

CITY OF LAS VEGAS			DATE:	
INTER-OFFICE MEMORANDUM			October 25, 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:	
	Golden Apartments		Hauntec, PLLC	
Cross Streets:	NWC of Stewart Avenue & Mojave Road		Stewart Plaza LLC	
File Number:	F:\Depot\DSMemos\DS5614A.doc		Bart Anderson, P.E., DevCo	
Parcel Number:	139-36-603-001		CCRFCD	
Zoning Action:	22-0228-SDR1 & 22-0228-VAR1			
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	10/3/2022 (Paid on 10/18)	10/25/2022	See Comments Below	\$400.00	5006140: \$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. 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>

2. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer related plans. Comply with the recommendations and the requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

Show and identify any proposed grease interceptor or sand/oil interceptors on the grading plan in the next submittal.

3. Page 10 of the *Study* describes *Basin ONX1* as the existing developed portion of the site but on **Figure 5 (Existing Drainage Conditions)** it is labeled as *ONX2*. Review and revise to match each other in the next submittal.

Double check whether it is the case for the Developed Condition Drainage Map (Figure 6) and revise accordingly.

4. The proposed development accepts offsite flow from the north along the northern boundary. Dedicate the 10'-landscape strip along the northern property line as "**Public Drainage Easement to be Privately Maintained by the Property Owner**".

Is there a map for the development? If yes, show the easement in the map and record the map as such. If not, dedicate the required easement by separate document which must be recorded prior to the final approval of the improvement plans.

5. The *Study* addresses BMP but the grading plan does not show any BMP facilities. Show and identify the proposed BMP facilities on the grading plan in the next submittal.

For parking lot LID and storm water quality, the engineer must provide calculations (per *Section 1500 of the CCRFCD Hydrologic Criteria and Drainage Design Manual*) to justify that the length, width and depth of the landscape swales are meeting the design guidelines in an effective disconnected impervious areas layout.

6. 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.
7. Update the Stormwater Management Notes to the current version with the Improvement Plan submittal to Building Department Land Development.
8. 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/R61E/36
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