

DS #:

5258

APN:

139-32-801-008; -009 9-010

PROJECT:

Steinberg Memory Card

SUBMITAL:

1st

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 19, 2020
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:	
	Steinberg Memory Care	
Cross Streets:	NWC of Charleston Blvd. & Shetland Road	
File Number:	F:\Depot\DSMemos\DS5258A.doc	
Parcel Number:	139-32-801-008; -009 & -010	
Zoning Action:	SDR-77246 & SUP-77245	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
		COPIES TO: Lochsa Engineering Shetland Land LLC Bart Anderson, P.E., DevCo

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/4/2020	3/19/2020	See Comments Below	\$400.00	3767707: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

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:
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. Is there a reversionary map in the process to consolidate the three parcels into one? Note that the proposed building span across three parcels and is not acceptable. Address in the next submittal.
2. **Sheet DR1** and **Sheet DR2**: Label the perimeter street names on both drainage basin maps.
3. The anticipated 100-year flow depth in *Charleston Boulevard* is 1.09'. The proposed finished floor elevation of the building must be set at a minimum of twice the 100-year flow depth at the high side point of (83.89TC) in *Charleston Boulevard*. The required FF will be $83.89 - 0.50 + 2 \times 1.09 = 85.57$. Review and revise accordingly.
4. The proposed 12"-PVC courtyard drainage system under the new building shows no overflow path in a worst case scenario that the inlets and the drainage pipes are totally clogged or broken.

If this is the intention of the property owner, provide a notarized letter to indemnify the **City of Las Vegas** of any liability for any future flooding potential in the enclosed courtyard areas and the building. This letter will suffice in lieu of the courtyard drainage satisfying the **City's** minimum requirements. The letter must be submitted to **City of Las Vegas Flood Control Section** prior to the final acceptance of the drainage study.

5. Drainage pipes (12"-PVC) are proposed under the foundation of a building. Obtain approval from *City of Las Vegas Building & Safety Department* prior to the final approval of the subject drainage study.
6. It appears that *Shetland Road* is not proposed with standard sidewalk and curb & gutter for half-street improvements. Review and revise the grading plan and all pertinent sections and construction note accordingly.
7. **Sheet C7.01:** Section B: The 100-year flow velocity in *Charleston Boulevard* is 8.34 ft/s which is erosive. The side of the proposed berm facing *Charleston Boulevard* must be armored. Provide riprap sizing calculation and a construction note for the ripraps in the next submittal.
8. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.

A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.



Sample Letter to
certify CD.pdf

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
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T/R/S: T20S/R61E/32
AREA M-32