

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 27, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Charleston Self-Storage		COPIES TO: Ware Malcomb Architects & Engineers Nevada, Inc.
Cross Streets:	SWQ of Charleston Blvd. & Rainbow Blvd.	Johnson Development Associates
File Number:	F:\Depot\DSMemos\DS5752A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	163-03-501-006	
Zoning Action:	24-0018-SDR1	
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	3/11/2024 (Paid on 3/15/2024)	3/27/2024	See Comments Below	\$400.00	5669205: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

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. Provide a copy of the zoning/planning conditions associated with this site (**24-0018-SDR1**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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 Planning approval with the next submittal.
3. **Standard Form 1:** Fill in the blank for information at “Section: **03**”, “Township: **21S**” and “Range: **60E**” in the next submittal.
4. **Sheet C1.3:** Replace the “Stormwater Management Notes” with the current version of standard notes.

5. **Sheet C4.0:** The sheet is titled as "Drainage Plan". The intention appears to be a drainage condition map which should show the site delineated into a number of drainage sub-basins and it is customary in the *Las Vegas* area to provide a table to summarize all the hydrologic and hydraulic information such as basin areas, 10-year/100-year flow rates and a table for 10-year/100-year street flow summary for flow depths and flow velocities.

Provide two distinctive maps for (i) *Existing Condition Drainage Map* and (ii) *Developed Condition Drainage Map*. Provide as such in the next submittal.

6. Since the flow depths information in *Charleston Boulevard* was not provided in the last submittal, the adequacy of the proposed finished floor elevation cannot be verified. Further comments about the site design may be issued upon the next submittal.
7. **Sheet C4.0:** *Existing* and *Developed Condition Drainage Maps* are not construction document and shall not be included in the set of improvement plans as provided in the last submittal. Detach the drainage maps from the improvement plans and insert into the drainage study as content of the report.
8. **Sheet C5.0:** It is customary in the *Las Vegas* area to show the storm drain system in the grading plans. Turn on the layer of the onsite storm drain system in the next submittal.
9. **Sheet C5.0:** Show the 100-year water surface elevations (WSE) in *Holmby Channel* at a minimum at both ends and at the middle point of the site span. This is to verify whether the proposed building elevation has a minimum freeboard of 18" above the WSE.
10. **Sheet C5.0:** Provide a wall opening at the wall where the last inlet is located. The opening is to allow emergency overflow into the channel in case the last inlet and/or the pipe is totally clogged.
Provide sizing calculation for the wall opening in the next submittal.
11. **Sheet C5.0:** Show existing features such as houses, parking spaces etc a minimum of 100' beyond the property lines, in this case, at the west and east property lines. Label the finished floor elevations of the existing buildings on the grading plans.
12. **Sheet C5.2:** The sheet shows the northern portion of the subject development. However, the southern portion supposed to be in Sheet C5.3 was missing in the last submittal.
13. **Sheet C5.2:** Show and identify *Charleston Boulevard* with utilities and label the existing storm drain with *City of Las Vegas* recorded construction drawing number on the plan.
14. The study stated that a sand/oil separator, specifically Cascade Separator manufactured by Contech will be installed within the site. However, nowhere in the grading plans the proposed separator has been found.
15. Provide sizing calculation for the Cascade Separator and structural details in the next submittal.
16. On the grading plans, it is not clear how and where the onsite storm drain ties to the *Holmby Channel*.
17. Provide a plan and profile showing the last segment of the onsite storm drain connection to the *Holmby Channel*.
18. Replace the last segment of the onsite storm drain from HDPE to RCP.
19. Provide structural detail of the connection between the storm drain pipe and *Holmby Channel* in the next submittal.
20. The proposed 20'-dedication to the *City of Las Vegas* as *Flood Control Right-of-Way* must be executed and recorded prior to the final approval of the improvement plans.

21. *City of Las Vegas* does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that *City of Las Vegas* only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications*.
22. Provide a note on the grading plan: "All Onsite Storm Drains and the Associated Facilities are Privately Owned and to be Privately Maintained by the Property Owner".

***** 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
AYS

T/R/S: T21S/R60E/03
AREA Q-03