

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> September 28, 2022
<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>Siena – NWC Fremont &amp; Eastern</b>	<b>COPIES TO:</b> Baughman & Turner, Inc.
<b>Cross Streets:</b>	<b>NWC of Fremont &amp; Eastern</b>	Siena Holding
<b>File Number:</b>	F:\Depot\DSMemos\DS5609A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	139-35-804-008	
<b>Zoning Action:</b>	21-0666-GPA1, 21-0666-ZON1, 21-0666-SDR1	
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	9/14/22	9/28/22	See Comments Below	\$400	4954472: \$400
<b>TOTAL FEES (LDDRS):</b>					----

**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:
<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. The project site appears to be impacted by the improvements under construction in the Charleston/Maryland Parkway storm drain project. Ensure there no conflicts between the proposed improvements and the storm drain prior to resubmittal.
2. The grading plan indicates offsite grading to the North 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. Provide preliminary plan and profile sheets for all proposed perimeter streets. Plan and profile sheets must show existing and proposed grade at centerline, but may be preliminary in all other respects. These plans are necessary to determine the effect of the proposed development on the adjacent properties.
4. Show the existing slopes for Fremont Street and Eastern Avenue on the improvement plans so we may review the provided computation analyzing the street.
5. The flow split computations provided do not match any of the provided FlowMaster sections. Review and revise accordingly.

6. Provide FlowMaster sections for the proposed LID BMP swales. Note that the flows produced by the 100-YR storms are not meant to be treated. Have the LID BMP swales designed to accept the flow generated by the 2-YR storm or have it be able to contain the flows generated by the 100-YR storm.
7. The finish floor for BLDG. #1 does 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.
8. On the downstream end of each onsite section, replace the A-curb with L-curb so that the flow is properly conveyed.
9. **Sheet C2.1:** Label and show the width of the proposed LID BMP swales.
10. **Sheet C2.1:** Label and show the existing storm drain and drop inlets in Fremont Street and provide the proper plan numbers.
11. **Sheet C2.1:** Show the finished floor for the existing properties north and west of the proposed development.
12. **Sheet C2.3:** There are two "G" sections. Review and revise accordingly.

**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