

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 22, 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: Parkway West Office Park	COPIES TO: DRC Surveying Nevada
Cross Streets:	Center Crossing Road & Desert Crossing Ct	Compass Development
File Number:	F:\Depot\DSMemos\DS5551A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-19-419-009	CCRFCD
Zoning Action:	21-0815-CRG1	
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	3/3/2022	3/22/2022	See Comments Below	\$400.00	4675485: \$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. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department (229-6301)*. The engineer must provide Planning approval with the next submittal.
2. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District (CCRFCD)* master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. Page 2 of the Study, in the third and fourth paragraphs, it was stated that DOF2 drains to undeveloped basin XOF1 and DOF3 drains to undeveloped basin XOF2. However there are no XOF1 and XOF2 anywhere in *Figure 3 (Existing Condition Drainage Map)*. Address and clarify in the next submittal.

4. Page 2 of the Study, in the fifth paragraph, the stated XON3 basin also cannot be located on *Figure 3*. Provide better quality control in the next submittal.
5. Page 4 of the Study, in the last paragraph, there is a sentence, quote "*Because of the site layout, Basin DEV2 drains to a 4' Type A inlet which goes to a 12" private storm drain to convey the 100-year flow of 2cfs*", end quote.

Basin DEV2 shall be **DEV3**. Review and revise accordingly.

6. Page 9 of the Study, Point #5 stated that BMPs are provided with the use of Sand/Oil Separators and landscape drainage swales. However, Sand/Oil Separators are nowhere to be found on the grading plans or the Construction Notes.

Clearly show and identify the sand/oil separator in the next submittal.

7. Raise the proposed finished floor elevation of the southern building to FF=2812.80 to provide a minimum 6" freeboard above the adjacent inlet top.
8. Provide a note on the grading plans: All onsite storm drains and the associated facilities are Privately Owned and to be Privately Maintained by the property owner.
9. Provide a note on all grading plans: Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.
10. Update the Stormwater Management Notes to the current version with the Improvement Plan submittal to Building Department – Land Development.
11. *City of Las Vegas* does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that *City of Las Vegas* only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications*.
12. 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*).

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
AYS

T/R/S: T20S/R60E/19
AREA L19