL DEVELOPMENT SCHEDULE COMPLETION DATE IS MAY 2023.

CITY OF LAS VEGAS GRADING NOTES

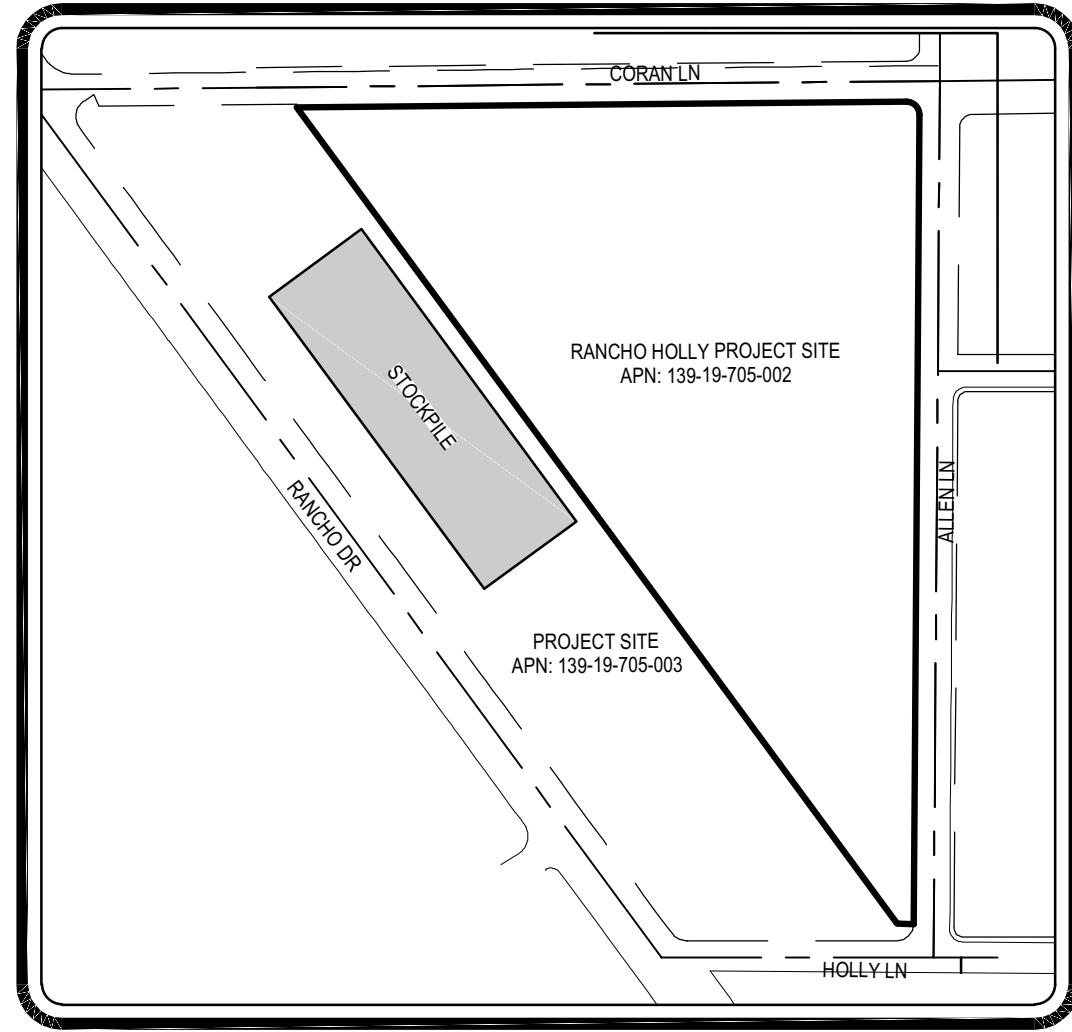
1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION, ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A. PAVEMENT AREA SUBGRADE	0.1"	+0.0' TO -0.1'	SEE SOILS REPORT
B. ENGINEERED FILL	0.5"	+0.1' TO -0.1'	SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.



VICINITY MAP
SCALE: NTS



KEY MAP
SCALE: NTS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTER LINE
- FAULT WITH NO BUILD EASEMENT (5' ON EITHER SIDE OF FAULT)
- TEMPORARY 6' CHAINLINK FENCE PER CLARK COUNTY UNIFORM STANDARD DRAWING NO. 252 OR EQUIVALENT

STOCKPILE QUANTITY CALCULATIONS (AVERAGE END AREA METHOD)

STOCKPILE AREA
HEIGHT = 8'
AREA AT BOTTOM OF BANK = 78,200 SF
AREA AT TOP OF BANK = 59,064 SF
AVERAGE AREA = 78,200 + 59,064 / 2 = 68,632 SF
VOLUME = 68,632 X 8' HGT / 27 = 20,335 SF

APPROVALS

CITY OF LAS VEGAS PLANNING DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

