

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 21, 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: 3rd Street Assemblage	COPIES TO: Kimley Horn Associates
Cross Streets:	SWQ of 4 th Street & Charleston Boulevard	Vegas Arts Owner LLC
File Number:	F:\Depot\DSMemos\DS5578A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-03-110-005 thru -010 and -029 thru -033	
Zoning Action:	21-0827-SDR1; 21-0827-SUP1 & 21-0827-ZON1	
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	6/2/2022	6/16/2022	See Comments Below	\$400.00	4815805: \$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 (**21-0827-SDR1; 21-0827-SUP1 & 21-0827-ZON1**) 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. 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.
3. The area of the proposed development as shown in various part of the study is not consistent. **Standard Form 1** shows that the total land area is 1.3 acres while subchapter *Location and Development Description*, Page 2 in the Study states that the area is 2.5 acres. And yet the *Existing and Proposed Condition Drainage Maps* indicate that the site area is 1.40 (EON1) + 1.20 (EON2) + 1.97 (EON3) = 4.57 acres! Perform a quality control of the study, the drainage maps and the pertinent plans in the next submittal.

4. **Sheet C3.01:** At the northwest corner of **Building 2**, the flowline (29.8FL) in the adjacent alley is at the same elevation of the proposed building. Either raise the finished floor to twice-the-depth criteria ($29.80\text{FL} + 2 \times 0.17 = 30.14\text{FF}$) or solid grout minimum two courses of the proposed floodproofing portion of the building wall or equivalent.
5. **Sheet C3.01 & Sheet C3.02:** The proposed swale around **Building 1** is at a slope less than 1%. Provide concrete valley gutter or concrete flume to replace the dirt swale.
6. **Sheet C3.02:** At the southwest corner of **Building 3**, the flowline in the adjacent alley is at 30.4FL. Either raise the finished floor to twice-the-depth criteria ($30.4\text{FL} + 2 \times 0.2 = 30.8\text{FF}$) or solid grout minimum two courses of the proposed floodproofing portion of the building wall or equivalent.
7. **Sheet C3.02:** The proposed swale at the south side of **Building 3** is less than 1%. Provide concrete valley gutter or concrete flume to replace the dirt swale.
8. **Sheet C3.03:** Section A and Section B: The section is missing a median island and existing sidewalk on both sides of the street. Also waterproofing the footing of the building.
9. **Sheet C3.03:** Section C: Indicate whether there is any existing or proposed sidewalk on both sides of the street.
10. **Sheet C3.03:** Section D and Section E: The corresponding finished floor elevation in the section is not correct. Review and revise accordingly.
11. **Sheet C3.03:** Section G: Indicate any proposed sidewalk? Provide floodproofing the exposed footing of the building.
12. Provide a note on all grading plans (Standard Note No. 6): 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.

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: T21S/R61E/03
AREA R-03