

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: March 14, 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: Sahara West Pods		COPIES TO: Rietz Consulting, Inc.
Cross Streets:	SWC of Sahara Avenue & Tamrich Drive		N B Cubed LLC
File Number:	F:\Depot\DSMemos\DS5658A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	162-08-110-001		CCRFCD
Zoning Action:	22-0423-SDR1; 22-0423-SUP1 & -SUP2		
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	2/22/2023	3/14/2023	See Comments Below	\$400.00	5157176: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

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.
	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* (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. **FIG-5 (Existing Drainage Map):** Provide a street flow summary table for *Sahara Avenue* and *Tamrich Drive*.
3. **FIG-6 (Developed Drainage Map):** Add *Tamrich Drive* to the **Developed Condition Street Flow Summary Table**.
4. **Sheet C3 (Grading Plan):** It appears that the proposed finished floor elevation of the **SMOG** building does not meet the twice-the-depth criteria. Either raise the finished floor accordingly or justify the proposed FF=2146.34 in the next submittal.

5. It is understood that the proposed finished floor elevations of **POD A** and **POD B** both meet the criteria. However, the onsite area adjacent to the back of walk in Sahara Avenue will be inundated during a 100-year event. Either provide a stem flood wall at the back of sidewalk for flood protection or delineate clearly the 100-year inundation limit on the grading plan and obtain a notarized letter of acknowledgment from the property owner indemnifying the *City of Las Vegas* for future potential flood damage. This must be resolved prior to the final approval of the drainage study.
6. Provide a note on all grading plans (Standard Note No. 6): 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

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