

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 12, 2023
TO: Land Development Services Department of Building & Safety		FROM: Caitlyn Alcantara, P.E. <i>CA</i> Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for: Siena – NWC Fremont & Eastern	COPIES TO: Baughman & Turner, Inc.
Cross Streets:	NWC of Fremont & Eastern	Siena Holding
File Number:	F:\Depot\DSMemos\DS5609B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-35-804-008	
Zoning Action:	21-0666-GPA1, 21-0666-ZON1, 21-0666-SDR1	
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	9/14/2022	9/28/2022	Not Approved	\$400	4954472: \$400
2 nd Submittal	12/28/2022	1/12/2023	See Comments Below	\$400	5103918: \$400
			TOTAL FEES (LDDRS):	\$800	----

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. Obtain an email confirmation from the Charleston/Maryland Parkway storm drain project (Project no. 126120) to ensure there no conflicts between the proposed improvements and the storm drain prior to resubmittal.
2. The grading plan indicates offsite grading to the East of the property site. Secure a notarized letter of permission from the adjacent property owner allowing the grading. This letter is required prior to final acceptance of the drainage study.
3. **Existing Offsites & Onsite Basin Maps, Fig. 9b:** Formerly basin FREM was 1.94 acres in size. It is understood that the basin was divided in half, however, the current FREM basin is 0.78 acres when it should be 0.97 acres. Explain the difference in areas and provide a new Fig. 9b to show the changed basin boundaries.
4. **Developed Onsite Basin Map, Fig. 10:** The upstream drop inlets on Fremont Street collect a total of 114 CFS. The Developed Condition table states that it collects 144 CFS. Section HS1 states that the flow of the section is 66.5 CFS, however, CPA the concentration point that contributes to the section is 51.5 CFS. Correct the flow values of the Developed Condition table.

5. FlowMaster Section BMP – SW2, was provided to model the northern landscape swale and shows the top width of the swale to be 5.57-ft, but the improvement plans show the swale as 4-ft. Widen the BMP swale to six feet.
6. **Section C2.3, Section 2:** Label the depth of the swale, thickness of the riprap, and the side slopes of the swale. All LID BMP swales must meet the design specifications set in the CCRFCD Hydrologic Criteria and Drainage Design Manual Section 1503.4.5.
7. Label the existing slopes for Fremont Street on the improvement plans so we may review the provided computation analyzing the street. The improvement plans do not have the slope listed on the computation.
8. Provide a Note on all Grading Plans: 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/CAA

T/R/S: T20S/R61E/S35
 AREA M-35