

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 26, 2018
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: Tenaya Senior Apartments – Update #3		COPIES TO: Impulse Civil Engineering
Cross Streets:	NEQ of Alexander Road & Tenaya Way	Ovation Development
File Number:	F:\Depot\DSMemos\DS4846J.ZNAE.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-03-701-021	CCRFC D
Zoning Action:	SDR-66312	
FEMA Flood Zone	YES X NO	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/9/2016 & 11/22/2016	12/21/2016	Not Approved	\$400.00	464843: \$400
2 nd Submittal	1/19/2017	2/8/2017 & 3/2/2017	Not Approved	\$400.00	472395: \$400
3 rd Submittal	3/13/2017	3/27/2017	Not Approved	\$400.00	478115: \$400
4 th Submittal	5/16/2017	5/31/2017	Conditional Approval	\$400.00	485279: \$400
CCRFC D	6/14/2017	6/28/2017	Concurrence Recv'd	N/C	N/C
5 th Submittal	11/28/2017	12/5/2017	Approved	N/C	N/C
6 th Submittal	7/16/2018	7/26/2018	Approved	\$100.00	497287: \$100
7 th Submittal	11/7/2018	11/26/2018	Approved	\$100.00	500677: \$100
CCRFC D	12/18/2018	12/26/2018	Concurrence Recv'd	N/C	N/C
TOTAL FEES (LDDRS):				\$1,800.00	----

REMARKS:

7th Submittal: Update #3 to relinquish a private access easement along the north property line and to place parking spaces instead

6th Submittal: Update #2 to provide protective concrete at the footing of an existing wall

5th Submittal, Update #1 to shift Building and parking for access easements. CLOMR-F # 17-09-2202C was received from FEMA 9/14/2017. This site development is located within a FEMA SPECIAL FLOOD HAZARD AREA, Zone AE. Permits can now be issued based the CLOMR-F.

The Drainage Study for the subject project has been reviewed and:

X	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 Public Works Department concurrence.

1. This site development is located within a FEMA Special Flood Hazard Area, Zone AE. **Permits may be issued based upon the receipt of the Conditional Letter of Map Revision (CLOMR-F Case # 17-09-2202C) from FEMA.**
2. A **Letter of Map Revision (LOMR/LOMR-F)** must be obtained from FEMA after the completion of any project within a FEMA Special Flood Hazard Area (SFHA), Flood Zone "AE". The bonded improvements shall include a line item of **\$50,000.00** for the **LOMR**. The bonded improvements will not be released until the **LOMR/LOMR-F** is obtained from FEMA and filed with the **City of Las Vegas**.
3. CCRFCD concurrence has been provided.
4. 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.
5. The existing drainage easement was dedicated with Parcel Map, File 98/Page 37; however the easement does not cover the overall channel improvements. Provide a new easement to cover the gap between the existing easement and the south property line.
6. The engineer has provided a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. The Table includes the retaining wall, wrought iron fencing, C&G, pavement, and other improvements within the SFHA. All drainage improvements within Public Drainage Easements and the SFHA must be bonded and inspected. The bonded improvements will not be released until the LOMR/LOMR-F is obtained from FEMA and filed with the City of Las Vegas.

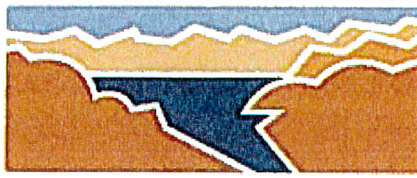
NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained 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: The engineer must submit the drainage study to FEMA for a **Conditional Letter of Map Revision (CLOMR)**. A **favorable CLOMR must be obtained 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.

END OF REMARKS
Ays/pbj

T/R/S: T20S/R60E/03
AREA L-03

REGIONAL FLOOD CONTROL DISTRICT



Res'd: 12/18/18
DS 4846-2
L-03
N/C

Steven C. Parrish, P.E.
General Manager/Chief
Engineer

December 13, 2018

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Las Vegas, NV 89106

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**DISTRICT CONCURRENCE: UPDATE #3 FOR TENAYA SENIOR APARTMENTS
(DS4846H) (RFCN No. 18-11172)**

David Ballweg
City of Mesquite

Dear Mr. Kwon:

Chris Giunchigliani
Clark County

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated November 7, 2018 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 Department of Public Works dated November 26, 2018.

Mayor Carolyn Goodman
City of Las Vegas

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works.

Mayor John J. Lee
City of North Las Vegas

Dr. Lois Tarkanian
City of Las Vegas

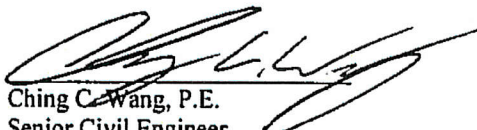
District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*. As noted in study, site resides in a Special Flood Hazard Area (SFHA) designated as "Zone AE" per the effective Flood Insurance Rate Map (FIRM). Therefore, consultant should be advised that this acceptance does not serve to amend the FIRM or remove the SFHA.

Mayor Rodney Woodbury
City of Boulder City

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.

STEVEN C. PARRISH, P.E.
General Manager/Chief Engineer

BY:


Ching C. Wang, P.E.
Senior Civil Engineer

CCW:dd

c: Peter J. Laas, Impulse Civil Engineering

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