

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		February 6, 2024
TO: Land Development Services Department of Building & Safety		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Tavern at Oso Blanca		Reitz Consulting Inc.
Cross Streets:	Oso Blanca & Kyle Canyon	Ligkyle LLC
File Number:	F:\Depot\DSMemos\DS05720B.doc	NDOT
Parcel Number:	126-01-601-016	CCPW
Zoning Action:	22-0196-SDR1, -SUP1, 23-0320-VAC1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/27/2023	12/12/2023	Not Approved	\$400	5531905: \$400
2 nd Submittal	1/16/2024	2/5/2024	See Comments Below	\$400	5593351: \$400
TOTAL FEES (LDDRS):				\$800	----

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.

- The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project. NDOT permit is required for all work within NDOT Right-of-Way.
- The site is also adjacent to Clark County jurisdiction. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the eastern border with US-95, an NDOT facility. CCPW concurrence is required prior to final approval of the study.
- The grading plan indicates offsite grading within NDOT Right-of-Way. The NDOT encroachment permit needs to include the offsite grading prior to final approval of Improvement Plans.
- A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide *City Planning* approval with the next submittal.
- Sheet C4 and C6:** Provide maintenance access to the discharge point of the 24" storm drain. Access is limited to 10% slope. Review and revise accordingly.

6. **Sheet C4:** Provide the inverts of the 24" storm drain end section and the adjacent riprap channel.
7. **Sheet C4:** Provide a detail of the storm drain crossing underneath the retaining wall and footing on the north end of the subject site. Include footing size, separation, etc. Reference Sheet C6 for info.
8. **Sheet C5:** Provide a construction note callout to describe the enclosure on the southwest corner of Building 1. Provide cross sections in both directions for this area as well. Plans are not clear if this is a part of the building.
9. **Sheet C5:** Connect the flow from the BMP rip-rap swale to the NDOT channel on the east side of the site.
10. **Sheet C5:** On the south side of the parking lot, flow is conveyed along A-curb. L-curb is required in areas where flow is conveyed. Review and revise accordingly
11. **Sheet C5:** In the southeast corner of the parking lot, there is a callout for an NDOT Type 3 curb inlet. Provide a modified detail that reflects the discharge of the inlet through the back wall of the inlet that daylight into the riprap swale.
12. **Sheet C6:** Provide a detail to show the limits of rip-rap that is to be removed or replaced. Provide detail of the rip-rap cross section
13. **Sheet C6:** Show the retaining wall in the profile of the 24" storm drain with the clearance between them.
14. **Sheet C6:** The invert of the end section needs to be a minimum of 6" above the rip-rap channel.
15. **Sheet C8:** Show the existing rip rap channel and the end section with the associated inverts on the End Section 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:

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: T19S/R59E/01
AREA F-01