


CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 6, 2023
TO: Land Development Services Department of Building & Safety		FROM: Caitlyn Alcantara, P.E.  Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Area 15 District 2		Kimley-Horn and Associates, Inc.
Cross Streets:	Rigel Avenue & Rancho Drive/ Meade Avenue & Sirius Avenue	Fisher Brothers Las Vegas, LLC
File Number:	F:\Depot\DSMemos\DS05627B.doc	CCRFCFCD
Parcel Number:	162-08-702-001, 162-08-702-002, 162-08-303-034, 162-08-799-003, 162-08-799-009	
Zoning Action:	22-0425-TMP1	
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	11/23/2022	12/08/2022	Not Approved	\$400	5048051: \$400
2 nd Submittal	1/17/2023	2/6/2023	See Comments Below	\$400	5111599: \$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.

- 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>

Please note that effective April 6, 2020, only electronic submittals to the CCRFCFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

- It is unclear what flood protection is provided. Construction Note 10 states solid grout 18" inches above finished floor. It also asserts a grouted screen wall with the screen height as noted on the grading plans. Clarify the situation with a section showing the solid grouting and provide a section at the high side of the PR Building 1 ensuring the finished floor is protected.
- Provide missing contours on Sheet C03.10 (proposed) and C03.11 (existing).
- Sheet C03.04, C03.05, & C03.15:** Explain what will happen when the walls break for a ramp up to the buildings, what protection is offered for these buildings.

- The finish floor of PR Building 1 does 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) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The finished floor is not protected at the high side of the building.

Location	PR Building 1 FF	FL Grade at Ditch	Depth Applied	Min FF (FL + Depth + Freeboard)	Solid Grouting Protection Provided	
					FF + 18"	Top-of-Wall
High Side of Building	2108.00'	2101'	8.56' (Section RD)	2111.06' (2101 + 8.56 + 1.5)	2109.5'	2109.98'
At Section RD		2100.4'		2110.46' (2100.4 + 8.56 + 1.5)		2109.41'

- Provide contour labels and slopes for streets for sheets C03.51 – C03.56.
- Sheet C03.18:** ADA WALK DETAIL is overlaid on the parking garage. Remove the detail from the sheet.
- Sheet C03.10 & C03.11:** In the OUTDOOR PATIO/STORAGE AREA, adjacent to the south of PR Building 1, there is a trench drain collecting onsite flow, Trench ONG#4. From the grading it appears Trench ONG#4 has no clear escape in an emergency situation. Show greater detail in this area or provide a pathway of escape.
- Sheets C03.06 & C03.10:** Provide a wall at the southwest corner of PR Building 1 to connect the north and south walls to prevent onsite flow from reaching the building and to protect against the emergency overflow of Trench ONG #1.
- Sheet C03.04:** There is a pond being created at the northeast wall of the trash enclosure. Review and revise accordingly.
- Previous Comment 10:** Provide flow slopes throughout the site for the proposed pipe and trench drains to verify pipe and trench flow capacity.
- Provide for all streets with proposed improvements longitudinal slopes in the profiles.
- Show the existing/proposed longitudinal slopes for all adjacent streets on the grading plans so we may review the provided computation analyzing the streets.
- Previous Comment 22:** Provide existing grades including grading tags 100-feet past any proposed improvements on the grading plans. This comment applies to all surrounding streets, Meade Avenue, Rigel Avenue, Sirius Avenue, and the surrounding properties.
- Street images indicate there are two drop inlets on both the north and the south boundary of the project site on Rancho Drive. Show both sets of inlets, the respective attached pipes with sizes, and the approved plan number, 107-V2438 for the north and 107-V1535 for the south, on the improvement plans.
- The pipes impacting the retaining wall and going beneath the sidewalk underdrain are acceptable, however, the flow cannot be expected to go over the sidewalk in the 100-year event. Provide a transition and two sidewalk underdrains at every pipe outlet larger than 6" or equivalent solution.

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/CAA

T/R/S: T21S/R61E/S8
AREA R-08