DATE

BY	DESCRIPTION	DATE



DATE 3/28/22
DRAWN DCL
DESIGNED DCL
CHECKED DCL
PROJECT # BZ2012105
SHEET GROUP
STOCKPILE
SHEET NUMBER
1



CALL BEFORE YOU DIG
1-702-432-5300

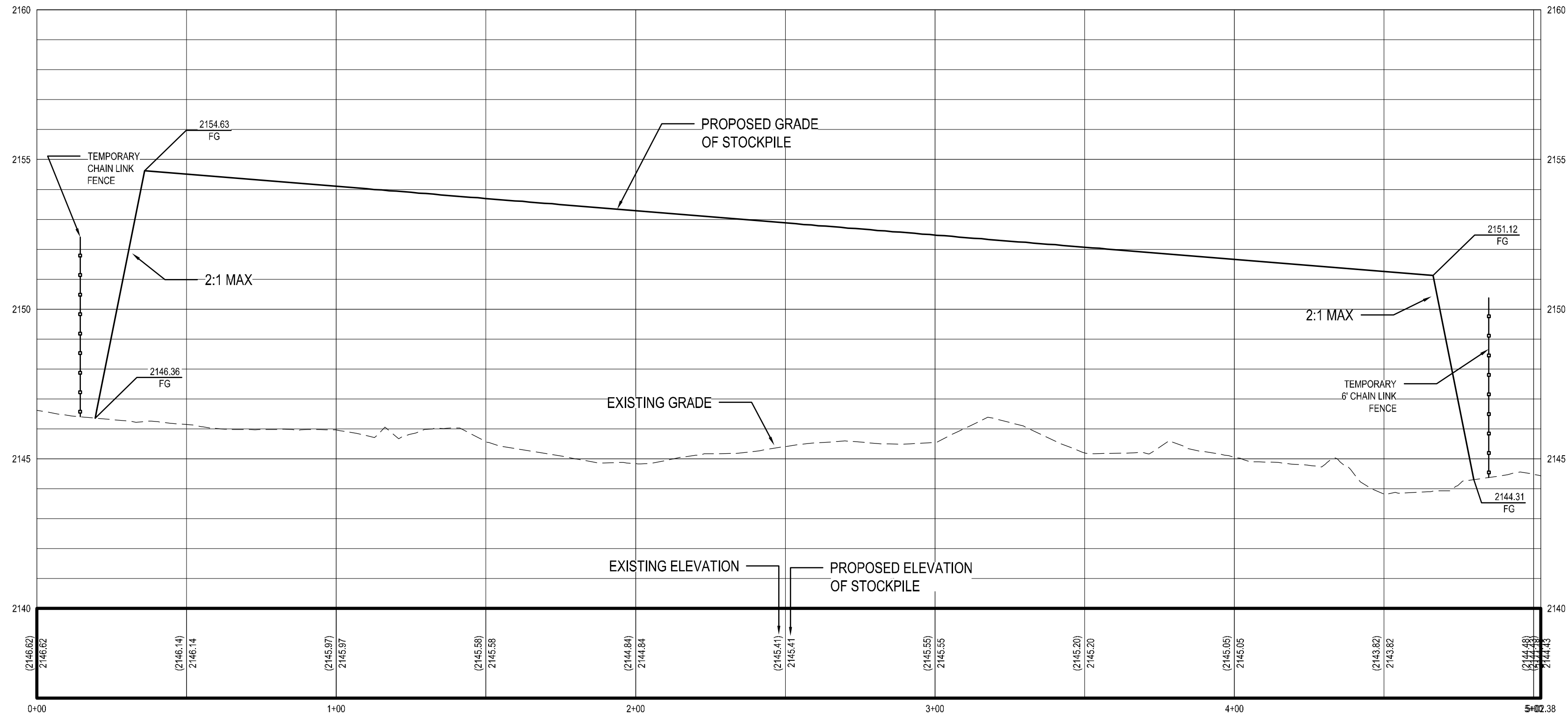
Call before you Dig

CALL
800

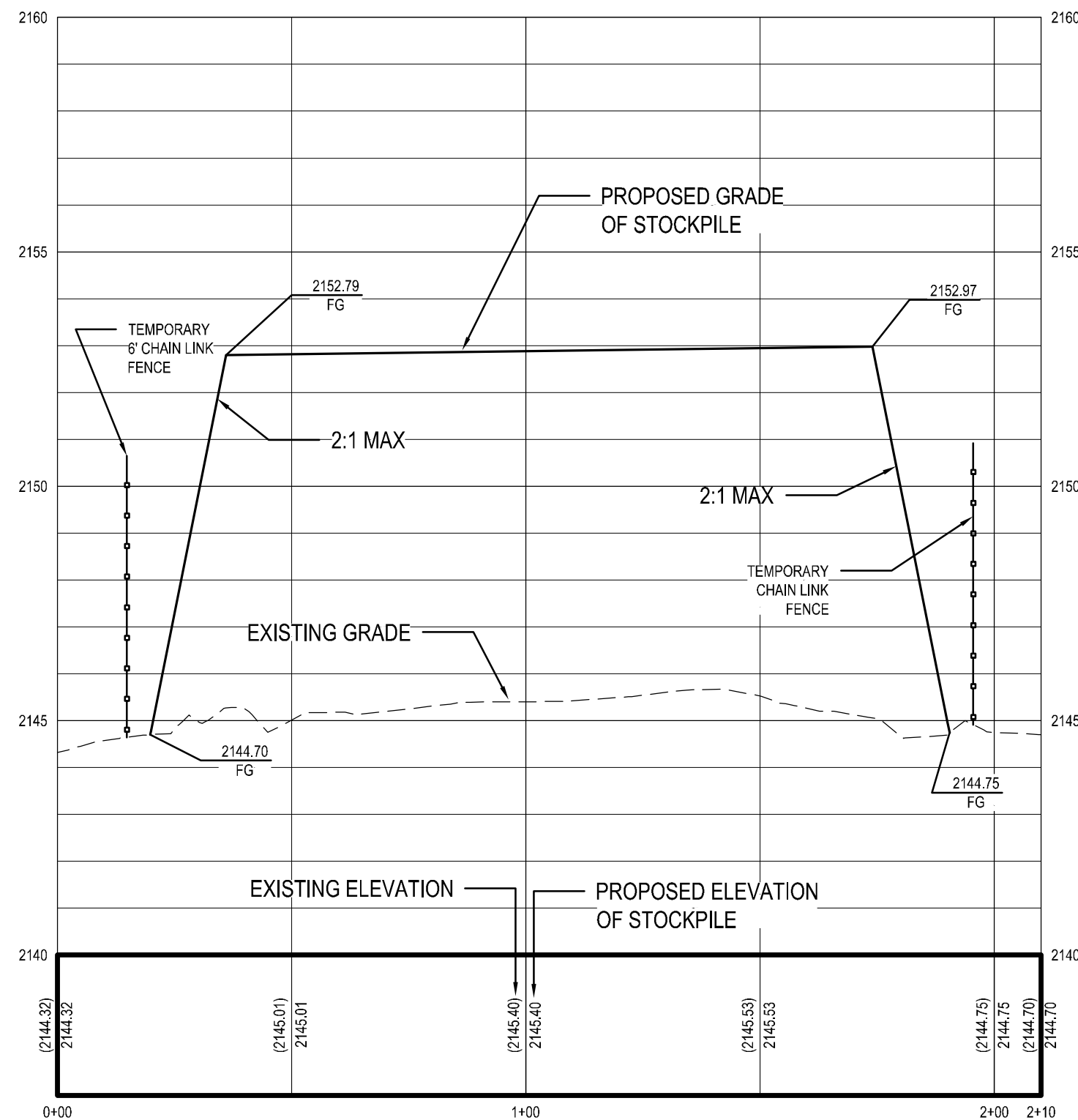
1-800-227-2600

CALL BEFORE YOU DO OVERHEAD

1-702-227-2929



1 STOCKPILE W-E SECTION
SCALE: 1" = 30' (HORIZ.)
1" = 3' (VERT.)

