

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 21, 2021
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:
Gateway Project		Actus
Cross Streets:	Las Vegas Blvd. and Park Paseo	Borg Development, LLC
File Number:	F:\Depot\DSMemos\DS5509B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-03-112-017,005 & 162-03-116-001,002,003,004,005,009	
Zoning Action:	21-0585-TMP1	
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	10/13/2021	11/9/2021	Not Approved	\$400.00	4493749: \$400
2 nd Submittal	12/2/2021	12/21/2021	See Comments Below	\$400.00	4558257: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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. The proposed onsite storm drain system was missing in the revised grading plans. The storm drain linework could have been frozen accidentally. Show the storm drain system on the grading plans in the next submittal.
2. It is not clear where is the proposed oil-sand separator to treat the BMP runoff from the parking lot. Provide sizing design of the oil-sand separator and show and identify with details on the pertinent grading plan in the next submittal.
3. *Sheet C3*: In the landscape area along the southern boundary of the subject site, there is a flow line tag at "26.52FL" appears to be going nowhere, ie, a local low point. Address and revise in the next submittal. The engineer shall examine the overall site to remove any low points.
4. *Details 2 and 9 on Sheet C5*: What's the height of the solid grouted wall?
5. **Second Request**: Provide roof drains / downspouts location and garage limit on the grading plans in the next submittal.
6. **Second Request**: Provide elevation drawings for parking structure.

7. The surface materials used in the parking lot are confusing. The construction notes show both concrete (Note Square 4) and asphalt (Note Square 5). Clarify what material will be used in the next submittal.

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/JKS

T/R/S: T21S/R61E/03
AREA R-03