

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> July 19, 2023
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	<b>Sunrise Mountain Plaza Site Modification</b>	GCW, Inc.
<b>Cross Streets:</b>	SWC of Bonanza Road & Nellis Boulevard	BRFI Las Vegas, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5687A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	140-32-518-001	CCRFCD
<b>Zoning Action:</b>	TMP?; SDR?	CCPW
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	6/29/2023	7/19/2023	See Comments Below	\$400.00	5333224: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	----

**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:
<b>X</b>	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 (TMP?, SDR? Etc) 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. The site is also adjacent to the jurisdiction of *Clark County* to the east of *Nellis Boulevard*. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along *Nellis Boulevard*. CCPW concurrence is required prior to final approval of the drainage study.

4. Is there intention to subdivide the current commercial parcel? If yes, submit a copy of the tentative map for the commercial subdivision in the next submittal. Provide a note below in the final map:  
**THIS 1-LOT COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTERSITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.**
5. **Sheet G1:** There is an existing low point at the west curb return of the driveway entrance, (60.63)TC while (61.37)TC and (60.77)TC at each side of it. This is the time to fix any existing drainage problem. Review and revise accordingly.
6. **Sheet G1:** The same driveway, at the curb island on the east side, there are two identical elevations at 61.24TC, ie, no slope for drainage. Address and resolve in the next submittal.
7. **Sheet G3:** The proposed sand oil interceptor must connect to sanitary sewer for discharge.
8. **Sheet G3:** The BMP at the south boundary has a local low point, double check "60.51FL" at the east end of the said BMP.
9. **Sheet G4:** Remove the bracket with the finished floor elevation of the proposed building, ie, show FF = 1763.14 instead of FF = (1763.14) which means the building is existing.
10. **Sheet G4 and Sheet DT2: Detail Section A/DT2:** Revise the cross section to show existing sidewalk next to the street curb and show the proposed BMP in the island.
11. **Sheet G4 and Sheet DT2: Detail Section B/DT2:** The 4'VG (concrete valley gutter) as shown in the cross section does not match the plan which shows a BMP. Review and revise accordingly.
12. In all pertinent grading sheets, label all existing storm drain systems in the perimeter streets with *City of Las Vegas* recorded drawing numbers.
13. **Sheet C2 (General Notes Sheet):** Add the note below as Standard Note #6 to the "Las Vegas Valley Construction Stormwater Runoff Management" standard notes:  

**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.**
14. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

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

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**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/R62E/32

AREA N-32