

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 19, 2022
TO: Land Development Services Department of Building & Safety		FROM: Peter Jackson, CFM Flood Control Engineering Assoc Department of Public Works
SUBJECT: Drainage Study for: Mount Sinai Church Addition		COPIES TO: LR Nelson Engineers, LLC
Cross Streets:	Southeast corner of Concord and Balzar	Southwest H & H, LLC
File Number:	F:\Depot\DSMemos\DS5607A.ZNAO.doc	Mount Sinai Missionary Church
Parcel Number:	139-21-610-012, 013, 014	Bart Anderson, P.E., DevCo
Zoning Action:	22-0108-SDR1	CCRFC
FEMA Flood Zone	YES <input checked="" type="checkbox"/> NO	
Proposed Storm Drain	YES NO <input checked="" type="checkbox"/>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal & Supplement	9/01/2022 & 12/15/2022	9/21/2022 & 12/19/2022	See Comments Below	\$400.00	\$400: 4936599
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS: 1st Submittal includes Supplemental Information.

This site development is within a FEMA Special Flood Hazard Area (SFHA), Zone AO, Depth = 1', an area with no Base Flood Elevation. No permits of any kind will be issued for this project until a Conditional Letter of Map Revision - Fill (CLOMR-F) is received from FEMA.

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

Flood Control recommends that this site remove the Proposed Structure from the Flood Zone. The removal of the Structure from the Flood Zone will not change the FEMA Flood Zone Map. The site will still be in the Mapped Flood Zone.

1. The Clark County Regional Flood Control District – Uniform Regulations for the Control of Drainage (Uniform Regs) specifically addresses the requirements for establishing the minimum Finish Floor Elevation (FFE) within the Flood Zone AO Depth =1. The existing Highest Adjacent Grade (HAG) at the building site is shown as 2046.0, therefore the minimum FFE is 2048.50 (1' + 1.5' freeboard = 2.5' above highest adjacent grade) per the requirements of the Uniform Regulations for the Control of Drainage:
2. The Proposed Annotated FIRM shows that the only the Structure is proposed to be removed from the Zone AO – Depth = 1', Flood Zone. A Note has been included on the Grading Plan that reflects that only the new structure is proposed to be removed from the SFHA by the LOMR process.

3. This site development is located within a FEMA Special Flood Hazard Area, Zone AO, Depth =1', with no Base Flood Elevation determined. **No permits will be issued until a Conditional Letter of Map Revision - Fill (CLOMR-F) is received from FEMA. Permits may be issued upon the receipt of Conditional Letter of Map Revision - Fill (CLOMR-F) from FEMA.**
4. A **Letter of Map Revision - Fill (LOMR-F)** must be obtained from FEMA after the completion of any project within a FEMA Special Flood Hazard Area (SFHA), Flood Zone "AO". The bonded improvements shall include a line item of **\$50,000.00** for the **LOMR-F**. The bonded improvements will not be released until the **LOMR-F** is obtained from FEMA and filed with the **City of Las Vegas**.
5. The site is located within a *FEMA Flood Zone AO, Depth =1'*, therefore, CCRFCD review and approval is required prior to final approval of the drainage study. The Engineer must obtain CCRFCD concurrence prior to the City signing off on CLOMR-F Application.

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>

6. Provide a Public Drainage Easement to be Privately Maintained (site to be privately maintained by the property owner) for the area of the site impacted by the existing Zone AO Flood Zone. All areas of the site not occupied by the existing or proposed Buildings shall be designated as within the Public Drainage Easement to be Privately Maintained. The easement shall note that the private drainage improvements are privately maintained and the easement must be dedicated and recorded by separate document prior to the final acceptance of the improvement plans. Provide legal description and an exhibit of the drainage easement for Flood Control approval and then submit to *City of Las Vegas Right of Way Section* for the recordation process after the subject drainage study is conditionally approved.
7. The Grading Plan includes the following Note: *All areas of the site not occupied by the proposed Building shall be designated as a Public Drainage Easement to be Privately Maintained.*
8. The engineer has provided a table on the grading plans that shows the quantity estimate of all on-site improvements. All required drainage improvements within the Public Drainage Easement to be Privately Maintained shall be bonded and inspected. The bonded improvements will not be released until the LOMR-F is obtained from FEMA and filed with the City of Las Vegas.
9. The design grades after construction requires that the Lowest Adjacent Grade (LAG) next to any part of the structure needs to be above 2047.2 to allow the structure to be able to be removed from the SFHA through the LOMR Process. This includes any landscape areas next to the Building.

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

PBJ

T/R/S: T20S/R61E/21
 AREA M-21