

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 1, 2023
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:
Ainsley at Tivoli		Westwood
Cross Streets:	NEQ of Alta Drive & Rampart Boulevard	The Calida Group
File Number:	F:\Depot\DSMemos\DS5639B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-32-615-003	CCRFCFCD
Zoning Action:	21-0796-SDR1	
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	12/23/2022	1/12/2023	Not Approved	\$400.00	5082683: \$400
2 nd Submittal	2/14/2023	2/28/2023	See Comments Below	\$400.00	5144542: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

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:
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. 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>

2. **Second Request:** 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.

3. **Sheet G-1:** At the northwest corner of LEVEL 1 (Equipment Room/FDC Room), there is a finished grade of "73.99FG" which is higher than LEVEL 1 finished floor elevation of 73.0 which is not acceptable. Review and revise accordingly.
4. **Previous Comment: 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.*

The response is to replace the Type 2 inlets with an open-ended storm drain pipe to mitigate clogging. However, it is not understood how an open-ended storm drain will solve the clogging problem. Indeed the previous design with two inlets at different elevations provide lower chance of total clogging than the 1#-open-ended pipe. Address and revise in the next submittal.
5. **Second Request:** Provide connection/penetration structural detail for the lateral connections to the existing 12'x12' Regional RCB.
6. **Second Request:** 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