

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 11, 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:
Las Vegas Medical District		Lochsa Engineering
Cross Streets:	SEC of Alta Drive & Tonopah Drive	Vegas MD Alta Property Owner LLC
File Number:	F:\Depot\DSMemos\DS5612A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-33-301-002; -003; -010; -011 & -016	
Zoning Action:	22-0395-SDR1; 22-0395-VAC1 & 100251-PMP	
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	9/22/2022	10/11/2022	See Comments Below	\$400.00	4964323: \$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. Provide a copy of the zoning/planning conditions associated with this site (**22-0395-SDR1; 22-0395-VAC1 & 100251-PMP**) 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 title of the subject study causes confusion: Is this a medical building or an apartment complex consisting of 193 units? Clarify in the next submittal.
3. The northern portion of the proposed building encroaches into the right-of-way line at *Alta Drive*. Provide a copy of the PMP to verify that the right-of-way will be vacated prior to the final approval of the improvement plans.
4. Address in the next submittal whether the first floor of the building is garage parking only without any habitable spaces. If this is the case, label clearly on the drainage maps and the grading plans.
5. Provide proper basin delineation for **DR1 - Onsite Drainage Map Existing Condition & DR2 - Onsite Drainage Map Developed Condition** as the basins appear to be cut off.
6. **DR1 - Onsite Drainage Map Existing Condition:** Provide street name on the street located at the south side of the site.

7. **DR1 - Onsite Drainage Map Existing Condition:** NX1 basin flow on **100-YR Peak Flow Summary** table does not match with the flow shown on the drainage map. The summary table shows 1 cfs and drainage map shows 2 cfs.
8. **DR1 - Onsite Drainage Map Existing Condition:** HEC-1 considers basin FD2 in which the study states to be located on the north side of *Alta Drive*, however the basin is not shown on the drainage map.
9. **DR2 – Onsite Drainage Map Developed Condition:** In the *Drainage Legend Table*, the Q/V/D is in the wrong order, correct it to show Q/D/V.
10. **DR2 - Onsite Drainage Map Developed Condition:** ND2 basin area on **100-YR Peak Flow Summary** table does not match with the area shown on the drainage map. The summary table show 0.73 ac. and drainage map show 0.72 ac.
11. The flow in **Alta Drive** is above the back of sidewalk and is erosive. Provide erosion protection for the landscape area in the form of a stem wall, riprap, or approved alternate as required in the Regional Flood Control District Manual in section 904.3. Revise the grading plan and sections accordingly.
12. **Sheet C6.01:** Section A and Section B: Provide a swale on the east and west sides of the building to contain the drainage from impacting the existing wall or the adjacent property.
13. **Sheet C6.01:** Onsite cross sections does not reminiscent a typical finished floor. It is not clear where is the FF.

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/33
AREA M-33