

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> September 28, 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>Charleston - Mohawk</b>		<b>COPIES TO:</b> Impulse Civil Engineering
<b>Cross Streets:</b>	NEC of Charleston Blvd. & Mohawk Street		Charmo LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5704A.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	138-36-803-001; 138-36-803-002; 138-36-803-015 & 138-36-803-016		CCRFCD
<b>Zoning Action:</b>	23-0088-SDR1; 23-0088-SUP1 to -SUP4; 23-0088-VAR1 & 23-0088-VAR2		
<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	9/21/2023	9/28/2023	See Comments Below	\$400.00	5443882: \$400
<b>TOTAL FEES (LDDRS):</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.

- Per Item #18 of **23-0088-SDR1**, quote: "Coordinate with the *Environmental Compliance & Enforcement* staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov)." – end quote.
- Per Item #20 of **23-0088-SDR1**, quote: "Contact the *City Engineer's Office* at 702-229-6272 to coordinate the development of this project with the <Meadows-Charleston Storm Drain> project and any other public improvement projects adjacent to this site. Comply with the recommendations of the *City Engineer*." – end quote.
- Per Item #21 of **23-0088-SDR1**, quote: "Construct a median in Charleston Boulevard to limit the driveway on Charleston Boulevard to rights-in / rights-out and limit the Mohawk Street access to rights-in / rights-out and lefts-in, unless otherwise allowed by the City Traffic Engineer. Driveway geometry may change based on these access requirements. Compliance with this condition may be modified through coordination with the <Meadows-Charleston Storm Drain> project." – end quote.

4. 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>

5. The project site consists of four parcels. Is there going to be a reversionary map combining the parcels to one lot? Address in the next submittal.
6. **Existing Condition Basin Map (Figure 3)** and **Interim Condition Basin Map (Figure 4)**: There are blank boxes within the onsite basins in both basin maps. Label the boxes with pertinent names and information in the next submittal.
7. **Sheet 3 of 8: Detail Section M/3** shows an existing retaining wall at the back of sidewalk in *Charleston Boulevard*. However, the wall is not reflected on the grading plan. Review and revise accordingly.
8. **Sheet 3 of 8: Detail Section N/3** shows a berm at the back of sidewalk in *Mohawk Street* for onsite flood protection. However, the berm is not shown on the grading plan. Revise the plan to match the detail sheet.
9. Identify an existing storm drain in *Charleston Boulevard* and label with size and *City of Las Vegas* recorded drawing number on the grading plan.
10. Provide preliminary plan and profile sheets for all proposed perimeter streets. Plan and profile sheets must show existing and proposed grade at centerline and the adjacent top of curbs. These plans are necessary to determine the effect of the proposed development on the adjacent properties.
11. Provide a note on all grading plans: Property Owner is responsible to maintain the best management practices such as but not limited to the removal of accumulated sediment and debris and care of the vegetation.
12. **Sheet 5 of 8 (Grading Plan)**: Replace the “Stormwater Management Notes” block with the *City of Las Vegas* adopted version.

**\*\*\* 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/R60E/36

AREA L-36