

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> January 12, 2023
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
Ainsley at Tivoli		Westwood
<b>Cross Streets:</b>	NEQ of Alta Drive & Rampart Boulevard	The Calida Group
<b>File Number:</b>	F:\Depot\DSMemos\DS5639A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	138-32-615-003	CCRFCFCD
<b>Zoning Action:</b>	SDR	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b> NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	12/23/2022	1/12/2023	See Comments Below	\$400.00	5082683: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	----

**REMARKS:**

**A portion of the site is within a FEMA SPECIAL FLOOD HAZARD AREA, Zone A. No improvements are proposed within FEMA SPECIAL FLOOD HAZARD AREA, Zone A, therefore this site does not require a submittal to FEMA for approval of a CLOMR/LOMR.**

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

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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 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 site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. The proposed project shows offsite grading into the adjacent *City of Las Vegas Golf Course* to the north. Obtain a notarized letter of permission for offsite grading from the City of Las Vegas Real Estate Division prior to the final approval of the drainage study.
4. **Exhibit E – Developed Condition:** The scale as shown 1"=40' appears to be incorrect. Review and revise accordingly.
5. **Exhibit E – Developed Condition:** Label the numberings of the proposed buildings.
6. **Exhibit E – Developed Condition:** Provide a quality check on the Developed Condition Flow Rate Summary. For example, the referenced flow for Basin ULT1\* does not match with reference study DS 4018 as the basin area and flow referenced accounts for the whole adjacent site including the proposed project site.
7. **Exhibit E – Developed Condition:** Subbasin ID ULT1\*(H) is listed in the *Subbasin Prorated Flow Rate Summary* but not located in the basin map.
8. **Sheet G-1: Detail Section 10/D-1** on the northwest side of the site is not representative of the site grading. For example, in 10/D-1 detail cross section shows a proposed retaining wall.
9. In the grading plans, there are two buildings labeled as BUILDING 2. Revise accordingly.
10. **Sheet G-1:** North side BUILDING 2 LEVEL 1 finish floor do not meet the Regional Flood Control District minimum criteria of twice the  $Q_{100}$  depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1)
11. **Sheet G-2:** Building 1 (Parking Garage): Show the roof drains and all the locations of downspouts and how they are connected to the proposed SD Plug.
12. **Sheet G-2:** BUILDING 2: There are two Level 1 shown for two different finished floor elevations: one is FF=2673.0 and one is FF=2668.83. Address and resolve in the next submittal.
13. **Sheet G-2:** The emergency overflow path for the dual-2.5'NDOT Type 2 drop inlets at the southwest corner of the site appears to be the driveway to the east. In case of the two inlets being totally clogged, the maximum ponding depth will be 10' ( $64.50TC - 54.50TG = 10'$ ). Provide fencing or railing to enclose the inlets for safety concerns.
14. **Sheet G-3:** Address whether an emergency overflow path is provided for the proposed SDDI #4 in case the sump inlet is totally clogged in the next submittal.
15. **Sheet SD-2:** The profile lists 10 LF for SDDI#4 however the grading plans identify 7.5 LF, provide the correct length on both plan and profile.
16. **Sheet SD-2:** All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to *City Building & Safety Department* for review and approval prior to the final approval of the drainage study.
17. **Sheet D-1:** Section 6 - provide 3-course solid grout at the location of the handrail to protect the adjacent FF from roadway flows.
18. In the grading plans, provide connection/penetration structural detail for the lateral connections to the existing 12'x12' Regional RCB.
19. The overall parking lot improvement area is larger than 1 acre. Per **Section 1500** of the *Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual*, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.

20. Provide a note on the grading plans: "All onsite storm drains and the associated facilities are Privately Owned and to be Privately Maintained by the Property Owner".

**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/R60E/32  
AREA L-32