

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b>  July 20, 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>923 Properties</b>	<b>COPIES TO:</b> Dwyer Engineering 923 Properties, LLC
<b>Cross Streets:</b>	NWQ of 10 <sup>th</sup> Street and Charleston Boulevard	
<b>File Number:</b>	F:\Depot\DSMemos\DS5686A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	138-34-812-003, 139-34-810-101 thru - 105, 139-34-810-074 thru -075	CCRFCD
<b>Zoning Action:</b>	SDR-76448 & VAC-48465	
<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	6/28/2023	7/20/2023	See Comments Below	\$400.00	5333981: \$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. 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>

When it's applicable, structural calculations of facilities must be approved by the City prior to submittal to the Clark County Regional Flood Control District for their review and concurrence.

\*\*\* The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only

**\*\*\* Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

2. Provide an explanation on the report regarding offsite flow/base flow used in HEC-1 along with explanation on flow split in the report.
3. Change the Stem Wall/Flood Wall height along Charleston Boulevard to 3-ft.
4. Provide sump pump station detail, detail on piping network, pump specification showing flow rate along with estimated Q100 in the open area.
5. A designated storage location for the proposed removable flood wall must be identified in the Architectural Plan. Additional instruction on flood proofing will be provided prior to approval of drainage study.
6. Provide a 6-inch hump above Q100 flow depth for the proposed driveway on 9<sup>th</sup> Street and proposed driveway from the Alley near Garces Street.
7. The Finish Floor Elevation along Charleston Boulevard and Gass Street must be minimum of 6-inch above the high point of the swale between the flood wall and proposed building.
8. Provide a special L-Type Curb & Gutter detail along Charleston Boulevard. The Curb & Gutter along Charleston Boulevard is none standard curb and gutter.
9. Provide a cross-section along the entrance from the Alley near Garces Street. Show Alley, valley gutter and entrance in the cross-section.
10. Section B/C9, the street name should be Gass Street.
11. Callout Flood Proofing 6-inch above the highest adjacent finished grade for Section J/C10.

**\*\*\* 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.

**\*\*\* 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**  
OSK

T/R/S: T20S/R60E/34  
AREA M-34