

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 10, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for: 311 Utah Las Vegas	COPIES TO: Iso Development Partners 2 LLC
Cross Streets:	Utah Ave & Fairfield Ave	Lochsa Engineering
File Number:	F:\Depot\DSMemos\DS5730A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-04-608-002/007	
Zoning Action:	23-0237-SDR1, -SUP1, -VAC1, -ZON1	
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	1/3/2024	1/10/2024	See Comments Below	\$400	5578002: \$400
TOTAL FEES (LDDRS):				\$400	----

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. Update the Stormwater Management Notes to the *City of Las Vegas* version.
2. **Sheet DR1:** Show the drainage paths of the surrounding existing lots
3. **Sheet DR2:** Move Cross Section 1 to the north end of *Fairfield Ave* to show a conservative flow depth and velocity. Review and revise accordingly.
4. **Sheet DR2:** Provide a cross section on the West side of the subject property to show the flow in the swale going into the drop inlet.
5. **Sheet DR2:** Provide a cross section on the South side of the subject property to show the flow along the L-curb.
6. Provide a storm drain manhole near the property line of the subject site to distinguish between “Public” and “Private” storm drain.
7. **Sheet C6.02:** Clearly show the HGL of the public storm drain.

8. The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the Q_{100} depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised or alternate flood protection provided.

LOT	FF shown	Min FF
Building	37.50	37.85

As an alternate each lot must be discussed in the drainage study, shown to be flood protected, and any necessary flood improvements shown on the grading plan.

9. Provide a cross section of the building to show if this is a multi-story building.

***** 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.

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
TJK

T/R/S: T21S/R61E/S4
AREA R04