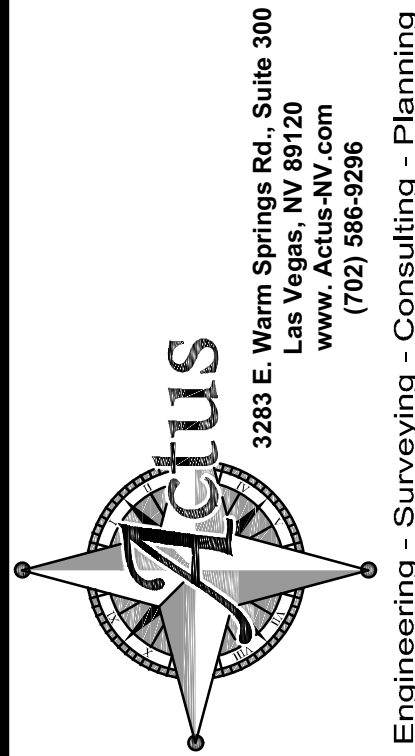


2 STOCKPILE N-S SECTION
SCALE: 1" = 30' (HORIZ.)
1" = 3' (VERT.)

APPROVALS

CITY OF LAS VEGAS PLANNING DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

CITY ENGINEER - CITY OF LAS VEGAS



STOCK PILE EXHIBIT SECTIONS
RANCHO HOLLY
BEAZER HOMES
CITY OF LAS VEGAS

BY	DATE	DESCRIPTION



DATE 3/28/22
DRAWN DCL
DESIGNED DCL
CHECKED DCL
PROJECT # B2R012105
SHEET GROUP STOCKPILE
SHEET NUMBER 2