

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 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:
Main Street Entertainment Venue		Kimley-Horn and Associates, Inc.
Cross Streets:	Main Street & Chicago Av/Philadelphia Ave	The 361 Venture, LLC
File Number:	F:\Depot\DSMemos\DS5554B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-03-301-001; 003-013,015; 162-03-399-001; 010, 011, 013, 015; 162-04-720-041, 056-059, 162-04-799-008, 021-024	
Zoning Action:	22-0107-GPA1; 22-0107-ZON1; 22-0107-SDR1 & 22-0107-SUP1	
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	3/15/2022	4/9/2022	Not Approved	\$400.00	4697025: \$400
2 nd Submittal	7/18/2022	8/11/2022	See Comments Below	\$400.00	4873312: \$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.

- Second Request:** Provide a copy of the zoning/planning conditions associated with this site 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.

The document provided in the last submittal was City staff report and recommendation only. Zoning action approval by the **City Council/Planning Commission** is required prior to the final approval of the drainage study.

- Second Request: Ultimate Condition Drainage Map "ULT-2":** The *Street Section Summary Table*: Explain why *Street Section MS-2* consists of only 1/2*MS-1? Moreover, the listed Q₁₀₀ of MS-2 for 4cfs is less than one-tenth of the listed Q₁₀₀ for MS-1 for 41.5cfs which is certainly incorrect. Double check all the street flow sections used in the summary tables and in the FlowMaster for all 10-year and 100-year hydraulic calculations.

3. **Previous Comment #6:** Per the response, the emergency overflow path for the proposed drop inlet in *Commerce Street* at *Chicago Avenue* is north in *Commerce Street* toward *New York Avenue*. In reading Sheet C3.01 and Sheet C3.03, provide additional street grades in *Commerce Street* at the vicinity of *New York Avenue* to verify a high point exists so as to allow the emergency overflow to happen. Provide enough street grade information in *Commerce Street* in the pertinent grading plans for justification in the next submittal.

Also, per the response, the emergency overflow path for the proposed drop inlet in *Philadelphia Avenue* is east through the site to *Main Street*. In reading Sheet C3.07 and Sheet C3.08, it is not clear how an overflow path is available with a maximum ponding depth limited to 6". Review and address in the next submittal.

4. **Sheet C3.04:** It is not clear how the loading dock drains. Show storm drain to convey the drainage in the loading dock area. Note that loading dock drain must go through a sand/oil separator and then connect to the sanitary sewer system. Address in the next submittal.
5. **Sheet C3.08:** At the southeast corner of the proposed building, a proposed curb elevation at 36.13TC/FG is higher the finished floor elevation of FFE=35.85 which is not acceptable. Review and revise accordingly.
6. **Sheet C3.09:** A site visit conducted by the reviewer showed that there is an existing trench drain across *Commerce Street* south of *Chicago Avenue*. Show and identify the existing trench drain on the grading plan. Indicate whether the trench drain will stay or to be removed. If it is to stay, show how it is connected to the proposed onsite storm drain system in the next submittal.
7. Label clearly whether the surrounding streets are "Public" or "Private" on the *Overall Grading Plan* and all pertinent grading sheets.
8. The proposed public drainage easements (privately maintained) must be granted and recorded by separate document or a final map prior to the final approval of the improvement plans.
9. There may be existing sanitary sewer line and other utilities in the vacated *Philadelphia Avenue* that may conflict with the proposed storm drain system. Show and identify all utilities to verify that the proposed storm drain has adequate clearance with other utilities.

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: T21S/R61E/03
AREA R-03