

DS #: 4512

APN: 138-02-101-015 + -002

PROJECT: LONE MOUNTAIN SENIOR APARTMENTS

SUBMITTAL: 3RD

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		February 3, 2011 <i>MS</i>
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	
	Lone Mountain Senior Apartments	
Cross Streets:	Lone Mountain & Rainbow	
File Number:	F:\Depot\DSMemos\DS4512C.ZNAE.doc	
Parcel Number:	13802101015, 002	
Zoning Action:	SDR-37602, ZON-37600	
FEMA Flood Zone	YES ☒ NO	
Proposed Storm Drain	YES ☒ NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	11/24/2010 & Supplemental 11/29/2010	12/7/2010	Not Approved	\$400.00	158043: \$400
2 nd Submittal	12/21/2010	01/03/2011	Conditional Approval	\$400.00	159673: \$400
3 rd Submittal	1/25/2011	2/3/2011	CCRFCD Conc. Recv'd	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS: This site is located in a FEMA Special Flood Hazard Area, Zone AE. The engineer must submit the drainage study to FEMA for a Conditional Letter of Map Revision (CLOMR). A favorable CLOMR must be obtained from FEMA prior to the issuance of any permits.

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.
	is conditionally approved subject to Clark County Department of Development Services concurrence.
X	is conditionally approved subject to FEMA approval of CLOMR.

The following comments are repeated until they are complete:

1. The off-site improvement bond must include a drainage line item for a Letter of Map Revision (LOMR) in the amount of **\$50,000**. The Bond will not be released until the LOMR is received from FEMA.
2. The provided HEC-RAS analysis has made adjustments to the Mannings n-values. Flood Control takes no exception to these revisions as there are appropriate based upon a more detailed review and analysis.
3. This site is adjacent to an ongoing CCRFCD Master Plan facility. The Gowan Outfall – Lone Mountain Branch project has been awarded with construction scheduled to begin in early 2011. The Gowan Outfall project proposes to install a storm drain lateral with a 12.5-foot DM drop inlet on the south side of Lone Mountain Road adjacent to this development. Continue to coordinate the site construction with the Gowan Outfall – Lone Mountain Branch project through Engineering Design; contact Gina Venglass @ 229-6790.

4. **Grading Plan (Sheet 7):**

Label the wrought iron fencing within the 100-year flood zone east of the entry.

Provide grading elevations for the proposed curbing along the south side of the site adjacent to the Building. Call out the Construction Note for the curbing.

Provide grading elevations at the ADA parking area limits. Show the maximum slope @ 2%.

Provide grading along the walks and deck around the pool area.

5. **Section Sheet (Sheet 5):**

Revise Section K to reflect wrought iron fencing only as this area is within the Flood Zone.

6. The engineer has provided a table on the grading plans that shows the quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected. Flood Control will not release the Bond until the LOMR is received from FEMA.
7. This site accepts offsite flows and conveys them through the site. The provided "Public Drainage Easement to be Privately Maintained" needs to be shown on the plans. The proposed easement includes the 100-year flood zone within the project site. Public drainage easements must be recorded by separate document prior to the final acceptance of the improvement plans. Submit the easement to Land Development for review and processing with the civil plans.
8. A *Letter of Map Revision* (LOMR) must be obtained from FEMA for any project within a FEMA "AE" flood zone. The bonded improvements will not be released until the LOMR is obtained from FEMA and filed with the *City of Las Vegas*.

The Engineer is to provide addresses for each Building in a FEMA Flood Hazard Zone prior to obtaining a grading permit. This information is necessary to insure that the elevation certificates are provided for each address prior to completion of construction. A FEMA Elevation Certificate will be required once the finish floor is constructed to verify the building elevation prior to framing. A new FEMA Elevation Certificate will be required once the project is complete prior to issuance of the Certificate of Occupancy.

NOTE: The engineer must submit the drainage study to FEMA for a Conditional Letter of Map Revision (CLOMR). A favorable CLOMR must be obtained from FEMA prior to the issuance of any permits. This site is located in a **FEMA Zone AE**. *Clark County Regional Flood Control District (CCRFCD)* review and approval is required prior to recordation of final map or issuance of building/grading permits. The Engineer must send a copy of the report to the CCRFCD for review. **The developer/engineer must also obtain a Letter of Map Revision (LOMR) using the approved drainage study as technical support to inform FEMA of the modifications within the flood zone. The approved LOMR must be submitted to the City of Las Vegas prior to the release of the bond.** FEMA Elevation Certificates, showing as-built finish floor elevations, must be completed for each building in the FEMA AE Zone. The certificate must be submitted to the *City of Las Vegas Flood Control Section* prior to scheduling a framing inspection and Certificate of Occupancy.

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: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

END OF REMARKS

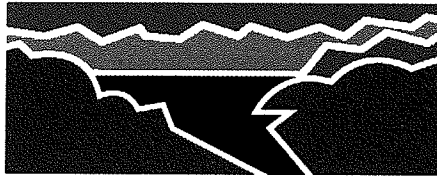
PBJ/ays

T/R/S: T20S/R60E/S02

AREA L02

Post-it® Fax Note 7671		Date 2/3/11	# of pages 3
To Peter Laas	From Albert Sung		
Co./Dept. Impulse Eng.	Co. CLW		
Phone #	Phone # 229-2001		
Fax # 478-8535	Fax #		

REGIONAL FLOOD CONTROL DISTRICT



Rec'd: 1/25/11
DS 4512
L-02
N/C

Gale Wm. Fraser, II, P.E.
General Manager/Chief
Engineer

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Clark County

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City of Boulder City

January 13, 2011

Mr. Robert Welch, P.E., CFM
City of Las Vegas Public Works
731 S. 4th Street
Las Vegas, NV 89101

DISTRICT CONCURRENCE: LONE MOUNTAIN SENIOR APARTMENTS (DS4512B) (RFCD No. 11-7966)

Dear Mr. Welch:

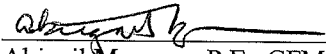
Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated November 24, 2010, and Addendum No. 1 dated December 20, 2010 for above-mentioned project as submitted by IMPULSE CIVIL ENGINEERING. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Public Works dated January 4, 2011.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas 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*. As noted in study, site resides in a Special Flood Hazard Area (SFHA) designated as "Zone AE" per the effective Flood Insurance Rate Map (FIRM). Therefore, consultant should be advised that this acceptance does not serve to amend the FIRM or remove the SFHA.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by IMPULSE CIVIL 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.

GALE WM. FRASER, II, P.E.
General Manager/Chief Engineer

BY: 
Abigail Mayrena, P.E., CFM
Senior Engineer


Andrew R. Trelease, P.E., CFM
Principal Civil Engineer

AM:ART:sa

c: Peter J. Laas, P.E., Impulse Civil Engineering

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