

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> March 6, 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\DS4922M.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	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	Not Approved	\$100.00	5568821: \$100
9 <sup>th</sup> Submittal	2/22/2024	3/6/2024	See Comments Below	\$400.00	5639091: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$2,700.00</b>	----

**REMARKS:**

**8<sup>th</sup> & 9<sup>th</sup> Submittals: Update #3 & Addendum 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 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. CCRFCD concurrence is not required for this Apartments Development.**

**Note to Land Development: A monetary contribution for future storm drain construction in the amount of \$196,384.05 must be collected from the developer prior to the final approval of the improvement plans.**

1. 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.
2. **Previous Comment:** *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.*

In reviewing the relative elevations between the building finished floor and the adjacent flow line, there are places where the criteria have not been met. Note that the finished floor elevation must be at least 6" or twice-the-depth above the adjacent flow line whichever the greater.

For example: On *Sheet GR4*, the northwest corner of BLDG #9 (FF=2233.7) is less than three-tenths above the adjacent flow line elevation at 33.41FL which is less than six inches. Raise the finished floor elevation of BLDG #9 accordingly. Take an overall review for all the buildings in the project site to meet the criteria.

3. The slope of the swale along the north side of BLDG #9 has been revised to less than 1% which was not the case in the previous approved version (greater than 1%). Note that the minimum required slope of a dirt swale is 1%. Anything less than 1% will require a concrete valley gutter or revise the slope to 1% minimum. Take an overall review for all the swales adjacent to all buildings in the next submittal.

**\*\*\* 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