

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 7, 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: Owens Self Storage	COPIES TO: Dwyer Engineering
Cross Streets:	NWC of Owens Avenue & I-15 Freeway	120 W. Owens Las Vegas, LLC
File Number:	F:\Depot\DSMemos\DS5626B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-22-404-005	CCRFCD
Zoning Action:	22-0221-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	11/21/2022	12/12/2022	Not Approved	\$400.00	5044813: \$400
2 nd Submittal	2/16/2023	3/6/2023	See Comments Below	\$400.00	5146006: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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.

1. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

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

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

2. **Previous Comment: *Figure 7 to Figure 10: Reading with the Grading Plan (C4.00), it appears that the existing offsite scarp to the west of the subject property (ie, EXOF1) drains through the subject site in a sheet flow manner. However, the hydrologic basin maps all show that the offsite flows are contained outside of the subject site without any inundation which is seemingly wrong.***

Revise all drainage basin maps, the routing model in the HEC-1 runs and the Summary Tables accordingly in the next submittal.

According to the grade tags provided in the grading plan, the slope of the existing curb in EXOF1/FUTOF1 is only 0.8%, not the 2.28% used in the previous FlowMaster calculation, ie, the calculated 100-year flow depth against the existing curb is not 0.37'. The actual flow depth may overtop the curb and impacting the subject development. Address and revise accordingly in the next submittal.

3. What is the title of **Figure 11** in the last submittal?
4. **Figure 11:** The flow data for concentration points **CP1** and **CP2** are both missing in the flows summary tables on the drainage map.
5. **Figure 11:** A concentration point **CP3** has been added at the northwest corner of the site which differed from the previous submittal. Explain why offsite flow is accepted to get into the subject development. If this is the case, a minimum 10'-wide public drainage easement (privately maintained) must be dedicated through the subject development. Address and resolve in the next submittal.
6. **Previous Comment: Detail Section B/7:** *Per the detail, the subject site accepts offsite flow from the west, provide a minimum 10'-wide public drainage easement (privately maintained by the property owner) to convey the flow through the site.*

The response was to provide a 22'-wide drainage easement along the west boundary of the site. However, the drainage easement must be extended along the north boundary of the site until it reaches the regional channel for discharge. Review and revise accordingly.

The drainage easement must be "**PUBLIC**" drainage easement to be privately maintained by the property owner.

7. **Previous Comment: Detail Section C/8:** *Per the detail, the proposed development will create flow against the existing scarp in the adjacent property which may damage the scarp over time. The engineer should consider some offsite grading to eliminate the damaging situation and obtain a notarized letter of permission for the work from the adjacent property owner prior to the final approval of the drainage study.*

The response was that the notarized letter for permission to grade is being pursued. The subject drainage study will not be approved prior to the permission letter is obtained.

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

T/R/S: T20S/R61E/22
AREA M-22