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| CITY OF LAS VEGAS | | DATE: |
| INTER-OFFICE MEMORANDUM | | May 22, 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: |
| Blind Center of Nevada | | Impulse Engineering |
| Cross Streets: | NEC of Classic Car Lane & Washington Avenue | Blind Center of Nevada, INC c/o Creative Design Architecture, INC |
| File Number: | F:\Depot\DSMemos\DS5670A.doc | CCRFCD |
| Parcel Number: | 139-26-201-013 | |
| Zoning Action: | 23-0123-SDR1; 23-0123-SNC1; 23-0123-VAR1 & -VAR2; 23-0123-ZON1 | |
| 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 | 4/25/2023 | 5/22/2023 | See Comments Below | \$400.00 | 5242951: \$400 |
| TOTAL FEES (LDDRS): | | | | \$400.00 | ---- |

REMARKS:

The Drainage Study for the subject project has been reviewed and:

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| | 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. Provide a copy of the zoning/planning conditions associated with this site (**23-0123-SDR1; 23-0123-SNC1; 23-0123-VAR1; 23-0123-VAR2 & 23-0123-ZON1**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. 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>

3. **Figure 3** – Existing Condition Basin Map: the drainage arrows on Basin EX2 do not represent where the flow is going. The existing contour lines show the flow is going toward the east side of the site. Review and revise accordingly.
4. **Figure 3** – Existing Condition Basin Map: Basin area for EX2 shows 0.40 ac on the summary table and 0.32 ac on the exhibit. Revise accordingly.
5. **Figure 4** – Interim/Ultimate Condition Basin Map: Provide sections number corresponding to the street names on *Interim Condition Street Flow Calculations* table.
6. This site conveys flows through an adjacent site to the north. Show an existing “Public Drainage Easement to be Privately Maintained” if any in the adjacent site on the grading plan. Label with recorded document number of the easement in the next submittal.

If there is no drainage easement, obtain a notarized letter of acknowledgement from the adjacent property owner for the proposed drainage post development.
7. Explain what will be the mitigation measure if the existing wall opening at the northeast corner of the subject development is totally clogged during a major storm event. Consider providing another wall opening vertically 1’ above the existing one for safety factor.
8. **Grading plans – Sheet 5:** Verify what *Cross Section T* is meant to show. For example on Sheet 5 it appears to be a stairwell, however the cross section detail on Sheet 3 shows a series of hand rails. Address and revise accordingly.

Cross Section J is to be found nowhere in Detail Sheet 3. Provide as such in the next submittal.

J/3 on Sheet 5 has the same problem as if there is a stairwell in the section. Address in the next submittal.
9. *Cross Section U* is to be found nowhere in the grading plan.
10. Verify how it was determined that 75% of the site is being treated by BMPs. Provide a BMP plan in the next submittal clearly showing the subbasins for each BMP.
11. The proposed BMP swale along *Washington Avenue*, according to the drainage map, does not take and treat any runoff from the parking lot at all, ie, defeat the purpose of a BMP! Address and revise the overall BMP design and layout in the next submittal.

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/R61E/26
AREA M-26