

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 13, 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:
		Church of God (Seventh Day) English	GIS Engineering
Cross Streets:	SWQ of Gowan Road & Jones Boulevard		Church of God (Seventh Day) English
File Number:	F:\Depot\DSMemos\DS5683A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	138-11-704-009		CCPW
Zoning Action:	22-0226-SDR1 & 22-0226-VAR1		
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	6/21/2023	7/13/2023	See Comments Below	\$400.00	5323791: \$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. Provide a copy of the zoning/planning conditions associated with this site (**22-0226-SDR1 & 22-0226-VAR1**) 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. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
3. The site is adjacent to the jurisdiction of Clark County to the north, south and west. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the boundaries. CCPW concurrence is required prior to final approval of the study.
4. **Off-Site Drainage Basin Map:** The map indicates a high point in *Jones Boulevard* a small distance north of the subject site. However, the high point cannot be verified by simply showing some flow arrows! Provide a full size basin map (24"x36") with sufficient top of curb (TC) elevations in *Jones Boulevard* to verify the high point in the next submittal.

5. **Off-Site Drainage Basin Map:** For the same reasoning, the flow arrows shown in the offsite parcels cannot be verified. Provide more grade elevations or contour lines with elevations labeled to prove the drainage away from the subject site.
6. The study referenced the site location with the *Clark County Regional Flood Control District (CCRFCD) Master Plan Figure F-26* of 2013. The latest version of the master plan published by the CCRFCD however, is in the year of **2018**. Provide the latest and current reference map in the next submittal.
7. The proposed finished floor elevation appears to be unnecessarily high. It seems problematic for the accessibility from the handicap parking to the building. Review and address accordingly.
8. The profile from the driveway entrance at *Jones* to the building shows the drive aisle is at a 10% cross slope. Review and revise in the next submittal.
9. There are no construction reference at all on the grading plan. Provide construction notes in the next submittal.
10. Provide a *Detail Section Sheet* which shall include cross sections across all sides of the site showing the onsite and the adjacent lot features.
11. Show an existing storm drain in Jones Boulevard on the grading plan. Show the size of the pipe and any drop inlets and storm drain manholes accordingly. Label the storm drain with *City of Las Vegas* recorded construction drawing number.
12. The overall parking lot improvement area is larger than 1 acre. Per **Section 1500** of the *Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual*, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.
13. Provide a *General Notes Sheet* that shall include a column of "Stormwater Management Notes" in the next submittal.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

- 1st Submittal DS and Plans (for first and original submittal);
- 2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

- 1st Submittal DS (for the report of the drainage study)
- 1st Submittal Plan 1 (could be the drainage condition maps)
- 1st Submittal Plan 2 (could be the improvement plans) etc.

*** In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.

A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.



Sample Letter to
certify CD.pdf

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.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
AYS

T/R/S: T20S/R60E/11
AREA L-11