

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 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:	COPIES TO:
Downtown Civic Center Building and Plaza Phase 2		GCW Inc.
Cross Streets:	NEC of Main Street & Bonneville Avenue	City of Las Vegas
File Number:	F:\Depot\DSMemos\DS5631A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	13934311006, 13934399075, 13934311003 and more	
Zoning Action:	22-0323-SDR1; VAC?	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	12/5/2022	12/22/2022	See Comments Below	---	----
TOTAL FEES (LDDRS):				---	----

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 (**22-0323-SDR1; VAC?**) 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. The subject site consists of many parcels. Address in the next submittal whether there is a reversionary map to consolidate all the parcels into one single lot.
3. **Figure 6** - Existing Condition Drainage Map: Properly label existing storm drains and facilities. For example, there is an existing inlet at the southwest corner of Bonneville Ave and Main St that is not being called out.
4. **Figure 6** - Existing Condition Drainage Map: Existing 100-YR for Cross Section 1 flow depth/ velocity does not match flowmaster report. Update the drainage map summary table accordingly.
5. **Figure 6** - Provide flow arrow for OFF1 basin on Figure 6 – Existing Condition Drainage Map.
6. The flow arrow for OND-2 is misleading and makes it seem that the offsite flow does not impact the proposed improvements. Update flow arrow to indicate the flow direction per the referenced plans.

7. Clarify the need for the proposed 5.0' inlet on *Main St.*, north of *Clark Ave.*
8. Clarify the need for capped 6" PVC SDs that connect to the existing storm drain system on *Main Street*. It appears that the 6" PVC SDs are connected to the roof drains. Address and resolve in the next submittal.
9. Show the locations of all the roof drains. No roof drain shall discharge at the proposed loading dock area.
10. **Sheet G2-2: Building 2** shows a 2026-contour through the building which is above the FF elevation of 2025.75.
11. The plans identify two "Building 1" – one of which should be Building 3. Resolve in the next submittal.
12. Provide *Plumbing Plans* to show the specifications and details of the proposed Sand/Oil Interceptor and Grease Interceptor.
13. **Sheet DT1-2:** Detail Section F: There are "L-curb" at both sides of *Clark Avenue*. Revise the call out of "A-curb" in the next submittal.
14. The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the Q₁₀₀ depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised or alternate flood protection provided.

LOT	FF shown	Min FF
1 (North)	2027.5	2027.8

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: T20S/R61E/34
AREA M-34