

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> January 11, 2024
<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>Crystal Park Apartments Phase 1– Update #3</b>	<b>COPIES TO:</b> VTN, Nevada
<b>Cross Streets:</b>	SEQ of Cheyenne Boulevard & Michael Way	EAB Investment Company
<b>File Number:</b>	F:\Depot\DSMemos\DS4922L.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	138-13-512-001	
<b>Zoning Action:</b>	SDR-41779 & EOT-71642	
<b>FEMA Flood Zone</b>	YES <b>X</b> NO	
<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	10/2/2017 & 10/11/2017	10/25/2017	Not Approved	\$400.00	490395: \$400
2 <sup>nd</sup> Submittal	12/20/2017	1/18/2018	Not Approved	\$400.00	492266: \$400
3 <sup>rd</sup> Submittal	2/13/2018	2/22/2018	Not Approved	\$400.00	493368: \$400
4 <sup>th</sup> Submittal	3/12/2018	3/27/2018	Not Approved	\$400.00	494071: \$400
Supplement	7/11/2018	7/31/2018	Conditional Approval	N/C	N/C
Revision for Contribution Amount	8/30/2018	8/30/2018	Conditional Approval	N/C	N/C
5 <sup>th</sup> Submittal	10/22/2018	10/23/2018	Conditional Approval	\$400.00	500349: \$400
CCRFC D	10/25/2018	11/8/2018	Concurrence Recv'd	N/C	N/C
6 <sup>th</sup> Submittal	3/5/2019	3/12/2019	Approved	\$100.00	503561: \$100
7 <sup>th</sup> Submittal	5/15/2019	6/3/2019	Approved	\$100.00	3133322: \$100
8 <sup>th</sup> Submittal	12/20/2023	1/11/2024	See Comments Below	\$100.00	5568821: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$2,300.00</b>	<b>----</b>

**REMARKS:**

**8<sup>th</sup> Submittal: Update #3 to Re-activate the project and to Address onsite modifications**

7<sup>th</sup> Submittal: Update #2 to Revise Unit 2 to stay out of FEMA Flood Zone totally

6<sup>th</sup> Submittal: Update #1 for Stockpile Permit

5<sup>th</sup> Submittal: Address CCRFC D comments

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.

**No improvements are proposed within FEMA Special Flood Zone AE, therefore this site does not require a submittal to FEMA for approval of a CLOMR/LOMR. CCRFC D concurrence is not required for this Apartments Development.**

**Note to Land Development: A monetary contribution for future storm drain construction in the amount of \$180,000.00 ( TO BE UPDATED) must be collected from the developer prior to the final approval of the improvement plans.**

1. **Previous Condition:** *In lieu of the construction of a required storm drain system in the frontage of the subject site in Michael Way, the developer and the City Flood Control has reached an agreement for monetary contribution in the amount of \$180,000.00. The contribution money will be collected prior to the final approval of the improvement plans.*

**The agreement for monetary contribution of \$180,000 was reached in 2019, ie, about four to five years ago. The contribution amount must be updated because of substantial monetary inflation experienced through the past few years.**

**The engineer/developer must submit an updated cost of estimate for the construction of storm drains in Michael Way to *City of Las Vegas Flood Control* for approval prior to the approval of the subject drainage study update.**

2. The final approval of this drainage study update applies only to the Phase 1 Improvements. A future drainage study update must be submitted to address the Phase 2 Improvements.
3. In both Phase 1 and Phase 2 set of plans: **Sheet NT:** Replace the “*Las Vegas Valley Construction Site Best Management Practices Notes*” block with the current City of Las Vegas Post-Construction Stormwater BMP Standard Construction Notes.
4. **Sheet GR1, Sheet GR3 and Sheet GR5:** The flood wall along Michael Way was approved for 2-course of solid grouting. Revise the call out on the plans from 1-course to 2-course. Also, revise the call out in *Section Detail M/DT1* accordingly.
5. In comparing to the approved plans, it is noted that the finished floor (FF) and garage floor (GF) elevations had been lowered from the approved version in general. Provide a comparison table in the next submittal to verify that the revised FF and GF still meet the criteria.
6. **Sheet GR5 and Sheet GR6:** The slope of the proposed swale along the south boundary is less than 1%. Provide concrete valley gutter for better drainage.
7. The proposed wrought iron fence must utilize RTC Uniform Standard Drawing 425.S1.

**\*\*\* 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**

Jks/ays

T/R/S: T20S/R60E/13

AREA L-13